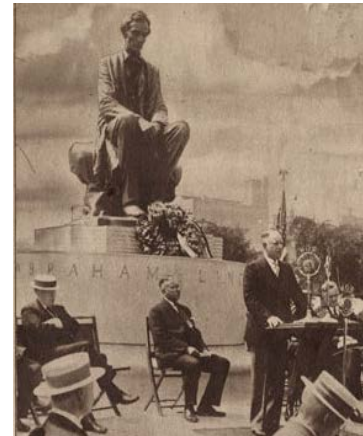


LINCOLN PARK IN JERSEY CITY: MASTER PLAN FOR THE BELMONT AVENUE ENTRANCE

JULY 2023



Acknowledgements

Funding for this report was provided, in large part, through a grant from the New Jersey Historic Trust's Preserve New Jersey Grant Program. This program is extraordinarily important for the documentation and preservation of New Jersey's historic resources. Matching funds were provided by Hudson County.

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TABLE OF CONTENTS

PART 1: INTRODUCTION

Executive Summary	5
Introduction	13
Historical Overview	15

PART 2: EXISTING SITE AND ARCHITECTURAL CONDITIONS

Site and Landscape Features Existing Conditions	27
Architectural Existing Conditions	37

PART 3: RECOMMENDATIONS

Five-Year Plan and Prioritized Recommendations:	53
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PART 4: MASTER PLAN

Master Concept Plan for the Park	61
Cost Estimates	69

APPENDICES

Appendix 1: Survey of Property	
Appendix 2: Arborist Report and Plan	
Appendix 3: Previous Design Drawings	
Appendix 4: Maintenance Plan	
Appendix 5: Hazard & Vulnerability Assessment	
Appendix 6: Environmental Preliminary Assessment	



The statue "Lincoln The Mystic" is one of the key features of this section of Lincoln Park

Executive Summary

The subject of this Master Plan is the portion of Lincoln Park in Jersey City, New Jersey that stretches from the Belmont Avenue entrance at John F. Kennedy Boulevard to West Side Avenue. This is, in many ways, the main entrance from Jersey City into the park, and represents the part of this large and significant bucolic amenity that features the most formal and “urban” design elements. This report addresses all of the features of this portion of the Park, including trees and plantings, utility infrastructure, paving, walls, fencing, benches, sculpture and built features (in particular the two “Sun Houses”) from the Park entrance at JFK Boulevard to the walls and plazas at both sides of West Side Avenue.

Lincoln Park is an impressive 273-acre park located on the western edge of Jersey City. Bisected by U.S. Route 1/9 Bypass, Lincoln Park West lies adjacent to the Hackensack River and is 123 acres, while the 150-acre Lincoln Park East stands next to the West Side neighborhood. Operated by the Hudson County Park Commission, West Side Park (as it was originally called) was an early undertaking of the Park Commission. In February of 1904, the Commission hired landscape architects Daniel W. Langton and Charles N. Lowrie to design their future parks off Hudson Boulevard. One of their first was for West Side Park, an existing green space in the burgeoning city. The entrance into the park off Hudson Boulevard (and the subject of this report) was envisioned to be relatively grand and required buildings to be moved from Belmont Avenue. Its double axial drives frame an entrance plaza. Lined with plantings, the double entrance roads merge to become a single two-lane road that proceeds west where it again splits and circumnavigates a plaza with a round traffic circle that branches off to form a loop road that curves around a lake and large central meadow. Over the years, the terraces, ponds, athletic fields, statues, fountains, and flower gardens were built.

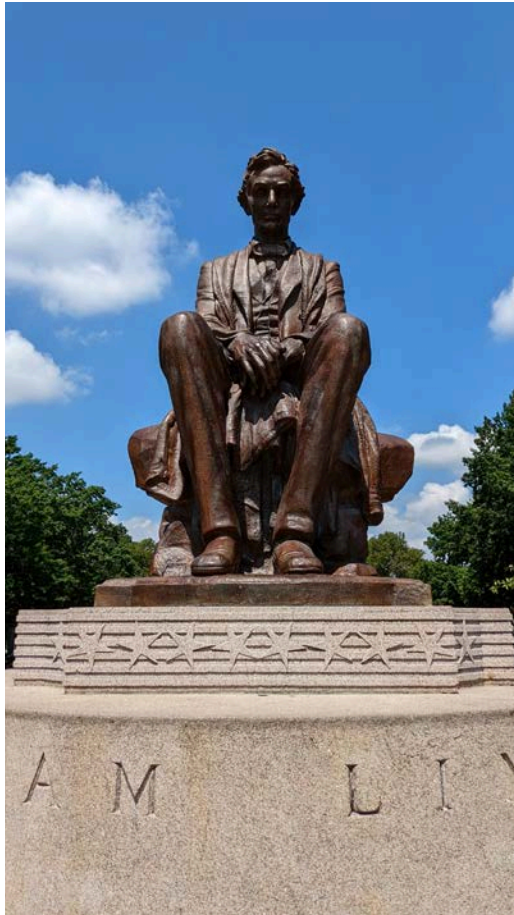
The designers of the Park, Daniel W. Langton and Charles N. Lowrie were prominent landscape architects of their day. Both were a part of the “City Beautiful Movement”, a reform philosophy of American architecture and urban planning that flourished in the 1890s and early 1900s. It was a progressive social reform ideal intent on introducing beautification and monumental grandeur into cities. This movement promoted beauty not only for beauty’s sake, but also, it was believed, to create moral and civic virtue among urban populations by increasing the quality of life in increasingly industrialized and crowded cities. The Hudson County Park Commission embraced these ideals with their Hudson Boulevard and radiating parks, and by hiring Langton and Lowrie sought to create a new vision for its cities including Jersey City.

PART 1: INTRODUCTION

EXECUTIVE SUMMARY



Mature trees, walkways, and benches near the Belmont Avenue entrance to Lincoln Park



"Lincoln The Mystic" statue in Lincoln Park

Following its opening in 1905, work progressed on West Side Park over the next 20 years, overseen by Charles Lowrie. Through the 1920s, memorials were added to the park including a bronze Civil War soldier, added in 1926 and memorial honoring the volunteer fire department in 1931. In 1929, Lincoln Park's most important piece of public art was commissioned: Lincoln the Mystic by sculptor James Earle Fraser.

The seated Lincoln statue, known as "Lincoln The Mystic" or "The Statesman," is an example of a heroic sculpture of Lincoln familiar in the 1920s and 1930s. Sculptures of Lincoln began to be erected in 1871. In Fraser's work, Lincoln is beardless, which is unusual. He is contemplative, carrying the weight of the entire country and its future on his shoulders. Lincoln sits on a boulder, something he was known to do in the early years of the Civil War. The sculpture rests on a red-granite exedra designed by architect Albert Randolph Ross and enclosed by walls etched with lines from Lincoln's Gettysburg Address and the Cooper Union Address.

Ground was broken for the new sculpture in December 1928 and the cornerstone was laid on Memorial Day in 1929. On Flag Day, June 14, 1930, the statue was unveiled.¹ 4,000 people attended the dedication ceremony with New Jersey Governor Morgan F. Larson addressing the crowd. Following the 1930 dedication of the statue and in conjunction with Jersey City's 300th anniversary, which was celebrated with festivities September 21-27, 1930, the name of the park was changed to Lincoln Park.²

Redesign and reconfiguration of Lincoln Park continued for the next 20 years. Drawings show that the park was worked on in 1934 including the addition of new stone walls and stone piers topped by cast concrete urns. In 1938, the park was expanded with the acquisition of additional properties along the Hackensack River. In 1943, the summer houses were renovated with restrooms added on the lower level; later in the 1940's, concrete walks and asphalt pavers were installed.

General Description

Lincoln Park is Jersey City's largest and most elaborate park. Called West Side Park until 1930, the name was changed with the installation of the Lincoln Memorial at the Belmont Avenue Plaza entrance. Most of the park's original acreage was the marshy and undeveloped woodlands called

¹ James A. Percoco, *Summers with Lincoln: Looking for the Man in the Monuments* (New York: Fordham University Press, 2008), xii-xvii, 145-173.

² "One Week to Celebrate Three Centuries" *The Central New Jersey Home News* (September 20, 1930),

3.

Glendale Woods at the city's Hackensack River shoreline and the site of razed houses and properties purchased by the Park Commission.

Much of the park's organization and character is relatively naturalistic, with winding roads and walkways, a wide range of mature trees and other plantings, playing fields and other recreational features, and picturesquely placed architectural features, including gazebos, statues, fountains, and other buildings with varying functions.

The subject of this report, the portion of the park from the Belmont Avenue Plaza entrance at John F. Kennedy Boulevard stretching to West Side Avenue, is the most formally organized part of the Park. It is approximately 7.24 acres and includes the well-known statue of Lincoln, two "Summer Houses" (gazebos), terraced walkways, formal planting beds, stepped walkways, stone walls, decorative steel fencing, and many dozens of mature and specimen trees (this report assessed 197 trees).

Purpose and Scope of this Report:

The County of Hudson Department of Roads and Public Property, Office of the County Engineer, issued a Request for Proposals (RFP) on January 27, 2022, for the Historic Preservation Planning for Conservation and Maintenance of the Belmont Avenue Plaza Entrance to Lincoln Park in Jersey City. In this RFP, the County described a scope of work in this way:

There is an ongoing need for maintenance within the park. Landscaping, including mowing and maintaining grass, pruning and planting trees, pick up and removal of debris and trimmings, and new decorative plantings, are continuously required. Street furniture, such as benches and waste receptacles, must be maintained and replaced as necessary. Sidewalks and roadways must be maintained and kept clean. Preventative maintenance, restoration and conservation of historic structures is an ongoing need. The largest County Park, Lincoln Park is the centerpiece of the County Park System and a major asset for Hudson County. It draws and serves both residents of the local residential community surrounding the park, as well as visitors from all over the County and region. It is necessary to maintain the historic character of the park while adapting for modern uses and needs to continue to serve as a recreational space for Hudson County.

Hudson County is seeking to solicit the services of a consultant firm to create a comprehensive master plan for ongoing maintenance, restoration, conservation, and capital improvements within the historic Belmont Avenue Plaza section of Lincoln Park. The goal of the comprehensive master plan and any recommended projects is to promote and enhance public use of the space while maintaining historic and landscaped character.



Stone pier and cast stone urn at West Side Avenue

This Master Plan was prepared in response to the County of Hudson's RFP. It includes a summary of the history of Lincoln Park, in particular the Belmont Avenue Plaza section of the park; conditions assessments of this portion of the park's landscape features, utilities and infrastructure, and architectural features; prioritized recommendations for the preservation and improvement of these features; and a concept Master Plan for the long-term treatment of this part of Lincoln Park including an opinion of costs. In addition, the report includes six appendices, including Appendix 1: Survey of Property; Appendix 2: Arborist Report and Plan; Appendix 3: Previous Design Drawings; Appendix 4: Maintenance Plan; Appendix 5: Hazard & Vulnerability Assessment; and Appendix 6: Environmental Preliminary Assessment.

This document is intended to be a resource to the County of Hudson as it seeks to maintain, improve and restore this important natural and historic resource, and to provide guidance for its long-term maintenance and treatment.

Summary of Recommendations:

The proposed Period of Significance for the Belmont Avenue Entrance to Lincoln Park in Jersey City is 1905, when it was constructed, to 1949, when its most important additional features and changes were completed. The proposed historic preservation treatment for this portion of the Park is "Restoration", including the removal of later, non-compatible features and alterations, and the preservation, repair and restoration of important character-defining features that were present at that time. Part 2 of this report, as well as Appendices 1 and 3, include detailed assessments of the existing conditions of the architectural and landscape features of the Park, and make recommendations for their maintenance, repair, replacement or removal.

In terms of the planted landscape features, recommendations include the care of overgrown and damaged trees and shrubs; removal of dead and stressed trees and shrubs; the care and preparation of soils; and the restoration of earlier planting layouts and designs. For other landscape features, the recommendations include the repair and preservation of historic fencing; the removal and replacement of later, inappropriate fencing, including chain link; and the repair and replacement of site furnishings, including benches, lighting and trash cans, etc., to be more in keeping with the Period of Significance for the Park.

Recommendations for the architectural features of the Park include the maintenance and appropriate preservation and repair of features such as the Lincoln Statue and its plaza; the reconstruction of the damaged low walls relating to the Summer Houses; the long-term reconstruction of the Summer Houses so that they match their original appearance and configuration; the repair and repointing of all of the stone walls, piers and planters, etc.

Long-term accessibility improvements to the walkways are still being considered and will be reviewed with County officials and local residents in the near future.

Current Interpretation of the Site:

There are a number of interpretive signs located around the Belmont Avenue entrance to Lincoln Park. There is a three sided interpretive sign at West Side Avenue, and another interpretive sign and plaque associated with the Lincoln Statue. This signage provides important information about the Park, its features and its significance. It may be worth considering additional signage to address the Park's history and/or features in greater detail.

In addition, there are other sources of interpretive information, as well as tours and events that happen at the Park. These include:

NJCU Jersey City Past and Present Entries A-Z - Jersey City Past and Present - Library Guides at New Jersey City University (libguides.com)

The Lincoln Association of Jersey City www.thelincolnassociationofjerseycity.com: Every February 12th at Noon there is a ceremony at the monument that includes a color guard, recital of a significant speech of Lincoln's and the laying of a wreath on the monument by the Lincoln Association members and the community. Later that day there is a luncheon or more formal dinner that has a prominent speaker discuss aspects of Lincoln's life, personal or political.

The Lincoln Highway Association www.lincolnhighwayassoc.org: In 2013, for the 100th Anniversary, the Lincoln Association began at each end of the highway (New York and San Francisco) and traveled meeting at the center of the country in Kearney, Michigan for their Annual Meeting. I understand that there is a plan again for this year, the 110th Anniversary of the Lincoln Highway, to redo the tour from Coast to Coast. I have 2013 photos of their stopping at the Lincoln Monument along with all of their vintage 'Lincoln' cars.

Smithsonian - Save Outdoor Sculpture: Save Outdoor Sculpture! | Smithsonian American Art Museum (si.edu) Search NJ – Hudson County and the Lincoln Monument and other Lincoln Park sculptures are listed.

Prior Studies, Reports and Design Drawings:

Although we did not find any relevant previous studies or reports, a number of drawings were provided by Hudson County relating to the original design, as well as renovations and changes to the Park that have occurred over the years. The drawings that were made available are listed below and



Three-sided interpretive sign at West Side Avenue



Brass Plaque at the Lincoln Statue

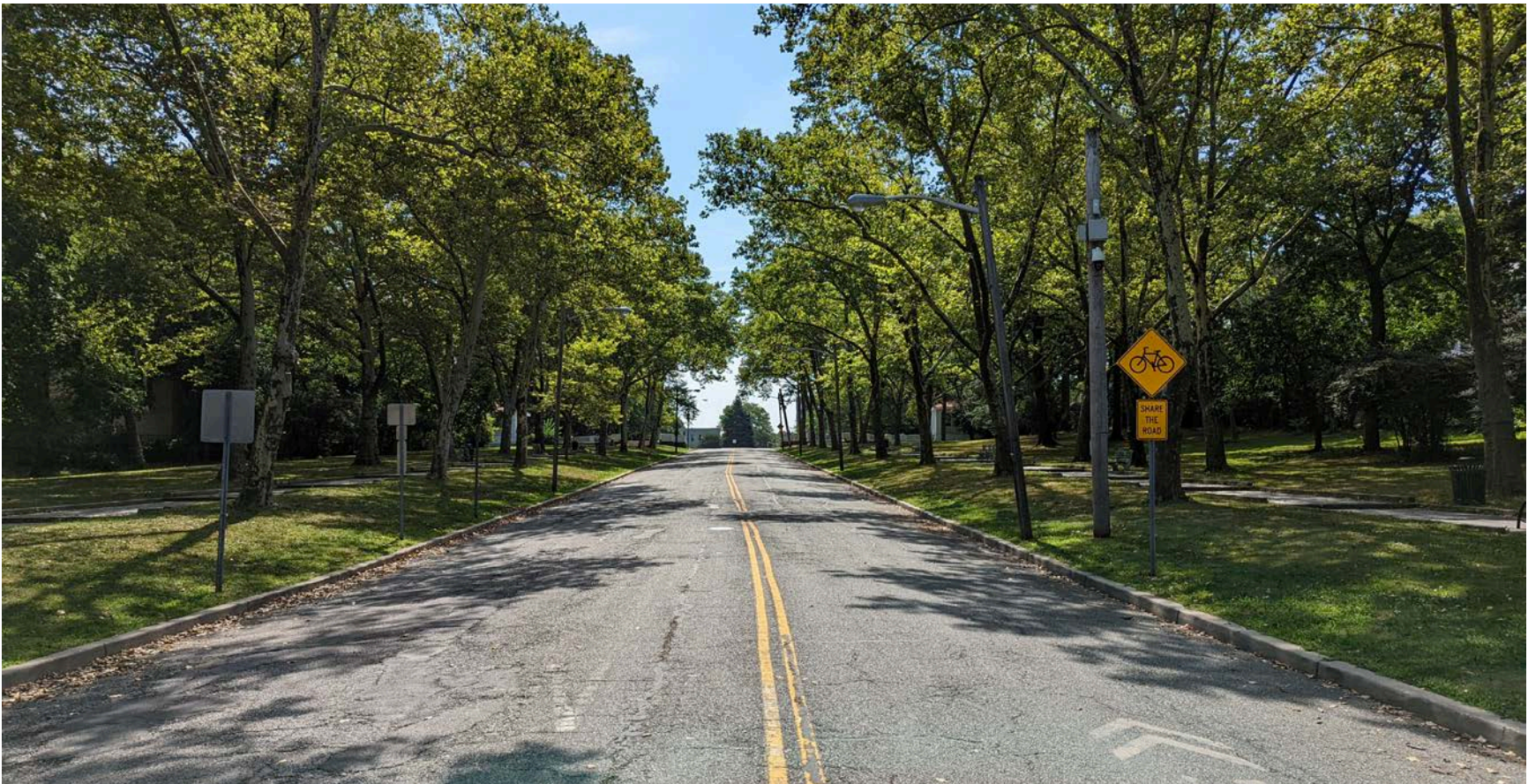


Interpretive signage near the Lincoln Statue

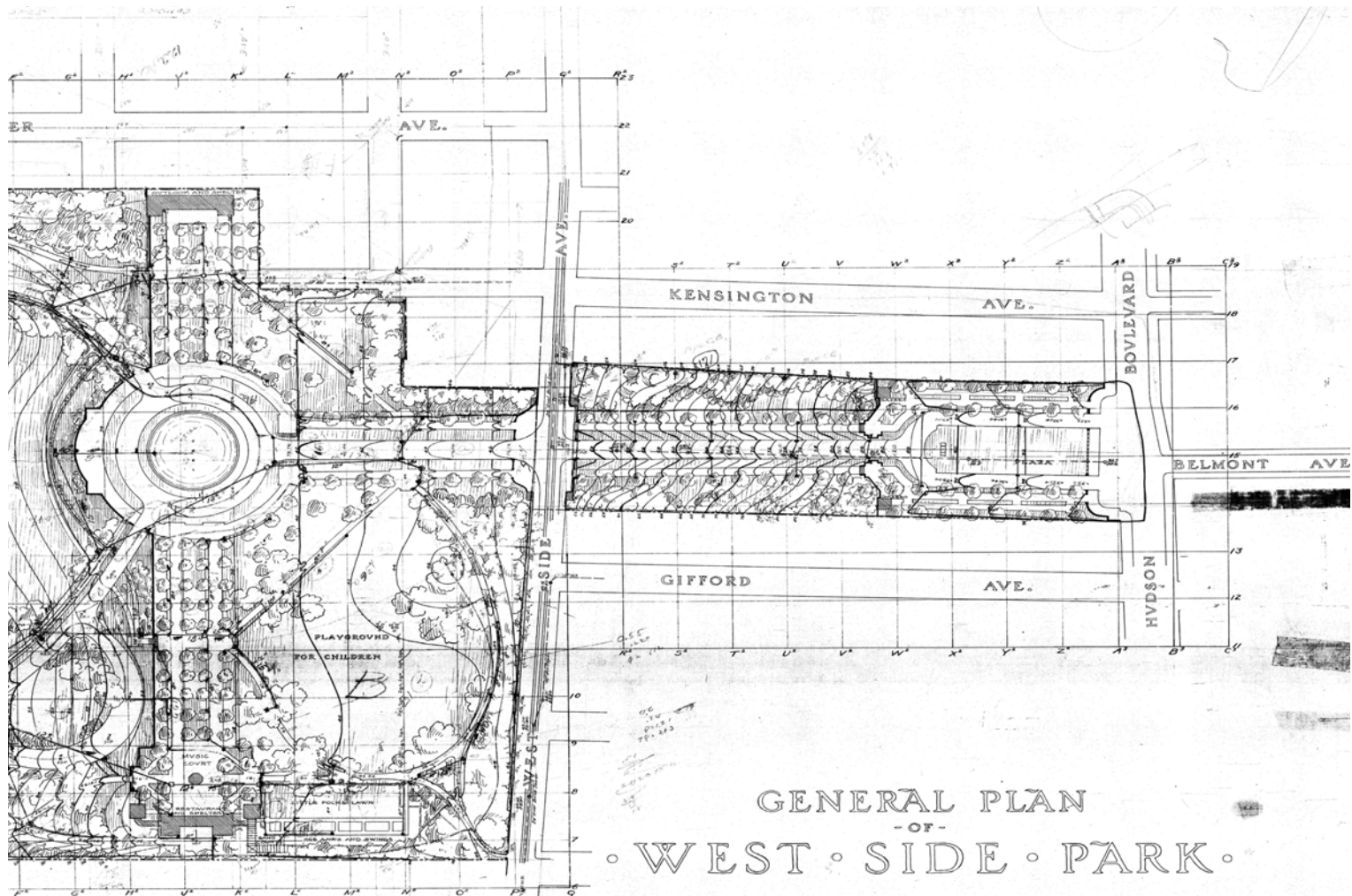
scans are included in the Appendices. These include:

- 1905-001-9-29 General Plan of West Side Park.PDF - West Side Park, Hudson County
- 1907-000-5-7 1-4 Scale Drawing of Outlook Pavilions and Adjoining Work.PDF – West Side Park, Daniel W. Langdon, Landscape Architect
- 1907-000-5-10 1-4 Scale Drawing of Steps for The West Side Park.PDF – West Side Park, Daniel W. Langdon, Landscape Architect
- 1934-000-8-3 Sketch for Entrances Lincoln Park.PDF – Lincoln Park, Fredric C. Hoth, Engineer
- 1934-001-003-005-5 Map of Lincoln Park Jersey City N.J..PD - Lincoln Park, Hudson County Park Commission
- 1937-000-2-14 Sketch for Irod Picket Fence Along State Highway.PDF- Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Engineer
- 1943-001-2-23 Drawings of Public Comforts Lincoln Park Jersey City NJ.PDF – Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Arch & Eng.
- 1946-001-3 Flower Beds Boulevard Entrance Lincoln Park_1.PDF – Lincoln Park
- 1947-001-6-20 Street Lamp Locations-Lincoln Park.PDF – Lincoln Park, Hudson County Park Commission, C.F. Mosell (?) Division Dist Engr.
- 1948-001-6-7 Concrete Walks for Lincoln Park_1.PDF – Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Architect and Engineer
- 1948-001-6-7 Concrete Walks for Lincoln Park_2.PDF - Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Architect and Engineer
- 1949-001-2-25 Asphalt Tile Walks for Lincoln Park_1.PDF - Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Architect and Engineer
- 1949-001-5-3 Plan of Public Comforts at Lincoln Park.PDF - Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Architect and Engineer
- 1949-001-6-2 Drawings of Public Comforts Lincoln Park.PDF - Lincoln Park, Hudson County Park Commission, Frederic C. Hoth, Landscape Architect and Engineer
- 1952-001 Circular Flower Bed Plaza Lincoln Park_1.PDF – Lincoln Park

- 1952-001 Circular Flower Bed Plaza Lincoln Park_2.PDF – Lincoln Park
- 1975-001-7-7 Floor Plan Sections & Details.PDF – Lincoln Park, Hudson County Park Commission, Hugh C. Clarke, Architect & Engineer
- 1975-001-7-7 Roof Framing Plan.PDF - Lincoln Park, Hudson County Park Commission, Hugh C. Clarke, Architect & Engineer



Lincoln Park Drive (Belmont Avenue) at West Side Avenue looking east



GENERAL PLAN
-OF-
WEST SIDE PARK.
HUDSON COUNTY
NEW JERSEY

TREE LEGEND

- | | |
|------------------|----------------|
| 1 MAPLE | 13 HICKORY |
| 2 BIRCH | 14 PINE |
| 3 CHERRY | 15 BIRCH |
| 4 WILD CHERRY | 16 STAMORE |
| 5 PEAR | 17 BIRCH |
| 6 APPLE | 18 ELM |
| 7 SPRUCE | 19 RED OAK |
| 8 ASH | 20 BLACK OAK |
| 9 HORSE CHESTNUT | 21 WHITE BIRCH |
| 10 STYRON | 22 PEPPERIDGE |
| 11 CATALPA | 23 TULIP |
| 12 PURPLE BEECH | 24 CHESTNUT |
| 13 PEACH | 25 SASSAPARA |
| 14 WHITE OAK | 26 DOGWOOD |

SCALE 1" = 60'
SEPT. 29, 1905

Charles A. Towrie
Daniel M. Langton
LANDSCAPE ARCHTS.
ASSOCIATED.
FLATIRON BLDG., N.Y.C.

A detail from the original 1903 design drawings of West Side Park, now Lincoln Park

Introduction

Statement of Significance:

Created in 1905, “West Side Park”, as Lincoln Park was originally called, was designed by noted landscape architects Charles Lowrie and Daniel W. Langston. It is an excellent example of parks created during this period as part of the City Beautiful Movement, as exemplified by the more famous parks by Frederick Law Olmsted. The change in name and the addition of the monument to Abraham Lincoln in 1930 adds to its significance and exemplifies the movement at that time to continue to honor the legacy of our 16th and most admired President.

The portion of Lincoln Park that is the subject of this master plan includes the Belmont Avenue entrance plaza at John F. Kennedy Boulevard to the stone piers and entrance walls and fencing at West Side Avenue. This is the portion of the park that has the most formal and symmetrical organization, including the boulevard-like design of Lincoln Park Drive, the prominent statue of Abraham Lincoln with its associated walls, plaza and benches, the symmetrical flower beds, the symmetrically placed Summer Houses and associated steps and walls, etc. This is also the portion of the park is located and is a contributing feature in the West Bergen-East Lincoln Park Historic District, listed on the State and National Registers of Historic Places in 2016.

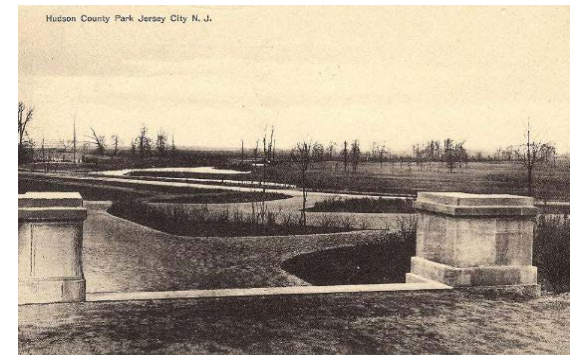
This portion of Lincoln Park can be considered to have significance in its own right, in addition to its relation to the remainder of the District. It is significant under criteria A and C for the following reasons:

- > Criterion A for community planning and development as the Hudson County Park Commission’s first park completed under its City Beautiful Movement-inspired plan for a system of parks to be located off Hudson Boulevard (now JFK Blvd.).
- > Criterion C for the quality and characteristics of its design, landscape features and monuments as excellent examples of the parks of the City Beautiful Movement.

The period of significance begins in 1905, when the park was first designed, and ends in 1949 with a final construction campaign that was still sympathetic to the City Beautiful Movement design ideals. Later changes tend to be more ad hoc and often not sympathetic to the original design and the changes made in the 1930s and 1940s.

PART 1: INTRODUCTION

INTRODUCTION



Early postcard of West Side Park



Early postcard showing formal plantings in Lincoln Park



1930's postcard image of one of the Summer Houses in Lincoln Park

Description of Methodology for the Master Plan:

The architecture, landscape architecture and historic preservation firm of Clarke Caton Hintz, located in Trenton, New Jersey, was responsible for the coordination of the Master Plan with John Hatch, FAIA, serving as the Partner in Charge and Geoffrey Vaughn, ASLA, as Project Manager. Adam Weiss completed conditions assessments. Margaret Newman provided additional historic research and provided text relating to the Park's history and significance.

Pennoni Associates is a New Jersey based site and civil engineering firm. They provided the site survey, as well as conditions assessments of the streets and sidewalks, as well as the utility infrastructure.

Paul Cowie & Associates, Inc. (PC+A) is a professional consulting firm providing expert advice in the preservation, enhancement and long-term management of shade trees and urban forest resources. They provided the assessment of the existing trees and other large plantings.

Harrison Hamnett, PC, a structural engineering firm based in Pennington, NJ, completed the structural assessment and provided recommendations for the repair and stabilization of the two historic buildings on the site and the site walls. The Princeton Engineering Group, an MEP/ FP engineering firm based in Princeton Junction, New Jersey, completed the assessment of the electrical systems at the Summer Houses. Becker and Frondorf of Philadelphia completed the cost estimating.

Clarke Caton Hintz and the Master Plan team undertook this plan in the spring, summer and fall of 2022. Work began with review of the previous reports. The history of the park was prepared based on previous reports with additional research. Simultaneously, the team completed conditions assessments of the various architectural and landscape features of the Belmont Avenue Entrance portion of the Park. Upon completion of these investigations, the information was compiled and included in this report. Based on these existing conditions, a treatment plan was developed along with a philosophy and interpretive recommendations to guide the future work.

Organization of the Plan:

This Master Plan for the Belmont Avenue Entrance to Lincoln Park is divided into four parts, plus appendices. The first part consists of the Executive Summary and this Introduction. The second part, called *Existing Site and Architectural Conditions*, addresses the current character and conditions of the park, landscape and architectural features. Part 3 of the Master Plan, called *Recommendations*,

provides prioritized treatment recommendations for the site, landscape, and architectural features. Part 4 is called *Master Plan*, and includes the master plans for short, mid and long-term treatment of the Belmont Avenue Entrance to Lincoln Park.

The appendices form an important part of this document and include the Survey of the Property, the Arborist's Report and Plan, Previous Design Drawings for the Park, a Maintenance Plan and the Environmental Assessment.

Archaeology:

No archaeological studies or reports pertaining to Lincoln Park, in particular the Belmont Avenue Entrance, were found for this report. When construction was completed for the Park, extensive regrading, earth movement and paving were completed. This would indicate that most subsurface resources have already been disturbed. That being said, when future work that involves the disturbance of soils, such as tree planting, new infrastructure, new footings and foundations and new light poles, etc., qualified archaeologist should be contacted to prepare an archaeological sensitivity and monitoring plan.

Recommendations for Additional Studies and Historical Research:

A detailed assessment of the statue "Lincoln The Mystic" was not within the scope of work of this Master Plan. We recommend that the County engage a qualified conservator to assess the conditions of the statue and make recommendations for its long-term care and preservation. In addition, there are a number of locations where mortar analysis will assist in the restoration of masonry features, including the fieldstone base of the Sun Houses, the masonry base and other features at the Lincoln statue, and the low walls and piers at West Side Avenue.

This Master Plan includes a brief history of the Park as a whole, and relates its design and construction to national design movements and certain events. This history is certainly not complete or exhaustive, and it would, at some point, be interesting to delve in greater depth into the history of the Park and its local, regional and perhaps national significance.

Funding Sources:

This plan was funded by the County of Hudson in combination with a generous grant from the New Jersey Historic Trust through its Preserve New Jersey Historic Preservation Fund.

Limitations of the Plan:

This plan addresses the conditions of the portion of Lincoln Park located between John F. Kennedy Boulevard and West Side Avenue, including site and infrastructure conditions and the conditions of various built features in this specific area. Only visible and readily accessible conditions were assessed. It is possible that certain conditions hidden by intact existing finishes could not be investigated.



Early 20th century postcard showing north Summer House near the Belmont Avenue entrance to the Park.

Historical Overview of Lincoln Park

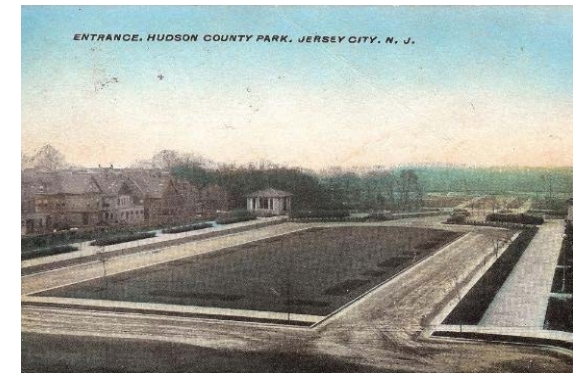
Lincoln Park is a 273-acre park in Jersey City. Bisected by U.S. Route 1/9 Bypass, Lincoln Park West lies adjacent to the Hackensack River and is 123 acres while the 150-acre, Lincoln Park East stands next to the West Side neighborhood. Operated by the Hudson County Park Commission, West Side Park (as it was originally called) was an early undertaking of the Park Commission. The Hudson County Park Commission was created in 1892 to plan a public park and boulevard system like those that were being created in other cities such as Boston and Newark. The first feature the commission initiated was a grand north-south boulevard to be called Hudson Boulevard (renamed John F. Kennedy Boulevard in the 1960s). It was constructed from 1893 to 1897 by building new stretches and incorporating existing roads. Conceived primarily as a “plaisance,” or pleasure drive, the twists and turns of the Boulevard assumed a leisurely pace of travel. Scenic views were purposefully incorporated into the aesthetics of the roadway’s design. No commercial traffic was to be permitted to ride along the Boulevard, which was intended only for pedestrians, bicycles, horseback riding, and horse-drawn carriages. Public parks were planned to be located off Hudson Boulevard.

In February of 1904, the Commission hired landscape architects Daniel W. Langton and Charles N. Lowrie to design their future parks off Hudson Boulevard. One of their first was for West Side Park, an existing green space where since at least 1900, the minor league Jersey City Skeeters played. Beginning in 1905, the Hudson County’s Park Commission began to turn the baseball fields, the surrounding undeveloped swamp land at the Hackensack River and the adjacent Glendale Woods into the future West Side Park. Langton and Lowrie’s 1905 drawing of West Side Park shows a mix of formal and informal spaces, curving and linear drives, meadows, and athletic fields. The entrance into the park off Hudson Boulevard was grand and required buildings to be moved from Belmont Avenue. Its double axial drives frame an entrance plaza. Lined with plantings, the double entrance roads merge to become a single two-lane road that proceeds west where it again splits and circumnavigates a plaza with a round traffic circle that branches off to form a loop road that curves around a lake and large central meadow. Over the years the terraces, ponds, athletic fields, statues, fountains, and flower gardens were built.

While not partners, Daniel W. Langton and Charles N. Lowrie were prominent landscape architects of their day, being two of the eleven “original fellows” of The American Society of Landscape Architects

PART 1: INTRODUCTION

HISTORICAL OVERVIEW



Early 20th century postcard view of the Belmont Avenue entry to the Park

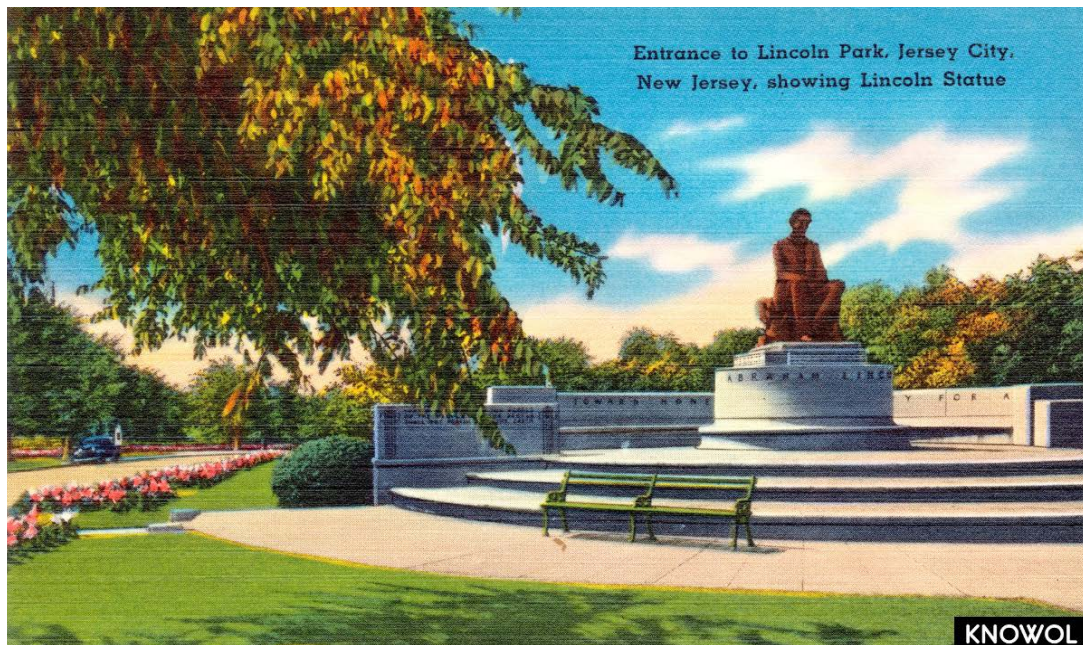
founded in 1899. At the founding meeting, Langton was named the organization's first secretary and Lowrie was its treasurer. Both had offices in the Flatiron Building in New York City when they were hired.¹

Daniel Langton was born in Mobile, Alabama in 1864. His father ran his uncle's estate including a nursery garden, giving Langton an early introduction to landscape design. Langton attended the University of Alabama where he received several degrees in the natural sciences. He became a geologist for the Baltimore and Ohio Railroad. He moved to New York and established an office as a consulting geologist, engineer and eventually landscape architect. He did work on estates on Long Island, in Princeton and outside Philadelphia. He moved to Morristown, New Jersey following his marriage to artist Berenice Francis. He died at his house in 1909, having died by suicide. It seems likely that he was ill, as one record indicates he had gone blind at the time of his death. He was only 50 years old.²

Charles Lowrie was born in Warriors Mark, Pennsylvania. He attended the Lawrenceville School near Princeton, NJ, and received a degree in Civil Engineering from Yale in 1891. He lived and worked in and around New York City. Projects he led include landscaping of the Red Hook Housing

¹ "Park Contracts: Messers Langton & Lowrie to Improve Sites as Selected" The Jersey City News (February 24, 1904), 1.

² Bremer W. Pond, "Fifty Years in Retrospect: Brief Account of the Origin and Development of the ASLA," Landscape Architecture Magazine, Vol. 40, No. 2 (January 1950), 60; Geological Society of America, Bulletin of the Geological Society of America, Volume 21 (New York: Geological Society of America, 1910), 12-15; "Artist Langton A Suicide," The New York Times (June 22, 1909), 16.



Postcard of Lincoln Park shortly after the installation of the Lincoln statue

Project in Brooklyn. He was involved in city planning for Columbus, Ohio and created the first master plan developed for the Pennsylvania State University. He designed the University of Connecticut's Storrs campus. Beginning in 1904, he was the landscape architect for the Hudson County Park Commission for thirty years and designed several parks for the county's park system, including Lincoln Park and Stephen R. Gregg Hudson County Park. In Jersey City, he designed the Pershing Field Memorial Park in 1922. He was on the New York World's Fair staff and was a member of the Municipal Art Commission. Between 1910-1912, he was the president of the American Society of Landscape Architects.³

Both Langton and Lowrie were a part of the City Beautiful Movement, a reform philosophy of American architecture and urban planning that flourished in the 1890s and 1900s. It was a progressive social reform ideal intent on introducing beautification and monumental grandeur into cities. This movement promoted beauty not only for beauty's sake, but also, it was believed, to create moral and civic virtue among urban populations by increasing the quality of life in increasingly industrialized and crowded cities.

The City Beautiful Movement emerged in response to the "White City" created for the 1893 World's Columbian Exposition in Chicago. The fundamental idea expounded at the fair was that cities could be more than the dirty and disordered economic engines they had become a result of massive immigration and explosive industrialization. In the 1890s, American cities were soot-covered, crowded places marked by great wealth and great poverty which led to many social injustices. According to the theory these factors threatened economic efficiency and social peace. To mitigate this, City Beautiful advocates believed that better sanitation, improved circulation of traffic, monumental civic centers, parks, parkways, public spaces, and civic art would make cities throughout the United States more profitable and harmonious. Engaging architects, planners, businessmen, social reformers and journalists, the City Beautiful movement expressed a desire for landscape beauty and civic grandeur, raising aspirations for a more humane and functional city. "Mean streets make mean people," wrote the movement's publicist and leading theorist, Charles Mulford Robinson, encapsulating the belief that a beautiful physical environment would drive a positive social environment. Like in the 1893 White City, where the parks and boulevards of landscape architect Frederick Law Olmsted were combined with the grand neoclassical architecture of Daniel H. Burnham, the City Beautiful movement encouraged a view of the metropolis as an integrated system that could be improved by bold, comprehensive planning.⁴ The Hudson County Park Commission embraced these ideals with their Hudson Boulevard and radiating parks, and by hiring Langton and Lowrie, sought to create a new vision for its cities including Jersey City.

Following its opening in 1905, work progressed on West Side Park over the next 20 years, overseen by Charles Lowrie. Completed in August 1911, New York City sculptor Pierre J. Cheron created the concrete fountain in the plaza at the traffic circle. The fully-concrete fountain is 53-feet high and 108 feet in diameter. It is decorated with water-spouting frogs, scrolls,

³ "Charles N. Lowrie, Architect, is Dead," *The New York Times* (September 19, 1939), 25.

⁴ William H. Wilson, *The City Beautiful Movement* (Baltimore: The John Hopkins Press, 1989), 1-5; "City Beautiful Movement," *The New York Preservation Archive Project*, nypap.org.

seashells, vases, gargoyles, and allegorical figures like the Greek god Triton. While modeling was done in his studio, the molds and actual casting and construction was done on site over the summer of 1911.⁵ By 1925, 85 acres of land had been reclaimed from the Hackensack River in the western portion of the park.

Through the 1920s, memorials were added to the park including a bronze Civil War soldier, added in 1926 and memorial honoring the volunteer fire department in 1931. In 1929, Lincoln Park's most important piece of public art was commissioned: Lincoln the Mystic by sculptor James Earle Fraser. The idea for the sculpture began in 1926 when at its 61st annual meeting, the Lincoln Association of Jersey City called for \$100,000 to raise a monument to Lincoln at the entrance to West Side Park. One of the oldest Lincoln groups in the country, the Jersey City men named exiting President Howard Cruse to be chairman. Cruse appealed to the public to raise funds through subscription. After a few years of fundraising, the Association commissioned well-known sculptor James Earle Fraser for the piece. Fraser was born in Minnesota in 1876 and attended the Art Institute of Chicago as a sculptor. He later studied at the Ecole des Beaux Arts in Paris and eventually worked under Augustus Saint-Gaudens whose heroic Standing Lincoln in Chicago (1887) and the Adams Memorial at Rock Creek Cemetery in Washington D.C. (1891) influenced Fraser's Jersey City Lincoln. Fraser married fellow sculptor Laura Gardin in 1913. They lived in New York City until moving to Westport, Connecticut where he lived and worked for the rest of his life. Through his long career, Fraser became known for his public monuments including the 1917 sculpture of: Alexander Hamilton at the Treasury Department in DC, Thomas Jefferson at the state capital in Jefferson City, Missouri; Benjamin Franklin at the Franklin Institute in Philadelphia; and Theodore Roosevelt in the Senate Chamber in DC. Fraser completed 30 works in Washington DC alone.

The seated Lincoln statue, known as "Lincoln the Mystic" or "The Statesman," is an example of a heroic sculpture of Lincoln familiar in the 1920s and 1930s. Sculptures of Lincoln began to be erected in 1871. For the next 60 years, over 100 statues were created in the United States at historic sites, public parks and government buildings. The earliest works honored Lincoln as the great emancipator but by turn of the 20th century and the emergence of a Jim Crow South where Lincoln as patron of blacks no longer seemed appropriate, Lincoln as the saver of the Union came to be the dominant theme. By the 1920s and Fraser's Jersey City sculpture, this was in full force. In Fraser's work, Lincoln is beardless, which is unusual. He is contemplative, carrying the weight of the entire country and its future on his shoulders. Lincoln sits on a boulder, something he was known to do in the early years of the Civil War. The sculpture rests on a red-granite exedra designed by architect Albert Randolph Ross and enclosed by walls etched with lines from Lincoln's Gettysburg Address and the Cooper Union Address.

Ground was broken for the new sculpture in December 1928 and the cornerstone was laid on Memorial Day in 1929. On Flag Day, June 14, 1930, the statue was unveiled.⁶ 4,000 people attended the dedication ceremony with New Jersey Governor

⁵ A.B. Collins, "An Artistic Concrete Fountain at Jersey City," *Cement Age* (May 1912), 257

⁶ James A. Percoco, *Summers with Lincoln: Looking for the Man in the Monuments* (New York: Fordham University Press, 2008), xii-xvii, 145-173.

Morgan F. Larson addressing the crowd. Following the 1930 dedication of the statue and in conjunction with Jersey City's 300th anniversary, which was celebrated with festivities September 21-27, 1930, the name of the park was changed to Lincoln Park.⁷

Redesign and reconfiguration of Lincoln Park continued for the next 20 years. Drawings show that the park was worked on in 1934 including the addition of new stone walls and stone piers topped by cast concrete urns. In 1938, the park was expanded with the acquisition of additional properties along the Hackensack River. In 1943, the summer houses were renovated with restrooms added on the lower level; later in the 1940's, concrete walks and asphalt pavers were installed. In general, these changes continued to be in keeping with the character of the Park.

⁷ "One Week to Celebrate Three Centuries" The Central New Jersey Home News (September 20, 1930), 3.

The sculptor James Earle Fraser with a full size Lincoln plaster model in his Westport, Connecticut studio (National Cowboy and Western Heritage Museum, Oklahoma City)





The northern Summer House Pavilion; both pavilions were altered during a major renovation in the 1970's

Treatment Philosophy

While the original configuration and essential layout of what is now the Belmont Avenue Plaza Entrance to Lincoln Park remains unchanged, there have been numerous changes to other aspects and details of the Park over the years, some of which, like the statue of Abraham Lincoln and associated features, have gained significance in their own right, while others reflect cost-cutting endeavors and attempts to reduce required maintenance. These changes have had a more deleterious impact on the character-defining features, sometimes altering them to a significant degree. A good example is the renovation of the Summer House pavilions, which were altered in the 1970's (see the image to the left).

The preservation philosophy recommended for the built features, the landscape features, the plantings, and the overall configuration of the Belmont Avenue Entrance to Lincoln Park is grounded in the understanding that all work should be planned, designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This Master Plan recommends that the overall, long-term treatment of this portion of the Park is *Restoration*. This treatment approach is defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties:

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Following are the Secretary of the Interior's Standards for Restoration:

1. *A property will be used as it was historically or be given a new use that interprets the property and its restoration period.*
2. *Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.*



Stone pier and cast stone urn at West Side Avenue

3. *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.*
4. *Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.*
6. *Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.*
7. *Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.*
8. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
9. *Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
10. *Designs that were never executed historically will not be constructed.*

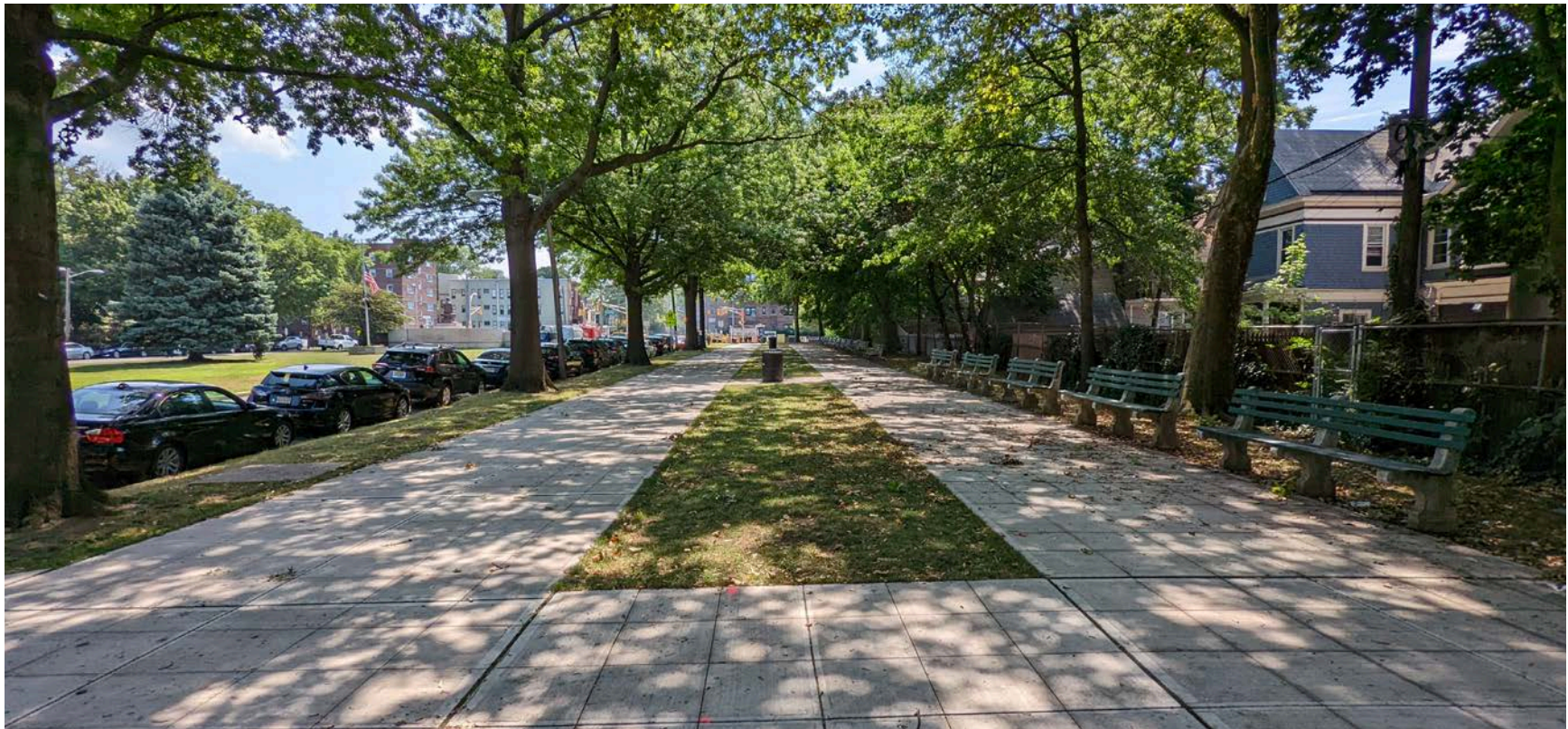
This treatment emphasizes the preservation of the existing resource, including its configuration, finishes and features.

The Secretary of the Interior's Standards for Restoration include some additional recommendations for Restoration as a treatment:

Restoration is the treatment that should be followed when the expressed goal of the project is to make the ... (resource) appear as it did at a particular—and at its most significant—time in its history. The guidance provided by the Standards for Restoration and Guidelines for Restoring Historic Buildings is to first identify the materials and features from the restoration period. After these materials and features have been identified, they should be maintained, protected, repaired, and replaced, when necessary. Unlike the other treatments in which most, if not all, of the historic elements are retained, restoration will likely include the removal of features from other periods. Missing features from the restoration period should be replaced, based on physical or historic documentation, with either the same or compatible substitute materials. Only those designs that can be documented as having been built should be recreated in a restoration project.

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

The period of significance begins in 1905, when the park was first designed, and ends in 1949 with a final construction campaign that was still sympathetic to the original City Beautiful Movement design ideal. Later changes tend to be more ad hoc and often not sympathetic to the original design and its later adjustments. Restoration is the recommended treatment approach because all of the significant features of the park were constructed during this period and the later changes have tended to detract from its character of quality.



This planting bed, when designed, original contained formal plantings of annual flowers



Masonry piers with cast stone urns construed in the 1930's to mark the intersection at West Side Avenue

Landscape Features Conditions Assessment & Treatment Recommendations

Lincoln Park: Belmont Avenue Plaza Entrance

Existing Conditions

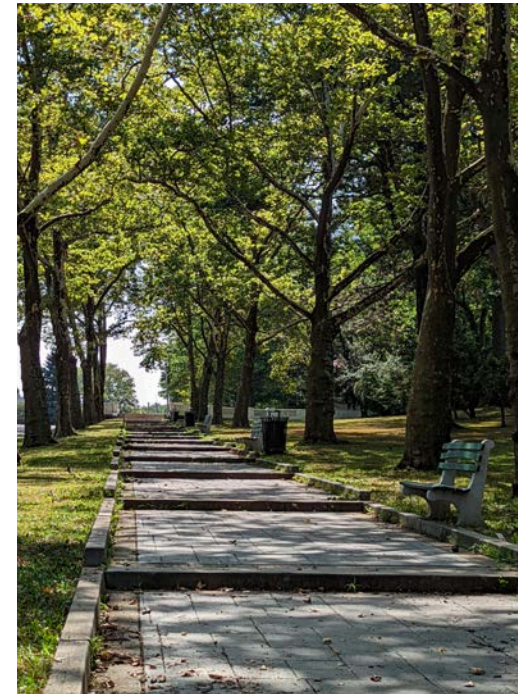
The portion of Lincoln Park assessed for this report includes several site features that complement and strengthen the overall landscape form and design. These include, the mature allee of trees along Belmont Avenue, the symmetrical layout of walks and paths, site furnishings and fencing and open lawn areas. These features are from a variety of periods and currently in a state of varied conditions due to a host of reasons. Lawns appear to be over maintained, fencing and furnishings suffer from deferred maintenance, and heavy public use and vandalism are evident in site furnishings and features. Overall, the bones of the original site features and design still remain prevalent today, however the majority of the issues lie in maintenance practices and upkeep. Proper maintenance, enhancement, consistency in repairs and replacement will help bring this historic landscape back to its original glory. Beyond those efforts, bringing additional features back to the park from period of significance will enhance the beauty and restore the park to near the original design intent.

The following pages identify key landscape and site maintenance/repair items which can occur as capital projects or maintenance and upkeep yearly over time.

Note: “CDF” is the abbreviation for “Character Defining Feature.” These are features that are typically original to the period of significance for the resource and are important to the overall design. Character Defining Features should be preserved and restored.

PART 2: EXISTING SITE AND ARCHITECTURAL CONDITIONS

SITE AND LANDSCAPE FEATURES EXISTING CONDITIONS



Mature allee of trees

Fencing and Signage						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Site Fencing (Chain Link)	1	Perimeter galvanized chain-link fence	After period of significance	Poor	No	Replace all galvanized fencing with vinyl coated chain link at the perimeter or historically appropriate ornamental steel at the interior.
Site Fencing (Ornamental Steel - Traditional)	2	Custom painted steel bar fencing	During Period of Significance	Fair to Good	Yes	Maintain, repair, clean and refinish
Site Fencing (Ornamental Steel - Modern)	3	Manufactured powder coated aluminum fencing	After period of significance	Poor to Fair	No	Remove, replace with historically appropriate ornamental steel fencing
Site Fencing (Wrought Iron)	4	Original wrought iron fencing and wall toppers	Original	Poor to Fair	Yes	Maintain, repair, clean and refinish
Signage (Interpretive)	5	Decorative historic interpretive signage	After period of significance	Fair to Good	No	Maintain, repair or replace information panels due to fading or damage as required.
Signage (Wayfinding/Traffic)	6	Ad hoc signage throughout the park. signs attached to signs.	After period of significance	Fair to Good	No	Develop a new signage/wayfinding scheme to unify all traffic and directional signs with in the park.
Signage (Rules/Regulations)	7	Standard traffic signs with park rules and regulations at several points near park entries	After period of significance	Fair to Good	No	Identify duplicative signage and combine signs to reduce the quantity if appropriate. Integrate with wayfinding design package.



1. Site Fencing (Chain Link Perimeter)



1. Site Fencing (Chain Link Interior)



1. Site Fencing (Chain Link Interior)



2. Site Fencing (Ornamental Steel - Traditional)



3. Site Fencing (Ornamental Steel - Modern)



4. Site Fencing (Wrought Iron)



2. Site Fencing (Ornamental Steel - Traditional)



3. Site Fencing (Ornamental Steel - Modern)



4. Site Fencing (Wrought Iron)



6. Wayfinding Sign



7. Rules/Regulation Signage



5. Interpretive Sign



7. Traffic and Rules/
Regulation Signage



7. Traffic and Rules/Regulation Signage

Site Furnishings						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Benches	1	Concrete leg and green painted wood slat benches	After period of significance	Poor	No	Remove some benches to reduce quantity, Replace and add benches in new locations with benches appropriate to the historic period of significance. Place on concrete walks or pads.
Bike Rack	2	Modern style bike rack with minimal bike storage capability located near school	After period of significance	Good	No	Replace with bike bollards and add additional bike storage near school, sun houses and at West Side Avenue
Waste Receptacles	3	Modern powder coated steel waste receptacles with lids.	After period of significance	Fair to Good	No	Replace with traditional style receptacles with recycling and relocate in appropriate locations.
Planters (Fiberglass)	4	Fiberglass planters with seasonal plantings	After period of significance	Good	No	No recommendations
Planters (Concrete)	5	Original exposed aggregate planters urns on walls.	Original	Fair to Good	Yes	Clean, Repair, or Replace any dirty and damaged concrete urns as required



1. Damaged concrete and wood slat bench



1. Damaged concrete and wood slat bench



2. Bike rack near school



3. Waste Receptacle

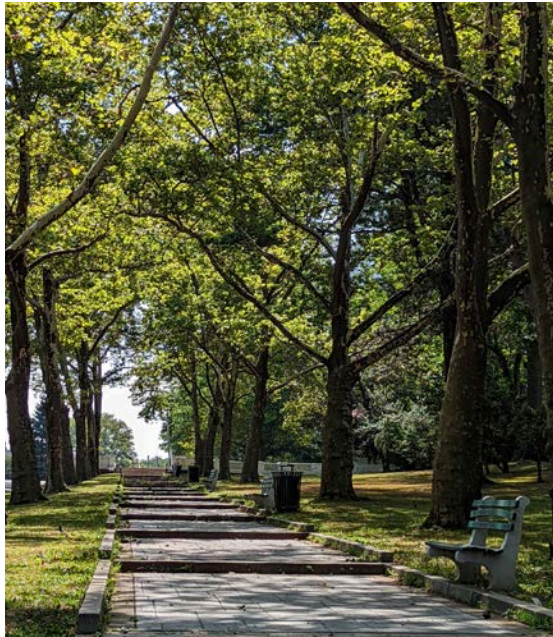


4. Fiberglass Planters

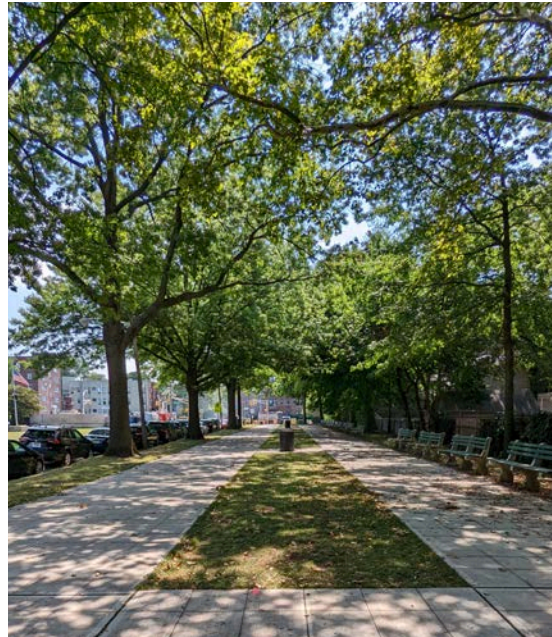


5. Concrete Planters on Wall

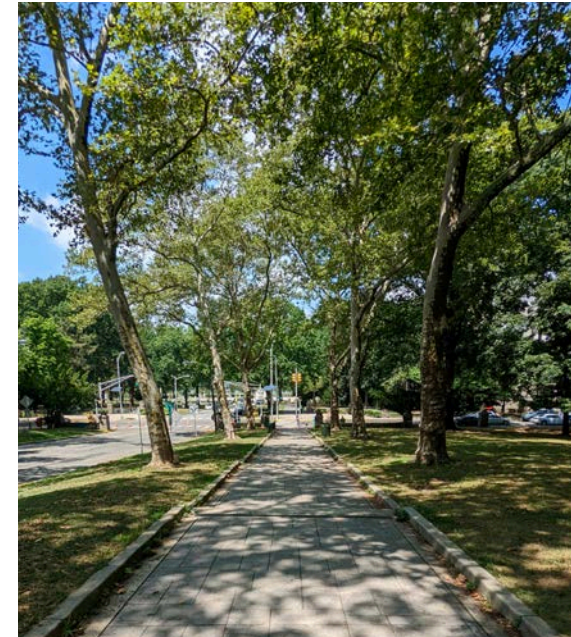
Plantings and Lawns						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Trees	1	Trees surveyed for damage, health and vigor in arborist report	Original	Varies. See appendix 3	Yes	Maintain trees per arborist report recommendations
Ornamental Planting beds	2	Planting beds between parallel concrete walks	Original	Poor	Yes	Restore shrub and ornamental plantings in planting beds between walkways
Ornamental Planting beds	3	Ornamental flower planting beds in center island and around the Lincoln monument	Original	Missing/Poor	Yes	Reintroduce the ornamental planting beds in the center island.
Understory Plantings	4	Understory shrub and vine plantings at perimeter and under tree canopy	Original to Current	Poor	Yes	Remove all invasive shrub/understory plant species
Overgrowth Plantings	5	Vine and volunteer plantings at perimeter near fencing and utilities	Unknown	Poor	Yes	Remove all overgrown vines and volunteer shrub plantings at perimeter fencing and utility lines.



1. Mature Tree Allee - South Side



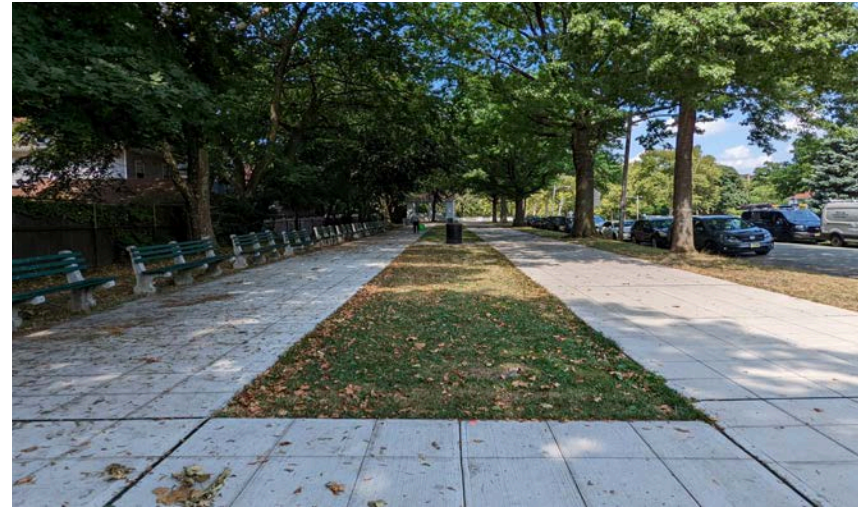
1. Mature Tree Allee



1. Mature Tree Allee - North Side



2. Planting Beds between walkways



2. Planting Beds between walkways



3. Area for reintroducing ornamental plantings



3. Area for reintroducing ornamental plantings



3. Area for reintroducing ornamental plantings



4. Understory Plantings



4. Understory Plantings



5. Planting Overgrowth on utility lines



5. Planting Overgrowth at perimeter fencing



Carved granite base of the Lincoln statue

Architectural Features Conditions Assessment & Treatment Recommendations

Lincoln Park: Belmont Avenue Plaza Entrance

Existing Conditions

Like most urban parks, Lincoln Park includes several architectural features that complement and strengthen the overall landscape form and design. These include, of course, the statue of Lincoln himself at the Belmont Avenue Plaza Entrance along with the associated walls, steps, and terraces; the two “Summer Houses” flanking the sides of the park to the east of the statue; walls associated with the two Sun Houses; walls and piers at various park entries; and a variety of fencing. These features are from several construction and renovation periods. The Summer Houses were part of the original plan, but were extensively altered in the 1970’s.

Note: On the following pages, “CDF” is the abbreviation for “Character Defining Feature.” These are features that are typically original to the period of significance for the resource and are important to the overall design. Character Defining Features should be preserved and restored.

PART 2: EXISTING SITE AND ARCHITECTURAL CONDITIONS

ARCHITECTURAL FEATURES EXISTING CONDITIONS



Low walls and steps near the south Summer House

Lincoln Park: Statue of Lincoln and Setting						
Feature	Photos	Description	Period	Condition	CDF	Recommendations
Granite Steps	1, 3, 5, 6, 7	Curved granite steps,	c. 1930	Good, some shifting	Yes	Maintain, reset, repoint
Granite Pavers	1, 3, 5, 6, 7	Designed random pattern with prominent joints	c. 1930	Good, some damaged pointing	Yes	Reset shifted pavers, repoint
Walls	3, 4, 8, 9	Carved granite slabs with imagery and text associated with Lincoln	c. 1930	Good, some shifting and missing pointing	Yes	Gently clean, reset, repoint; maintain
Granite Bench	5	Integral bench made of granite, set into granite walls	c. 1930	Good	Yes	Gently clean, reset, repoint; maintain
Lincoln The Mystic	2	Bronze statue of seated Lincoln.	c. 1930	Good	Yes	Engage a qualified conservator to assess the condition of the statue and to make recommendations for future conservation



1. General view and setting of “Lincoln the Mystic” statue, including walls, steps, paving, etc.



2. “Lincoln the Mystic”



3. Low granite wall with text and art deco carvings; note staining



4. Exterior of low wall at rear of statue



5. Wall, bench and paving behind the statue



6. Typical condition of steps and paving



7. Typical condition of steps and paving



8. Closeup of paving showing need for careful repointing



9. Detail of wall at rear of statue; typical condition of mortar joints

The North Summer House						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Fieldstone Base	11, 12, 16	Stone base in a random pattern	Original	Good	Yes	Subject to water damage from splashing. Monitor to check for damage to pointing.
Guard Rails	11, 12	Painted decorative concrete blocks	c. 1970	Poor; freeze thaw damage	No	These were altered around 1970 and are now in poor condition. These should be completely replaced to more closely match the original design
Walls	10, 11, 12, 14, 16, 17	Painted stucco on original concrete and on later CMU	Original and c. 1970	Fair	Yes	Repair, recoat and maintain
Piers	10, 14, 16, 17	Painted CMU	c. 1970	Fair to Good	No	Either repair and maintain, or restore the original design.
Brick Floor	13	Brick pavers on sand	Original and 1930's reconstruction	Fair to Good; several bricks missing	Yes	Replace missing bricks to match; repair and maintain; consider resetting on new concrete base
Terra Cotta Roof	10, 18	Curved terra cotta tiles	Likely replacement of original terra cotta tiles	Good; several damaged and dislocated tiles	Yes	Continue to maintain. Replace missing and damaged tiles to match existing.
Ceiling	10, 11, 16	Painted wood board ceiling	Likely c. 1970 replacement	Good	Yes	Likely similar to original design; maintain.
Low Walls at Terrace and Steps	10, 14, 15, 17, 19	Painted concrete, decorative terra cotta and CMU	Original and c. 1970	Poor; severe freeze thaw damage	Yes	Repair if possible; if infeasible, remove and reconstruct walls to match original design
Steps	14, 17	Concrete steps	Likely c. 1970	Fair to Good	Yes	Repair and maintain



10. South elevation of the North Summer House



11. West elevation



12. Detail of base at west elevation



13. Missing brick at interior floor



14. South elevation of the North Summer House



15. Fieldstone base showing soiling and missing pointing



16. CMU corner pier and railings that were constructed in the 1970's renovation



17. Spalling at original stone base of replaced column



18. Terra cotta roof; several tiles are missing



19. Fieldston base and damaged concrete and terra cotta wall

The South Summer House						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Fieldstone Base	21, 22, 30	Stone base in a random pattern	Original	Good	Yes	Subject to water damage from splashing. Monitor to check for damage to pointing.
Guard Rails	20, 23, 27	Painted decorative concrete blocks	c. 1970	Poor; freeze thaw damage	No	These were altered around 1970 and are now in poor condition. These should be completely replaced to more closely match the original design
Walls	20, 23, 25	Painted stucco on original concrete and on later CMU	Original and c. 1970	Fair	Yes	Repair, recoat and maintain
Piers	20, 22, 23, 27, 30	Painted CMU	c. 1970	Fair to Good	No	Either repair and maintain, or restore the original design.
Brick Floor	26, 27	Brick pavers on sand	Original and 1930's reconstruction	Fair to Good; several bricks missing	Yes	Replace missing brick to match; repair and maintain; consider resetting on new concrete base
Terra Cotta Roof	22, 24	Curved terra cotta tiles	Likely replacement of original terra cotta tiles	Good; several damaged and dislocated tiles	Yes	Continue to maintain. Replace missing and damaged tiles to match
Ceiling	23, 27	Painted wood board ceiling	Likely c. 1970 replacement	Good	Yes	Likely similar to original design; maintain.
Low Walls at Terrace and Steps	22, 28, 29, 30	Painted concrete, decorative terra cotta and CMU	Original and c. 1970	Poor to Fair	Yes	Repair if possible; if infeasible, remove and reconstruct walls to match original design
Steps	20, 25	Concrete steps	Likely c. 1970	Fair to Good	Yes	Repair and maintain



20. North elevation



21. Stone base of the Summer House; clear plant growth, clean masonry and repoint as needed



22. General view of the North Summer House with the terraces, railings and steps in foreground



23. Detail of north elevation; piers and railing were altered in the 1970's renovation



24. Terra cotta roof is missing several tiles but is in overall good condition



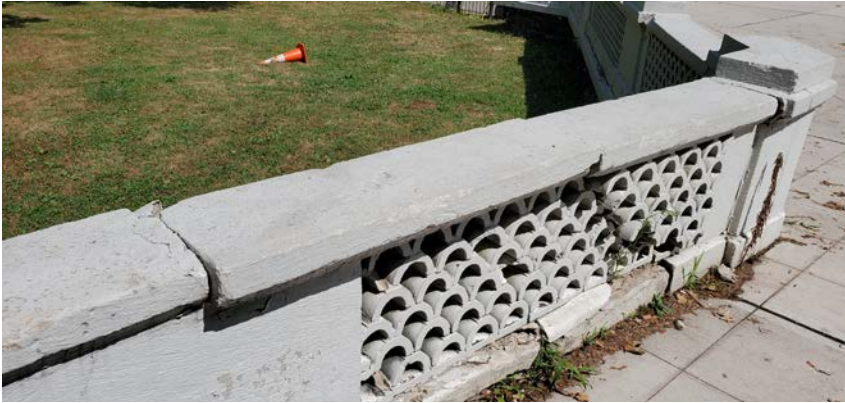
25. Freeze thaw damage at original stone base



26. Brick floor with several missing pavers



27. General view of interior; piers and railings were replaced and reconfigured in the 1970's



28. Severely damaged terra cotta and masonry walls



29. Detail of damage to the existing walls (decorative arches are painted terra cotta)



30. Detail of damage at the existing walls

Walls and Piers at the West End Avenue Entrance						
Feature	Photos	Description	Period	Condition	CDF	Recommendation
Fieldstone Walls	31-48	Fieldstone wall in a random pattern; evidence of several pointing campaigns.	1940's	Fair to Good	Yes	Some spot pointing needed. Longer term, complete repointing should be done with mortar analysis to determine original mortar color, mix and configuration
Cast Stone Copings	32, 33, 35, 43	Cast stone with large and prominent aggregate.	1940's	Fair to Good	Yes	Maintain and repair as needed; the exposed aggregate is an important feature; if replacement pieces are ever needed it will be important to replicate this character.
Steel Fencing on the Stone Walls	31, 32, 33, 40	Decorative painted steel with some rusting	1940's	Fair to Good	Yes	Repair, repaint and maintain.
Cast Stone Urns	31, 34, 36, 41, 42, 44-48	Art Deco Cast Stone Urns; one Urn is damaged	1940's	Fair to Good	Yes	Maintain and repair as needed; the exposed aggregate is an important feature; the damaged urn should be replaced. Make sure replacement pieces match the character, including exposed aggregate, of the originals.



31. General view of the West elevation (view facing east)



32. Typical detail of wall with cast sone cap and painted stell fencing



33. Typical detail of wall with cast sone cap and painted stell fencing



34. Typical pier with cast stone urn



35. Detail showing different pointing campaigns with biological growth and damaged pointing



36. Pier with historically incompatible railing adjacent



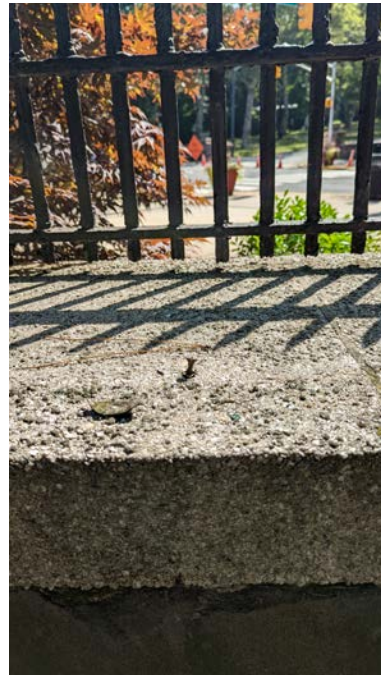
37. General view of piers with HC ramp with incompatible railing



38. Fieldstone showing damaged pointing and biological growth staining



39. Wall with steel railing



40. Closeup of wall with steel railing



41. Typical pier



42. Typical pier



43. Damaged pointing on the fieldstone and exposed aggregate on the cast stone cap



44. Typical piers and wall at Northeast corner of West Side and Belmont Avenues



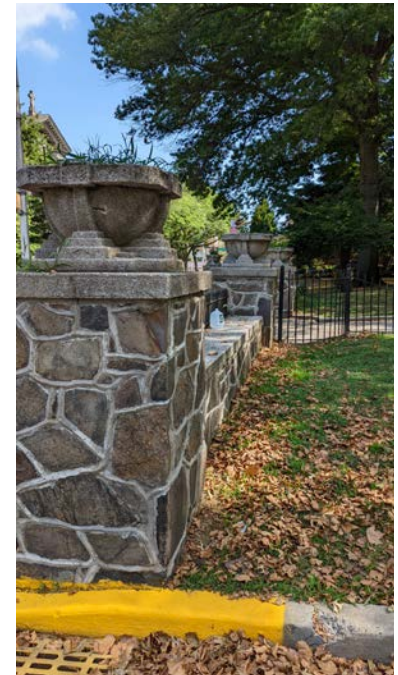
45. Typical pier



46. Typical pier



47. Typical pier



48. Typical pier



South Summer House in Lincoln Park

FIVE-YEAR PLAN AND PRIORITIZED IMPROVEMENTS

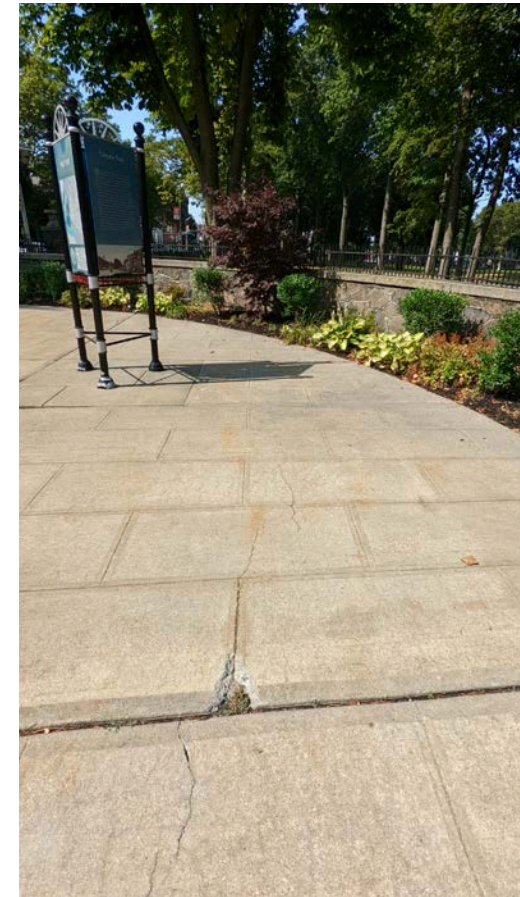
The five-year master plan identifies recommendations for bringing this section of Lincoln Park back to the glory of its period of significance, when all of its most significant and contributing features were constructed. The recommendations were developed after the extensive analysis of existing conditions and review of available historic documents.

The first table highlights the major contributing site and landscape contributing resources. These include the original mature tree allee and stepped sidewalks on the northern and southern sides of Lincoln Park Drive (Belmont Ave), the central lawn island containing the Lincoln the Mystic statue, various ornamental planting beds, site furnishings and walkways in the upper portion of the park. All of these resources should be preserved and restored and, in some instances, reintroduced back into the plan. In addition to restoring the majority of the park's historic resources, additional enhancements are recommended for public use and a reduction in long-term maintenance efforts.

The second table highlights the architectural features of the Park and includes three major resources: The Lincoln statue (Lincoln The Mystic) and associated walls, steps and paving; the two Summer Houses and associated terraces and steps; and the stone piers with associated decorative fencing and cast stone urns located at the intersection of West Side Avenue and Lincoln Park Drive (Belmont Avenue). These built resources are key features of the park that should be preserved and restored.

The following pages graphically depict the overall master plan and recommended improvements to this section of the Park. Each project is keyed to a table and categorized by project type (capital project or maintenance item), time frame for improvements (Short Term 1-3 years; Medium Term 3-5 years; and Long Term Beyond 5 years), and project priority (High, Medium and Low). High priority items should be undertaken first due to the severity of the issue; medium priority projects should be undertaken second as these issues are not critical in the immediate time frame; and low priority items could be undertaken last. The low priority items are suggestions for overall enhancement of the historic park experience yet may not need immediate attention. All of these projects can be phased individually or as groups as funding becomes available. Some projects, even ones of different priorities or time frames, should be grouped together and implemented at the same time due to their related character or location. For example, when the new planting beds are being considered for reintroduction, irrigation should be installed at the same time. It should be noted that certain items, like the restoration of the Summer Houses, can be addressed at any point in this process.

PART 3: RECOMMENDATIONS



Minor concrete cracking in sidewalk



FIVE YEAR CAPITAL IMPROVEMENTS MASTER PLAN

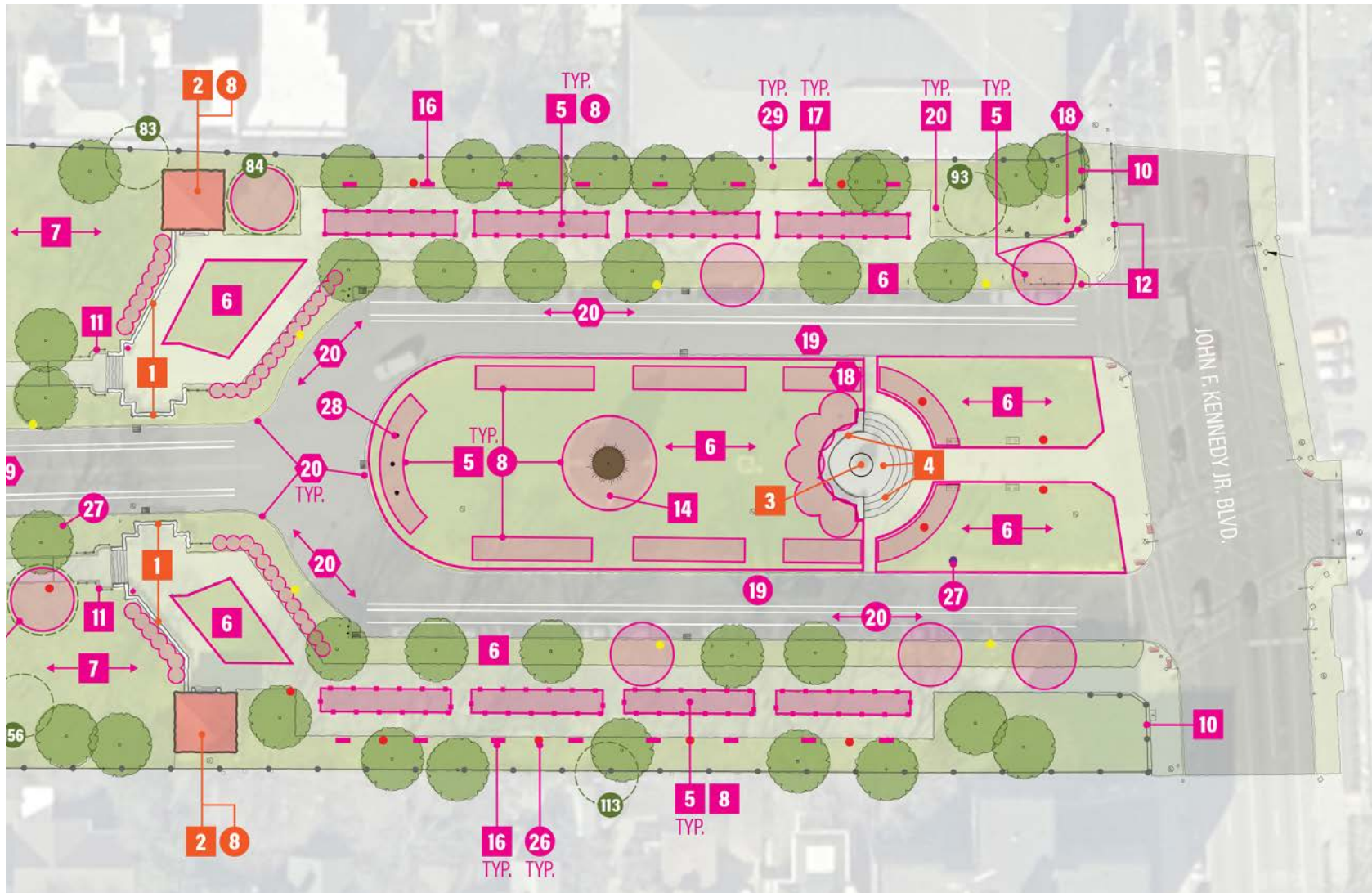


Table Key

Recommended Improvements - Project Type

- Site and Landscape
- Architectural (3-5 years)

Recommended Improvements - Timeframe

- 0 Short Term (1-3 years)
- 0 Mid-Term (3-5 years)
- 0 Long Term (5+ years)

Symbol Legend

- 165 Tree recommended for Removal
- New Tree to infill and replinsh alley
- New Large Shrub/Small Tree Plantings
- Ornamental Planting Beds with low fence
- Ornamental Planting Beds
- Pole Mounted Security Camera
- Vehicular Light Fixture Camera
- Pedestrian Light Fixture
- Waste Receptacle
- Bench

MAP KEY	ITEM DESCRIPTION	RECOMMENDATION	TIME FRAME SHORT TERM (ST) MID-TERM (MT) LONG TERM (LT)	PROJECT TYPE CAPITAL IMPROVEMENT (CP), MAINTENANCE ITEM (M)	PRIORITY	APPROXIMATE COSTS*
SITE AND LANDSCAPE RECOMMENDATIONS						
1	Mature Tree Removal	Remove all trees as indicated on the Tree Removal Plan and on the short term plan per the recommendations in the arborist report (Appendix 3)	ST	M	HIGH	\$38,750
2	Mature Tree Maintenance	Maintain all mature trees as indicated in the Tree Maintenance Priorities Plan and in listed in the arborist report (Appendix 3)	ST	M	MEDIUM	\$36,000
3	Trees	Infill large trees within gaps in the alley. All infill trees should be installed as large as the planting area and budget allows.	ST	M	HIGH	\$25,000
4	Plantings in Center Island	Design and install new ornamental planting beds in the center island. Use native urban tolerant low maintenance plant material.	MT	CP	MEDIUM	\$160,000
5	Plantings at perimeter sidewalks	Design/restore new ornamental planting beds in the center island islands between the sidewalks in the upper portion of the site. Use dense shade tolerant, native urban tolerant low maintenance plant material and protect with low steel fencing.	ST	CP	HIGH	\$140,000
6	Lawn Areas	Restore and repair all compacted/poorly performing lawn areas under mature tree canopy and in central island. Aerate, decompact, fill low and eroded areas/ruts and topsoil and reseed all lawn areas. Install sod and irrigation in central island lawn areas.	ST	CP	HIGH	\$139,500
7	Lawn Areas	Develop a lawn maintenance schedule and plan. Train all maintenance staff on the proper maintenance techniques and potential damage to lawn areas if maintenance plan is not followed.	ST	M	HIGH	\$35,000
8	Irrigation	Install water smart spray irrigation in lawn areas and drip irrigation in new ornamental planting beds	MT	CP	HIGH	\$30,000

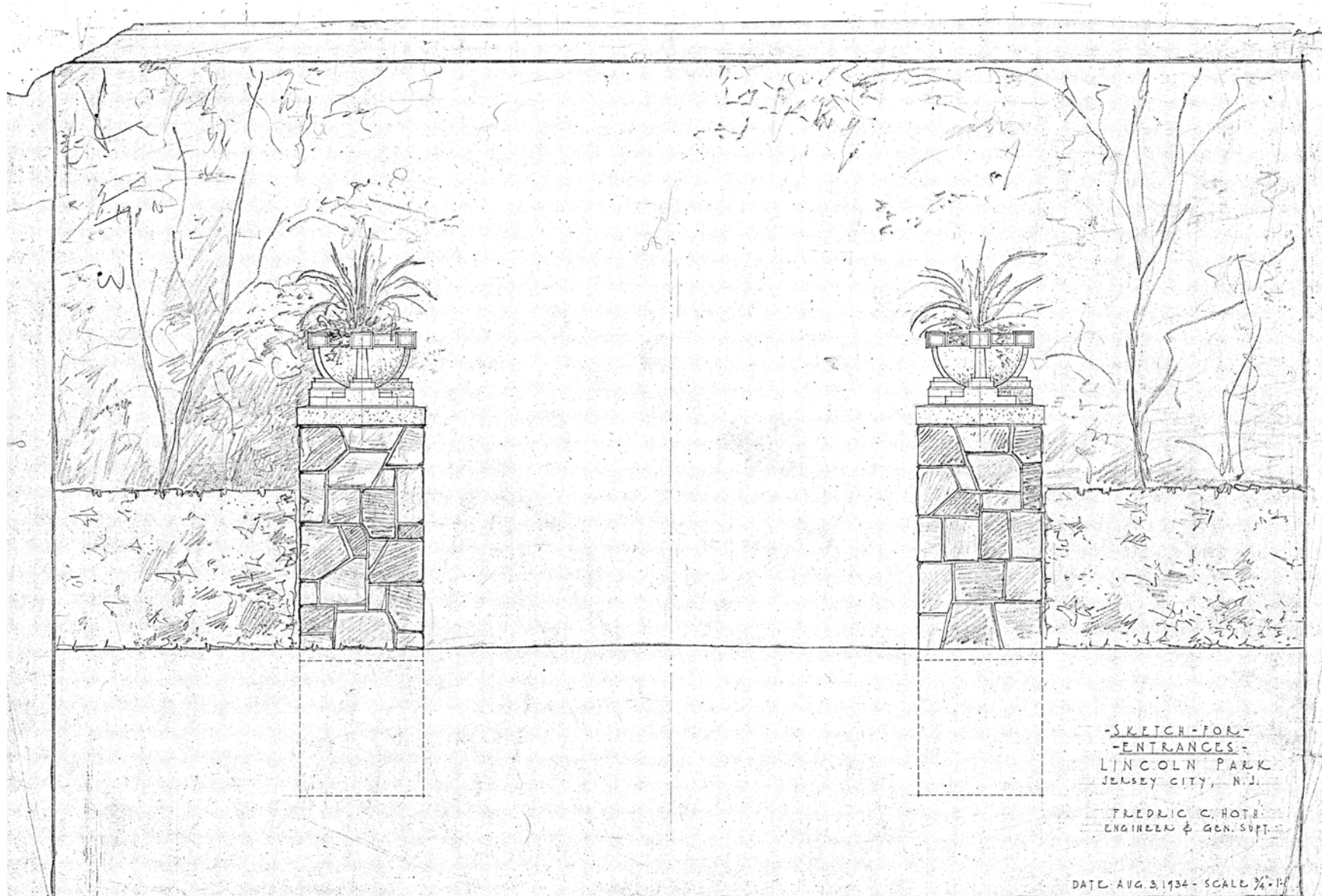
MAP KEY	ITEM DESCRIPTION	RECOMMENDATION	TIME FRAME SHORT TERM (ST) MID-TERM (MT) LONG TERM (LT)	PROJECT TYPE CAPITAL IMPROVEMENT (CP), MAINTENANCE ITEM (M)	PRIORITY	APPROXIMATE COSTS*
9	Chain Link Fence (Perimeter)	Remove chain link fence along the entire length of the perimeter adjacent to residential properties and school. Replace with heavy duty black vinyl coated chain link fencing	ST	M	MEDIUM	\$150,000
10	Chain Link Fence (Interior)	Remove chain link fence along JFK Boulevard. Replace with lower ornamental steel fencing and plantings.	ST	CP	MEDIUM	\$24,000
11	Ornamental Fencing (Historic)	Maintain and restore existing historic steel fencing. Reset in new foundations and rebuild if required.	ST	M	HIGH	\$10,000
12	Ornamental Fencing (Modern)	Remove modern steel fencing. Unify all ornamental fencing with same design and historically appropriate style or plantings.	MT	CP	LOW	\$12,000
13	Vehicle Gates at West Side Ave.	Replace existing vehicle gates with the new standard steel ornamental fencing designed to match interior fencing	ST	CP	HIGH	\$17,000
14	Stone Pavers in Lawn	Remove stone pavers around base of central lawn blue spruce tree. Restore lawn area as required.	ST	M	MEDIUM	\$10,000
15	Existing Signage	Clean, maintain, repair and remove duplicative signage throughout the park	ST	M	HIGH	\$10,500
16	Site Furnishings	Replace and reduce quantity of benches in the park with the 1939 Central Park Worlds Fair Bench (Kenneth Lynch and Sons 8' length with arms on concrete pads.)	ST	CP	MEDIUM	\$126,500
17	Bicycle Facilities	Replace and install additional bike parking (World's fair style, Kenneth Lynch and Sons)	ST	CP	HIGH	\$4,500
18	Wayfinding and Signage	Develop a new standard for wayfinding and signage package for the park for wayfinding, historic interpretation and traffic.	LT	CP	MEDIUM	\$15,000
19	Roadway	Mill, Repave and Restripe Asphalt Roadway	LT	M	MEDIUM	\$180,000

*Approximate Costs: The costs shown in these tables are based on the concepts and preliminary assumptions depicted in this master plan and do not include contingency, overhead and profit or other factors that may arise as the designs progress. An approximate overall conceptual cost estimate is provided in *Part 4 Master Plan: Cost Estimate*.

MAP KEY	ITEM DESCRIPTION	RECOMMENDATION	TIME FRAME SHORT TERM (ST) MID-TERM (MT) LONG TERM (LT)	PROJECT TYPE CAPITAL IMPROVEMENT (CP), MAINTENANCE ITEM (M)	PRIORITY	APPROXIMATE COSTS*
20	Bicycle Facilities	Perform traffic study to investigate feasibility of installing buffered bike lanes	LT	CP	MEDIUM	\$50,000
21	Stepped Sidewalk	Replace stamped concrete sidewalks and restore with hexagonal asphalt pavers per the original designs.	LT	CP	MEDIUM	\$299,000
22	Trench Drains	Clean all dirt debris from trench drains. Assess condition of drainage flow. Replace if required. Put on a yearly maintenance schedule to clear debris and maintain.	ST	M	HIGH	\$4,800
23	Concrete Plazas at West Side Ave	Replace all concrete entry plazas at west side avenue	MT	CP	MEDIUM	\$85,000
24	Concrete Curbs	Replace all concrete Curbs with granite curbing	LT	CP	LOW	\$262,500
25	Curb Ramps at West Side Ave	Replace curb ramps at all locations along west side ave when concrete curb or plazas are replaced.	MT	CP	MEDIUM	\$28,000
26	Pole Mounted Light Fixtures	Remove and replace all pole mounted street light fixtures with tear drop PSE&G fixtures used in lower park. Incorporate pedestrian light fixtures for sidewalks.	MT	CP	HIGH	\$163,500
27	Pole Mounted Security Cameras	Investigate feasibility of incorporating the security cameras on pole mounted light fixtures to reduce the number of poles. If in feasibly replace wood poles with decorative poles similar to new pole mounted light fixtures.	MT	CP	HIGH	\$14,000
28	Flag Poles	Remove existing flag pole in new planting bed. Add 3 flag poles in new planting bed. US, State, and POW flag.	MT	CP	LOW	\$13,500
29	Overhead Electric	Clear vines, maintain on regular schedule	ST	M	HIGH	\$15,000
30	Underground Storm Drainage	Investigate underground conditions of existing underground storm drainage. Repair. Replace or maintain as required based on results of investigation.	ST	M	MEDIUM	\$25,000

*Approximate Costs: The costs shown in these tables are based on the concepts and preliminary assumptions depicted in this master plan and do not include contingency, overhead and profit or other factors that may arise as the designs progress. An approximate overall conceptual cost estimate is provided in *Part 4 Master Plan: Cost Estimate*.

MAP KEY	ITEM DESCRIPTION	RECOMMENDATION	TIME FRAME SHORT TERM (ST), LONG TERM (LT)	PROJECT TYPE CAPITAL IMPROVEMENT (CP), MAINTENANCE ITEM (M)	PRIORITY	APPROXIMATE COSTS*
ARCHITECTURAL RECOMMENDATIONS						
1	Summer House Site Walls	Repair if possible; if infeasible, remove and reconstruct walls to match original design	ST	CP	HIGH	With Note Map Key 8
2	Summer House Maintenance and Upkeep	Clean, repair and maintain existing summer houses until funds become available for full restoration.	ST	CP	HIGH	With Note Map Key 8
3	Statue of Lincoln the Mystic	A qualified conservator has evaluated the condition of the statue. It is recommended that the previously applied clear coat be removed and brought down to the original bronze surface. Corrosion areas to be repaired then re-patinaed followed by waxing.	MT	M	LOW	\$6,000
4	Granite Monument around Lincoln Statue	Maintain, reset, repoint and maintain all pavers, steps, joints and walls and seating per the recommendations in the conditions assessment.	ST	M	HIGH	\$35,000
5	Site Walls and Piers at West Side Ave Entrance	Some spot pointing needed for general maintenance.	ST	M	MEDIUM	\$84,000
6	Steel Fencing on Walls	Repair, repaint and maintain.	ST	M	HIGH	\$15,000
7	Site Walls and Piers at West Side Ave Entrance	Longer term repairs should include an analysis to determine the original mortar color, mix and configuration. Wholesale repointing should occur per the analysis recommendations.	LT	CP	HIGH	\$30,000
8	Summer House Restoration	Remove all 1970's changes to summer houses. Restore columns, rails, fences to original conditions.	LT	CP	HIGH	\$861,800
9	Cast Stone Urns	Clean, maintain and repair as needed; the exposed aggregate is an important feature; the damaged urn should be replaced. Make sure replacement pieces match the character, including exposed aggregate, of the originals.	MT	CP	HIGH	\$7,500



1934 sketch for entrance to Lincoln Park at West Side Avenue

Introduction

The Belmont Avenue Plaza Entrance to Lincoln Park is the key entry point and the most formal part of this largest park in Jersey City. Because of its small size in relation to the rest of the park; it's more formal layout of boulevard, structures, fencing, walls, flower beds and paving; and it's setting directly within several city blocks, treating this part of the park as it's own entity makes sense. In addition, this part of the park has also seen the most changes, with relatively drastic renovations to the Summer Houses in the 1970s' removal and changes to planting beds, new textured concrete sidewalks, etc. Because of these changes as well as the maintenance issues that this report has identified, we are recommending a three stage master plan: Short Term, Medium Term and Long Term, which were identified and described in the previous chapter. This chapter consolidates and coordinates all of these recommendations into a graphic master plan.

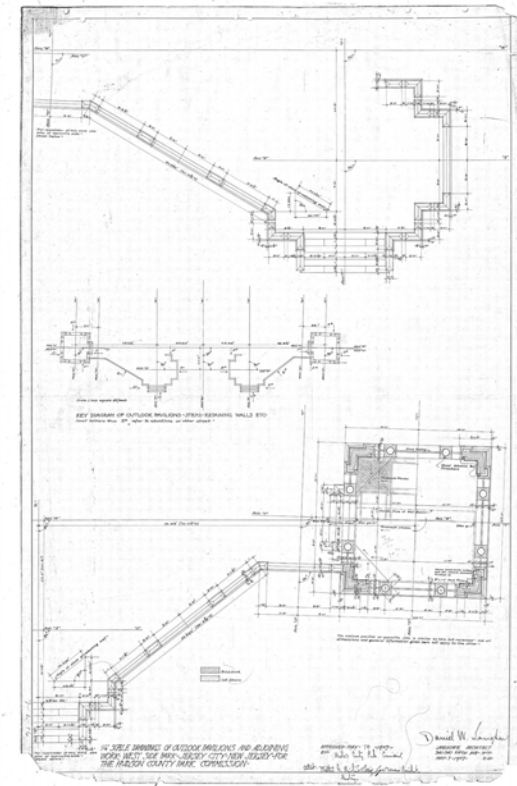
Master Plan for the Belmont Avenue Plaza Entry to Lincoln Park

The overall Master Plan for the Belmont Avenue Plaza Entry to Lincoln Park includes all aspects of the recommendations described earlier in this report, including short term repairs and maintenance, longer term replacement of inappropriate features and the replacement of missing plantings and trees; and longer-term recommendations, including the restoration of paving and the restoration of the Summer Houses. This overall plan is summarized graphically on the following pages.

Conclusion:

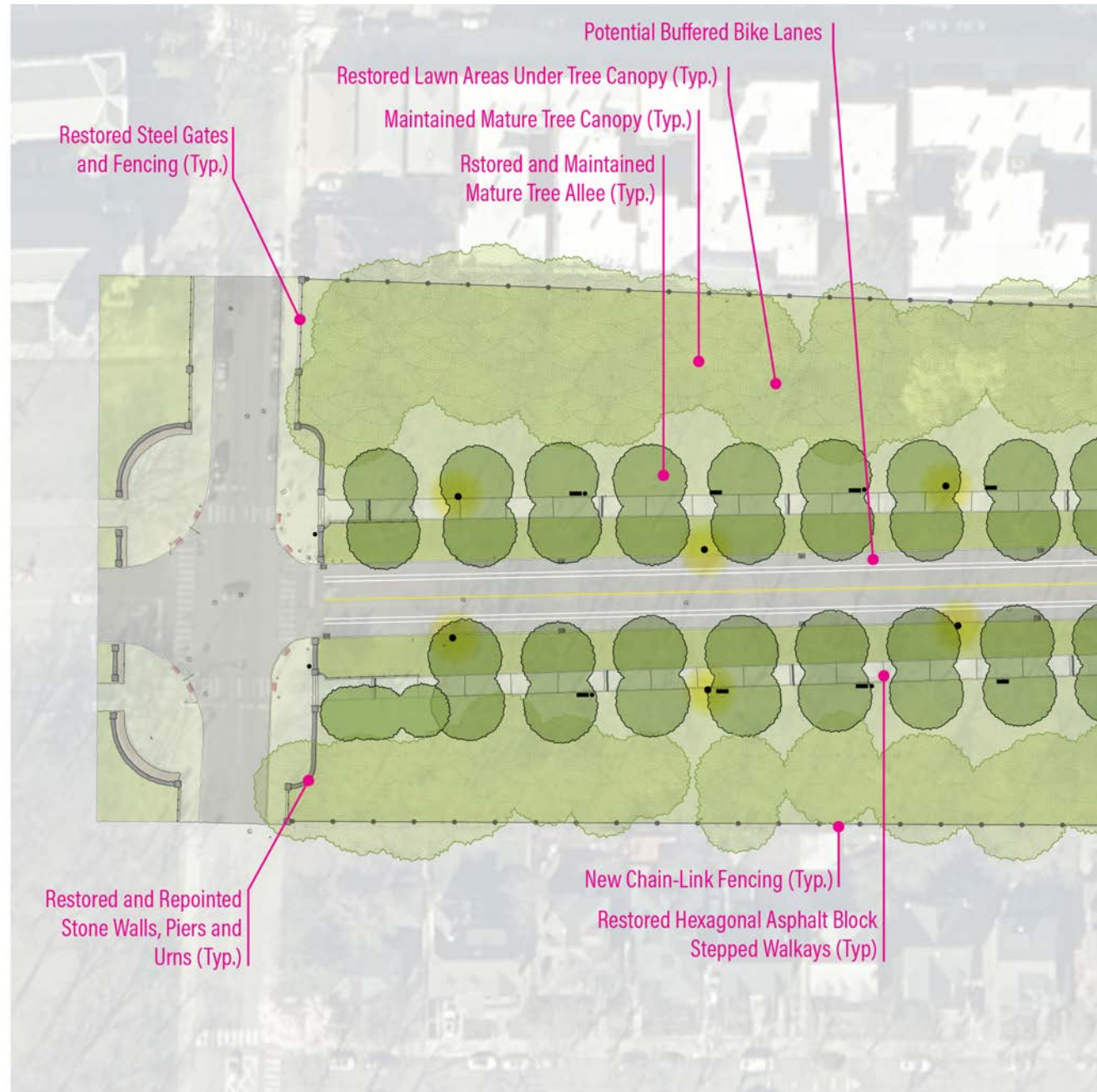
Like all master plans, this document is intended to be a guide for the owners and stewards of Lincoln Park as you undertake maintenance, repairs, restoration, and other major projects. It provides a snapshot of existing conditions and a framework for how to treat the various character defining features that make the park a unique and significant resource in Jersey City. This master plan cannot be, and is not intended to be, the final, unchanging word on how to treat the Belmont Avenue Plaza Entrance to Lincoln Park. Rather, it should be used as a reference that is regularly used to provide guidance in making physical and aesthetic decisions at the Park, and that should reviewed and revised on a periodic basis, particularly as new information is found and new priorities are set.

PART 4: MASTER CONCEPT PLAN FOR THE PARK



Original drawings of the Summer Houses at Lincoln Park

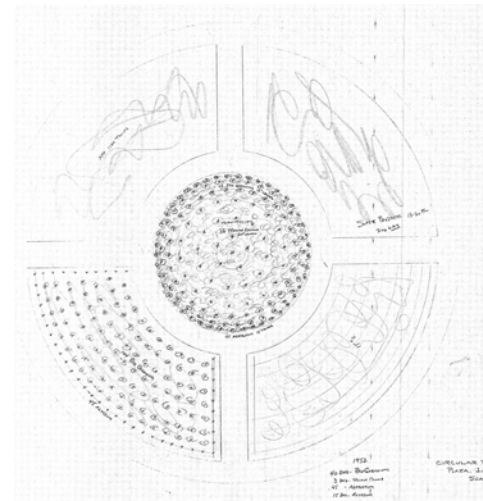
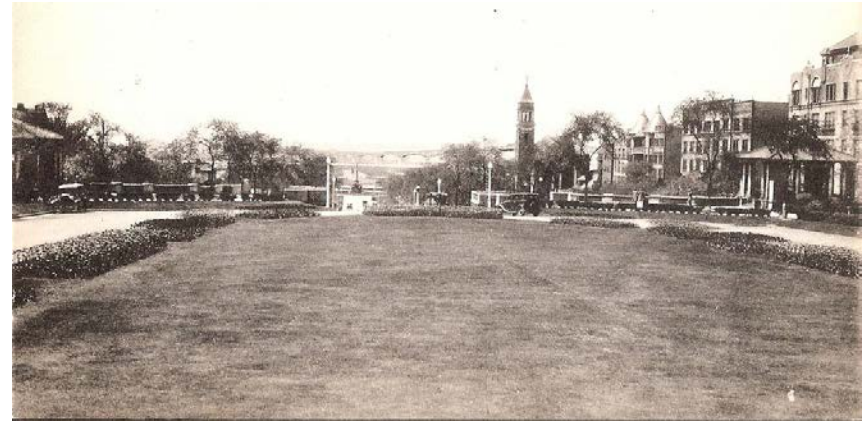
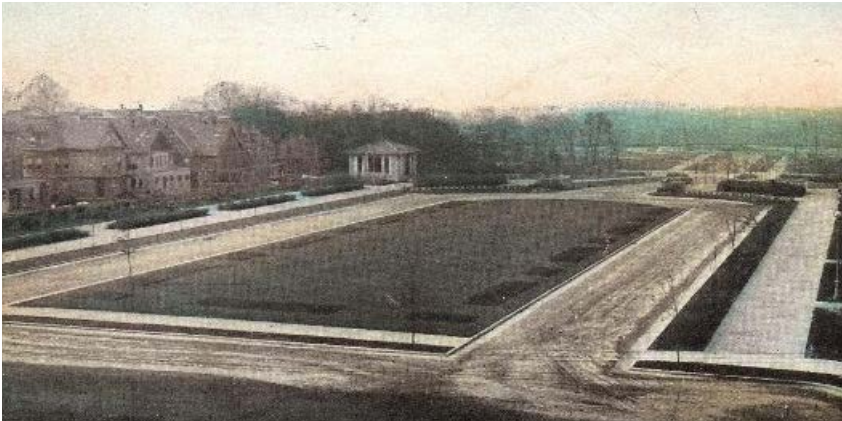
GRAPHIC MASTER PLAN





PRECEDENT IMAGERY FOR RESTORATION OF PLANTING BEDS

The following images depict the historic plantings in the center island. While we recommend the reimplementing the ornamental planting beds, the planting designs should contain urban tolerant, easily maintained plants. The original designs would need extensive care and maintenance. Some of the original species would be annuals in this climate as well. This would require new plants every year to maintain these beds increasing the overall maintenance budget



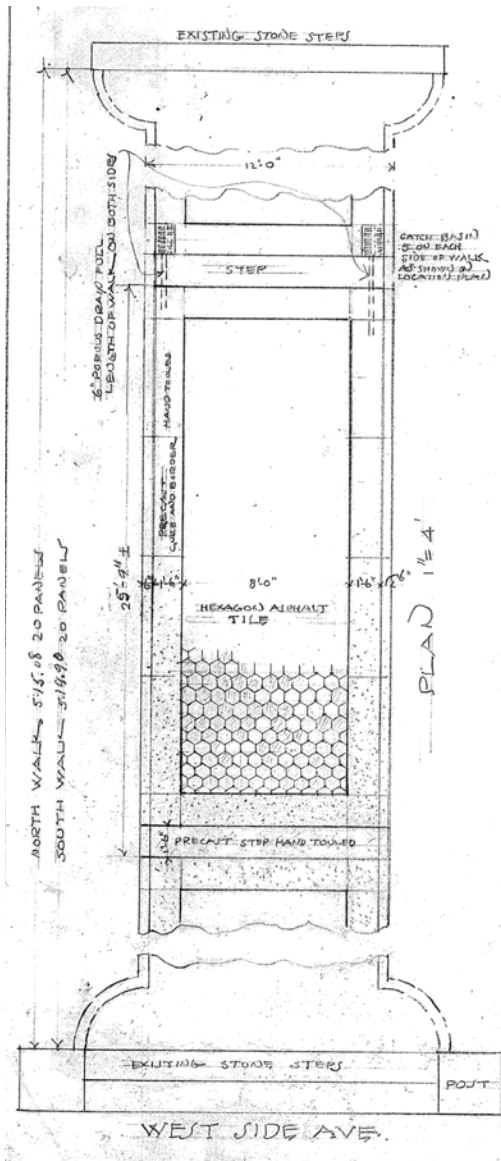
Architectural drawing of a building facade. The drawing includes a section view on the left showing the building's profile with dimensions. The main elevation shows a central entrance with a pediment and two side windows. The drawing is labeled with '100' and '100' at the top, and '100' and '100' at the bottom. The drawing is also labeled with '100' and '100' at the top, and '100' and '100' at the bottom.

Historic Ornamental Planting Design.

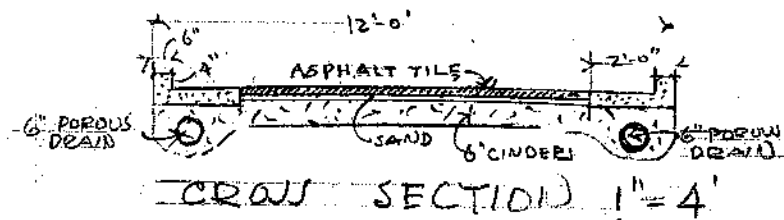
The planting beds between sidewalks should be restored but also protected from compaction by human use. These should utilize tough, dense shade and urban tolerant plantings. All plantings in these areas should be protected either with a curb, low guard fence or both. The images below depict typical protected plantings in an urban environment.



RESTORATION OF STEPPED SIDEWALKS



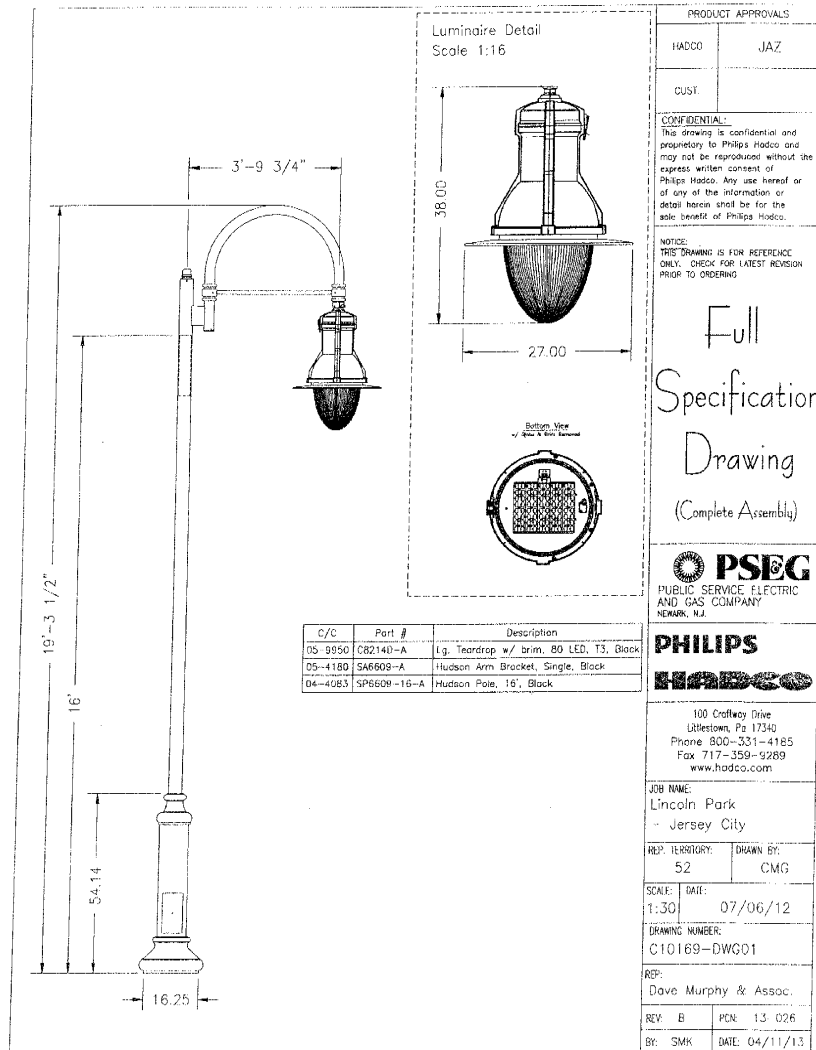
Caption



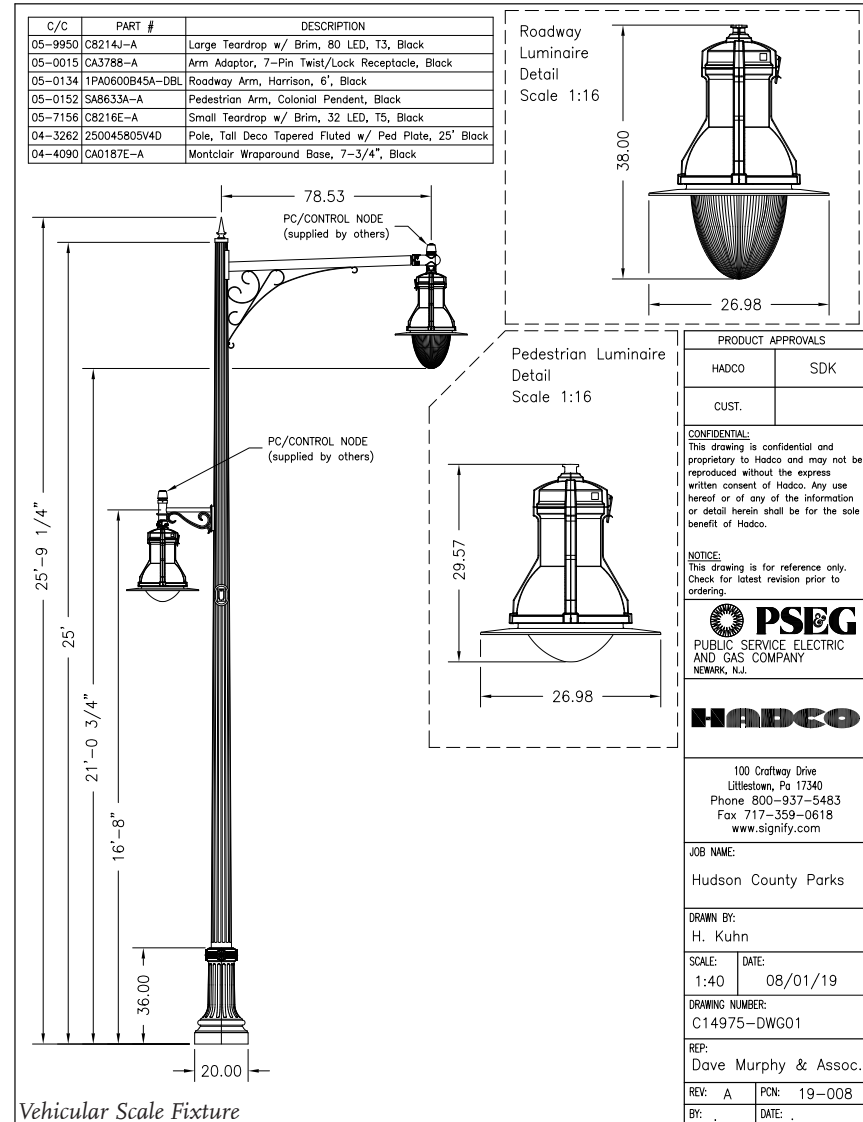
The original sidewalks consisted of hexagonal asphalt pavers as seen in the drawings on the left and below. Examples of these pavers can be found in Union Square in New York City as seen in the photographs. Our Long term recommendation is the removal of the stamped asphalt and reinstallation of the hexagonal pavers. While asphalt may be the historic material hexagonal concrete pavers may be considered for durability.

LIGHTING UPGRADES

Upgrades to the lighting are desperately needed to restore the historic character of the park. The lower portion of Lincoln Park contains newer tear drop LED fixtures that should be carried up through this section of the park.



Pedestrian Scale Fixture



Vehicular Scale Fixture

POTENTIAL SITE FURNISHINGS AND FEATURES IMAGERY

Site furnishings should be made from durable easy to maintain materials for longevity and complimentary design features.



1939 World's Fair Central Park Bench by Kenneth Lynch and Sons.

1939 World's Fair Central Park Bike Rack by Kenneth Lynch and Sons.

Decorative steel slat waste receptacle

Preliminary Cost Estimates

Introduction:

Including cost estimates as part of a Master Plan can be problematic for several reasons. First, given the nature of a master plan, the cost estimates are of necessity conceptual and preliminary. Detailed plans and specifications are typically not a part of the master planning process, so many educated assumptions and much guesswork is included with the estimates.

In addition, cost estimating is highly time sensitive. The cost of materials and labor can change quite rapidly, particularly in volatile economic environments like the one we are experiencing at the time of the writing of this report.

With those caveats, the master planning team has completed cost estimates for the identified work. These estimates are current as of the spring of 2023 and are conceptual in nature. They should be used to give a general sense of the current costs, as well as the relative costs of different potential projects.

For this draft, cost estimates for the renovation/ restoration of the two Summer Houses as well as the Lincoln Park Stie and Landscape Master Plan is included. This includes a reconstruction, as closely as possible, of the original appearance of the Summer Houses, removing the changes made in the 1970's renovation. Sections A and B include the summaries with General Conditions, Bonds, Contingencies, Escalation and Professional Design Fees. Section A refers to the Summer Houses Restoration & Misc. Upgrades and Section B includes the remaining Lincoln Park Sits and Landscape Restoration as depicted in teh Master Plan.

PART 4: MASTER PLAN: COST ESTIMATES

Project: Belmont Ave. Site
Number: 23063E1
Client: CCH
Date: June 16, 2023
Phase: Concept/Feasibility



ESTIMATE SUMMARY

CODE	DESCRIPTION		COST
A	Summer Houses Restoration & Misc Upgrades		\$1,055,050
	Subtotal		\$1,055,050
	General Conditions / O. H. & P.	25%	\$263,760
	Bond	2%	\$26,380
	Contingency	15%	\$201,780
	Escalation/Spring 2023 to Spring 2024	5%	\$77,350
	Professional Design Fees & Permits		\$83,110
	Total - Section A		\$1,707,430
B	Lincoln Park Site and Landscape Restoration		\$2,352,050
	Subtotal		\$2,352,050
	General Conditions / O. H. & P.	25%	\$588,010
	Bond	2%	\$58,800
	Contingency	15%	\$449,830
	Escalation/Spring 2023 to Spring 2024	5%	\$172,430
	Professional Design Fees & Permits		TBD
	Total - Section B		\$3,621,120
	Total		\$5,328,550

Notes:

Costs at unit prices are current, for Spring 2023. Escalation is included as noted.
 Hazmat removal and/or remediation is not included.

ESTIMATE

Proj: Belmont Ave. Site
Date: June 16, 2023

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	Summer Houses Restoration & Misc Upgrades				
A1	<u>Notes per Masterplan/Notes 1/2 & 8/Two Structures</u>				
A2	<u>Sitework</u>				
A3	Demolition (Walks, Steps, Damaged Walls)	20	CY	250.00	5,000
A4	Regrade Away From Building; Excavation for Utilities	20	CY	125.00	2,500
A5	New Sidewalks/ Paving (Concrete)	100	SF	25.00	2,500
A6	Archaeological Monitoring Plan & Oversight	1	LS	12,000.00	12,000
A7	<u>Summerhouse Reconstruction</u>				
A8	Remove CMU Guard Rails	1	LS	1,500.00	1,500
A9	Remove Piers and Stabilize Structure	1	LS	80,000.00	80,000
A10	Remove Ceiling	800	SF	5.00	4,000
A11	Reconstruct Historic Wood Railing	50	LF	275.00	13,750
A12	Repoint Stone Base: 100%	500	SF	40.00	20,000
A13	New Concrete Floor (Base For Brick Flooring)	600	SF	25.00	15,000
A14	Reset Brick Floor	600	SF	15.00	9,000
A15	Repair Terra Cotta Roofing	10	SF	150.00	1,500
A16	Install New Columns	8	EA	10,000.00	80,000
A17	Reinforce Roof Structure Allowance	1	LS	30,000.00	30,000
A18	Install New Stucco Ceiling	800	SF	35.00	28,000
A19	Scrape/ Repair Exterior Surfaces	1,300	SF	8.00	10,400
A20	Repair Steps	60	SF	50.00	3,000
A21	Repaint All Surfaces	1,300	SF	7.50	9,750
A22	<u>Repair of Low Walls</u>				
A23	Remove Sections That Have Shifted and are Damaged	120	SF	10.00	1,200
A24	Reconstruct Damaged Sections	120	SF	300.00	36,000
A25	Repoint Stone Base: 100%	420	SF	40.00	16,800
A26	Patch & Repair Stucco and Other Stone As Needed	420	SF	35.00	14,700
A27	Repaint Stucco Surfaces	420	LS	15.00	6,300
A28	Repair Steps	80	SF	100.00	8,000
A29	<u>Electrical</u>				
A30	Misc. Electric/Lighting Demo	1	LS	2,500.00	2,500
A31	New Service, Panels & Distribution	1	LS	25,000.00	25,000
A32	New Lighting - Allowance	600	SF	25.00	15,000
A33	<u>Second Structure</u>				
A34	Scope Identical to 1st Except Lines A26/A28 & A31	1	LS	408,400.00	408,400
A35	<u>Additional Notes per Masterplan</u>				
A36	Notes 1 & 2	1	LS	-	w/ Above
A37	Note 3 - Repair Water Fountain/Quote per Owner	1	LS	6,000.00	6,000
A38	Note 4 - Granite Work/Restore Plaza/Allowance	700	SF	50.00	35,000
A39	- Granite Stair Repair	210	LF	75.00	15,750
A40	Note 5 - Repoint Stone Wall/280' L x 3' H/Assume 2 Sides	1,680	SF	50.00	84,000
A41	- Repoint Stone Piers/2x2x5' H (15)	600	SF	50.00	30,000
A42	Note 6 - 2' H Wall Mounted Fence/Wrought Iron/Repair/Paint	500	SF	30.00	15,000
A43	Note 7 - Stone Wall	1	LS	-	See Note 5
A44	Note 8	1	LS	-	w/ Above
A45	Note 9 - Stone Piers/Restoration Allowance (15)	15	EA	-	w/ Note 5
A46	- Stone Pier/Replace Existing	1	EA	7,500.00	7,500
A47					0
A48					0
A49					0
A50					0
Subtotal					1,055,050

ESTIMATE

Proj: Belmont Ave. Site
Date: June 16, 2023

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
B	Lincoln Park Site and Landscape Restoration				
B1	<u>Notes per Masterplan/Notes 1 to 30</u>				
B2	Note 1 - Remove Exg Mature Trees	31	EA	1,250.00	38,750
B3	Note 2 - Trees/Maintenance Program/Assume 24 Months	1	Allow	36,000.00	36,000
B4	Note 3 - Large Trees/New/8" to 10" Cal.	10	EA	2,500.00	25,000
B5	Note 4 - Planting Bed with 18" of Planting Soil	8,000	SF	20.00	160,000
B6	Note 5 - Planting Bed with 18" of Planting Soil	7,000	SF	20.00	140,000
B7	Note 6 - Lawn Restoration Allowance	186,000	SF	0.75	139,500
B8	Note 7 - Lawn Maintenance Allowance/Assume 24 Months	1	Allow	35,000.00	35,000
B9	Note 8 - Ornamental Plantings	15,000	SF	15.00	225,000
B10	- Irrigation Allowance	15,000	SF	2.00	30,000
B11	Note 9 - Replace Exg CL Fence/10' H	2,000	LF	75.00	150,000
B12	Note 10 - Replace Exg CL Fence w/ Ornamental Steel/4' H	120	LF	200.00	24,000
B13	Note 11 - Restore Exg Steel Fence/3' H	200	LF	50.00	10,000
B14	Note 12 - Replace Exg Ornamental Steel Fence/4' H	75	LF	200.00	15,000
B15	Note 13 - Replace Exg CL Fence w/ Ornamental Steel/4' H	85	LF	200.00	17,000
B16	Note 14 - Remove Stone Pavers	1,000	SF	10.00	10,000
B17	Note 15 - New Signage Posts	30	EA	350.00	10,500
B18	Note 16 - New Benches/8' L	26	EA	4,000.00	104,000
B19	- Trash Receptacles	10	EA	2,250.00	22,500
B20	Note 17 - Bike Racks	6	EA	750.00	4,500
B21	Note 18 - Interpretive Signs/Free Standings	10	EA	1,500.00	15,000
B22	Note 19 - Mill & Re-pave 1½" Wearing Course	60,000	SF	3.00	180,000
B23	Note 20 - Bike Lane Study	1	Allow	50,000.00	50,000
B24	Note 21 - Remove Exg Concrete Sidewalk	13,000	SF	3.00	39,000
B25	- New Asphalt Hex Pavers	13,000	SF	20.00	260,000
B26	Note 22 - Trench Drain/Repair Existing/12' L Each	8	EA	600.00	4,800
B27	Note 23 - Concrete Plaza/Assume Slabs-on-grade	8,500	SF	10.00	85,000
B28	Note 24 - Granite Curbs	3,500	LF	75.00	262,500
B29	Note 25 - Curb Ramp Replacement	8	EA	3,500.00	28,000
B30	Note 26 - Site Lighting/Pole Mounted Light Fixtures/Single	24	EA	5,000.00	120,000
B31	- Wiring/Allow 100' L per Fixture/Direct Burial	2,400	LF	15.00	36,000
B32	- Connections/Controls/Etc	1	Allow	7,500.00	7,500
B33	Note 27 - Security Cameras on Site Lighting Light Poles	6	EA	1,500.00	9,000
B34	- Security Camera on New Stand Alone Pole	1	EA	5,000.00	5,000
B35	Note 28 - Flag Pole/60' H	3	EA	4,500.00	13,500
B36	Note 29 - Overhead Wire Maintenance/Allowance	1	Allow	15,000.00	15,000
B37	Note 30 - Investigation/No Detail/Allowance	1	Allow	25,000.00	25,000
	Subtotal				2,352,050