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PRESERVATION GAZETTE

a publication of the Preservation Alliance of Spring Lake, Inc.

IT'S BEEN A LONG ROAD

by Dr. Kathy Sclafani

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It's been a long road, but we've finally made it! The Preservation Alliance, along with the many local organizations and individuals who have made this project possible, would like to formally announce the completion of the Frederic A. Duggan Memorial First Aid and Emergency Squad Building, now re-christened Duggan Hall. On June 6th, we will mark this momentous occasion with a Grand Opening celebration to introduce the Spring Lake community to its new Visitor's Center and community meeting space.

We are sure you will be impressed. The newly refurbished building has maintained most of the lovely architectural features that inspired its listing on the National Register of Historic Places. As Joe Rizzo details in the following article, many of these features have been preserved and enhanced through the creativity of our architect Robert Cassway, with help from Mr. Rizzo himself, our construction company, Cypreco Industries and the Spring Lake Dept. of Public Works. Yet the most exciting thing about the new building is the way it manages to combine beauty and grace with functionality. We now have a space, complete with displays and interactive media, to celebrate the many volunteer groups, fine businesses and fun-filled activities available in our town. Upstairs, there is a large, sunny meeting room with an adjacent kitchen for community events, classes and programs.

Already the town has embraced our new Duggan Hall. An umbrella group of local organizations has been formed to plan for the building's use and staffing, including the BID, the Chamber of Commerce, the Spring Lake Garden Club, Spring Lake's Historic Inns, the Spring Lake Historical Society, the Women's Club of Spring Lake, and the Preservation Alliance. As you will see in the next article, several other groups and organizations are currently making use of the building, including the Spring Lake Public Library and a local bereavement group.

The enthusiasm expressed for this new public space is simply a continuation of the tremendous interest and passion the Duggan building has inspired in our community since it was saved from demolition in 1998, and indeed since it was generously bequeathed to Spring Lake in memory of Frederic A. Duggan by his family in 1930.

At the dedication of the Duggan Memorial Building on May 15th, 1930, Dr. Joseph M. Reeves remarked upon the “beautifully planned and well-constructed building” that had been dedicated to the man who had donated the First Aid Squad’s first completely outfitted ambulance just over a year before. The importance of the Duggan family’s generous gift in memory of Frederic A. Duggan was later recognized in a souvenir program from the 40th anniversary celebration of the founding of the First Aid Squad: “For over thirty-eight years this building has served our purposes and is an inspiration to the membership, and an added incentive for the members to continue this humanitarian work.”

After the landmark structure was placed on the National Register through the efforts of Patricia Florio (formerly Colrick) and other members of the Preservation Alliance, it took another far-sighted and community-minded group of individuals and organizations to follow Mr. Duggan’s example. On April 13, 2006, The Coast Star reported that Rose Anne and Cathleen McCusker are putting together grant applications for funding to renovate the decaying building. They were led in their efforts by then Borough Administrator Tom Ferguson, Borough Clerk Mary Ann Coogan, Deputy Clerk Angela Palmer, CFO Susan Shreck and Frances Florentine, Council Members Joe Rizzo and Janice Venables, and former Mayor Tom Byrne. Rose Anne and Cathleen wisely reached out to the Spring Lake community at large, and their grant application committee consisted of individuals representing almost every organization in Spring Lake, including American Legion Post 432, the Spring Lake Historical Society, the Spring Lake Caring Neighbors, and the Spring Lake Homeowners Association.

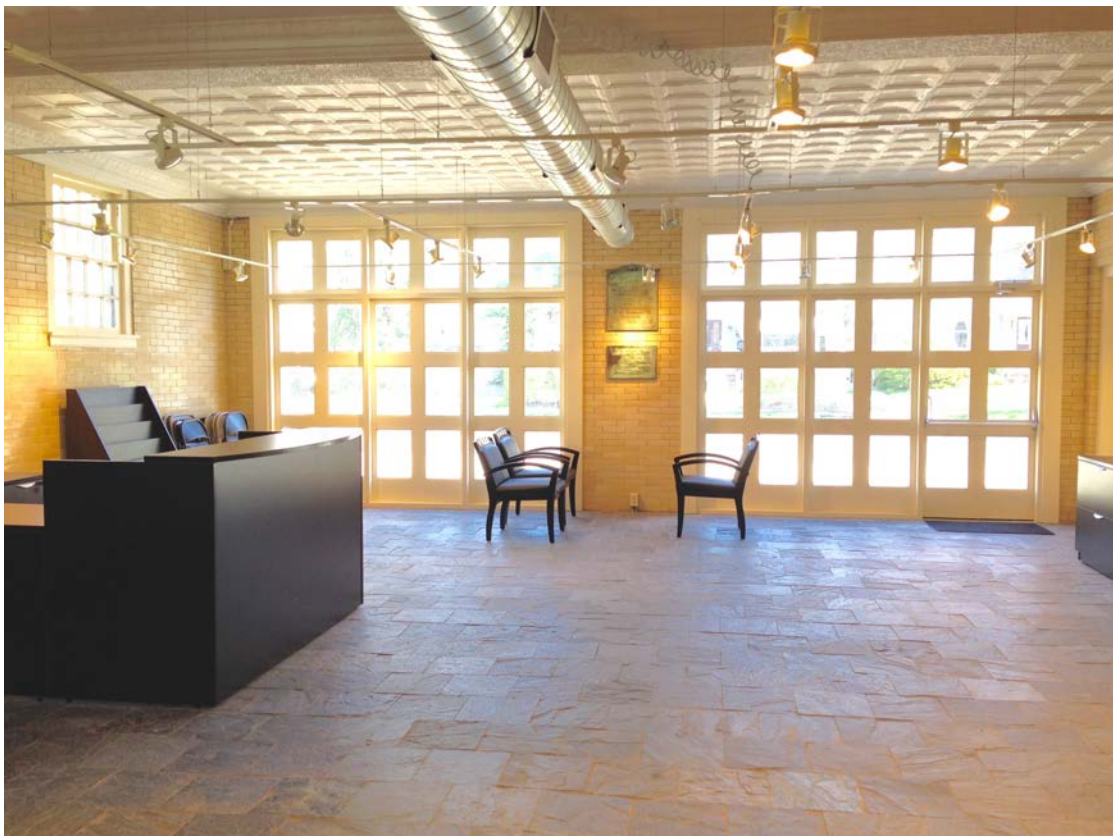


The happy result of this communal effort was that Spring Lake was awarded the first three grants in Borough history. Since then, the Borough has sought and received state and county grants for many other projects.

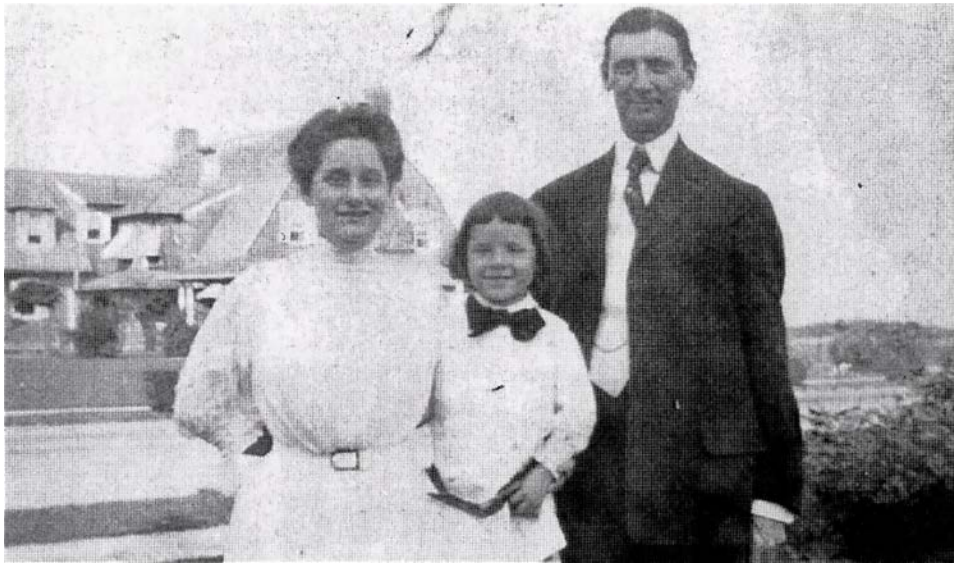
We hope you will join us on Saturday, June 6th in celebrating the success of the Spring Lake community in imaginatively reincorporating this lovely building into the heart of our Borough. More details will be available in The Coast Star as the big day approaches.

Some things you may not know about the Duggan building...

- 128 people were treated by the Spring Lake First Aid Squad in the Duggan building after the Morro Castle, a passenger ship anchored a mile off the Belmar shore, burst into flames in 1934.
- Original members of the First Aid Squad included Mayor O.H. Brown, who donated the Community House, Frederic A. Duggan and Charles W. Brahn, father of Don Brahn Jr., long-time First Aid Squad member and who along with his wife Marge, are Chamber of Commerce's 2015 Citizens of the Year. The first female member was Mrs. June Rounds (a nurse) who persuaded her father Doctor Patterson to allow women to join.
- The ambulance donated in 1928 by Frederic A. Duggan, owner of the Monmouth Hotel, was inscribed, "Frederic A. Duggan Safety Patrol." It carried him to the hospital after his own fatal car accident in 1929.
- E.H. Schneider, original architect of the building, also designed the North and South End Pavilions along with the renovations to the former Spring Lake Public School that created today's Borough Hall.



THE FIRST FLOOR INTERPRETIVE CENTER



**FREDERICK A. DUGGAN AND FAMILY (ABOVE) AND THE
MONMOUTH HOTEL (BELOW) WHICH HE OWNED AND OPERATED.**



**THE ORIGINAL BUILDING AS SEEN IN THE 1930'S
ALONG WITH THE ORIGINAL PLAQUES DEDICATING
THE BUILDING TO THE DUGGAN FAMILY**

SOME TRAVEL NOTES FROM OUR ITALIAN DREAM TRIP WINNING FAMILY

The Roglieri Family of Jersey Avenue were the winners of the Preservation Alliance's Dream Trip to Italy raffle. The seven day stay in Bedonia, Italy at the Villa Tre Angeli was graciously donated by long time Preservation Alliance supporter Joe Raffetto. We thought you might like to enjoy some personal thoughts, experiences and reactions by Doctor John and Gerri Roglieri.

"My husband and I, with our two adult daughters, enjoyed a stay at Villa Tre Angeli in Bedonia; it was wonderful – thanks to the efforts of Valerie and Gian Carlo Manfredini who refurbished this elegant and graceful home. One can see and feel the grandeur of this beautiful structure: 14 foot ceilings (some of which are wood), extra wide staircase, large windows with functional outside shutters which can be closed over the windows, and stone and wooden floors.

The bedrooms, updated kitchens and bathrooms constitute a comfortable stay, especially for families. My husband and I enjoyed the first floor suite which consists of a large bedroom, sitting room, kitchen and spacious bathroom. We were able to spend quality time with our daughters in our suite; yet they enjoyed the privacy and coziness of their separate, smaller accommodations.



Have you always wanted to see 'The Last Supper, tour the famous LaScala Opera House, walk across the roof of Il Duomo among its "forest of spires"? Or take a slow boat ride around Lake Como, stopping for lunch and shopping at Bellagio, where the Italian and Swiss Alps meet? Or want to hike, train, or ferry through the spectacular five towns of Cinque Terre? Like to see how Parmigiano Reggiano cheese is made? Enjoy an outdoors cheese, wine, and salami lunch where Prosciutto di Parma is produced? How about touring the best preserved castle from the 15th century, walls and ceilings covered with frescoes? Or stroll the charming historic city center of Parma?

We were able to do all of this and more while resting each night in the clean, spacious, historic and comfortable Villa Tre Angeli in quaint and quiet Bedonia. In addition, we enjoyed wonderful camaraderie with our fun-loving and knowledgeable host, GianCarlo Manfredini and his group of local friends. Manny's recognition in the region opened doors for us in restaurants and on tours, where his arrival lit up the room such that we called him the Mayor of Compiano.



In short, we were able to do much more than we had expected to do, and had even more fun, laughs, and learning in the doing than we had ever hoped for. A stay in small-town Italy was a rewarding and fulfilling counter-point to our earlier visits to the Big Three – Rome, Florence, and Venice --and other Italian cities. We highly recommend this unique soggiorno in the beautiful Emilia-Romagna region."

Our contest winners, the Roglieri family.

A MESSAGE FROM OUR MAYOR



Dear Members and Friends,

In a small community, the opening of any new public building is an important event. But the inauguration of the Fredrick A. Duggan Memorial First Aid and Emergency Squad Building is cause for celebration. The building renovations, spearheaded by the Spring Lake Preservation Alliance with grants from the New Jersey Historic Trust, the Monmouth County Historical Commission and generous donations from neighbors and friends, created a new public space from a vacant building in our downtown.

The ground floor of the building, located on Washington Avenue, is taking shape as an interpretive visitor's center. Plans are underway for exhibits from cultural groups in town and members of the Preservation Alliance are developing programming for residents and visitors alike. They also put out the call to various community groups that space is available for meetings and special events and the response was immediate. Spring Lake's Chamber of Commerce has signed on as a tenant and has an office on the first floor. Our Public Library uses the large upstairs meeting room for speakers and special events, as does a local nonprofit, Common Ground. Seniors have begun a mahjong group and many other civic organizations have expressed an interest in the meeting space.

That this previously empty and distressed building has been brought back to life is a credit to the hard work and tenacity of many professional members of the Alliance, members of the Borough's Public Works Department and committed residents and donors. It is an example of a true public/private partnership, one that the Preservation Alliance can be very proud of. On behalf of all of us on the Council, thank you and congratulations!

Jennifer Naughton
Mayor



A RECAP OF THE DESIGN, CONSTRUCTION & USE OF THE DUGGAN BUILDING RESTORATION

BY JOSEPH RIZZO

In anticipation of the rapidly approaching June 6th Grand Opening celebration for the Duggan project we thought it would be timely to provide a brief description of its current and proposed future uses, as well as a recap of the design and the construction process.

We recently met with an Umbrella Group of local organizations to begin planning for the many uses the facility will provide. Several groups are already making use of the facility, and their rent is helping to support its operation and maintenance. These include Common Ground, a local bereavement group that gathers on Monday evenings in the second floor meeting room, and the Chamber of Commerce, which arranged a lease with the Borough and has occupied and furnished the first floor rear office of the addition. The Coast Star has reported that the Spring Lake Library is using the meeting room for several new programs including Adult Meditation, Photography Classes, and a Kid's Cooking Class.

The meeting room will also be used for other activities such as Mahjong, and as rehearsal space for the Shakespeare in the Park Devine Park Summer programs. In addition, the building will provide a convenient information center, rest stop and way station for downtown shoppers, and for events like our town's popular Garden and House Tours, sidewalk sales and the Irish & Italian Festivals.

Other groups that supported the project and that we hope will use it and/or provide exhibit materials include:

The American Legion
Spring Lake First Aid & Emergency Squad
Spring Lake recreation Commission

Spring Lake Fire Companies 1 & 2
The H.W. Mountz School

LAST STAGES OF THE PROJECT

In previous newsletters we have detailed the origins of the mass effort to preserve and renovate the Duggan Building, including the several grants applied for and awarded to the Borough with the donations and help of many individuals and groups throughout Spring Lake. Once the architect Robert Cassway, from the firm spg3 in Philadelphia completed the plans for the renovation, the Borough requested bid proposals from State pre-qualified contractors early in 2013. The contract was awarded to Cypreco Industries Inc. of Neptune, NJ, and construction began in August of that year. The building was completed in March of 2015. The Borough work force, headed by Superintendent Frank Phillips helped reduce project costs by completing exterior and interior painting and finish work. The work force will be finishing its paving and landscaping this Spring, in time for our Grand Opening celebration on June 6th.

A new extensively glazed Washington Avenue entry door and window wall have replaced the original garage doors, but mimic their dimensions, layout and color. The result is that the Duggan Building remains a beautiful and rather intimately scaled reminder of Spring Lake's storied past that fits comfortably next to the attractive residences that surround it.

The most important and easily recognizable room of the existing building is the Interpretive Center, which had been the original equipment room just inside the garage doors. It has restored glazed tile brick walls and old fashioned pressed metal ceiling, with new track mounted display lighting and exposed HVAC ductwork, and new high quality stone tile flooring. An attractive new interior doorway and sidelight panels lead into the addition and can be used to secure the room when required. The room will be furnished with a convenient Information/Help Desk, museum-style exhibit cases, two pamphlet and map display racks, a large screen high-tech digital TV wall unit, a public computer workstation and comfortable lounge seating area for visitors.



The BID has purchased one display case, and the Chamber has funded one display case in the Interpretive Center. There are two storage closets, and the space provides direct access to an ADA accessible restroom.

The most important room in the restored second floor of the existing building is the light-filled 775 square foot flexible Meeting Room. It can accommodate approximately 30 in a classroom/training room layout, about 45-50 for dining or presentations, or approximately 100 standees. The room has a beautifully refinished hardwood floor, a new high quality acoustic tile ceiling and suspended florescent lighting fixtures with recessed display lighting - and it will have a new wall-mounted high-tech large screen digital TV. It is provided with a 20 square foot closet for storage of stackable chairs and card tables, and a totally refurbished 95 square foot serving kitchen. Ideal Kitchens and Stohrer Appliances have generously donated the kitchen cabinets and appliances.

The project involved major code and safety related issues and related improvements, especially due to its advanced age and its reclassification as a Type - A-3 Assembly Building. It now provides two new ADA accessible entry/exits, a new grand stairway to serve as a second means of egress, and required exit signs and emergency lighting throughout. Other important code and convenience improvements include a new ADA accessible elevator in the addition, and expanded ADA accessible unisex restroom and baby changing station on the 1st floor of the existing building, and another on the 2nd floor of the addition. All the rooms in both the existing building and new addition are now ADA accessible. This will be a major benefit for our seniors and for everyone visiting downtown.

Additionally, these design modifications and improvements had to satisfy the close review and scrutiny of SHPO (the State Historic Preservation Office) for the charming looking Tudor Revival building, which had been placed on the National Register of Historic Places as a result of the efforts of PASL founder Patricia Florio Colrick.

The most extensive modifications to the front of the facility, the elements of greatest concern to the Historic Trust, were to the paving and landscaping. Given the dramatic change in its use the architect devised a clever paving and landscaping scheme that replaced the old concrete curb cut and entry drives with an extensively landscaped brick paver and concrete plaza. Its walkways will mimic the tire track pattern of the old rescue vehicles with brick edging that identifies many of the donors to the project. A freestanding brick donor wall and plaque will identify the project's major contributors, and a new flagpole has been provided though a donation from Roseanne McCusker.

In anticipation of the June 6th building tours, I thought it would be useful to provide a few photos of the spaces, new finishes and amenities now provided in what we now call "Duggan Hall":



THE SECOND FLOOR MEETING ROOM



THE NEW KITCHEN



THE OLD EXTENSION



THE NEW EXTENSION

Needless to say, the members of the Preservation Alliance are very proud of the results achieved in our and our many partners efforts to save, restore, expand and improve the historic Duggan Memorial First Aid & Emergency Building of Spring Lake. We see this as a wonderful example of the importance of our mission, to recognize and save the historic buildings in Spring Lake, and we all look forward to celebrating this success on June 6th.



GRAND OPENING

The Preservation Alliance of Spring Lake, Inc.
and the Borough of Spring Lake

*Invites you to take a Tour of the Beautifully
Restored and Adaptive Reuse of the....*

**FREDERIC A. DUGGAN FIRST AID AND
EMERGENCY SQUAD BUILDING
OF SPRING LAKE**

SATURDAY JUNE 6, 2015 11:00am to 4:00pm

At the Building - 313 Washington Avenue, Spring Lake
Open House..... Bring your Family & Friends



Hank's Reflections by *Hank Schroder*

Reflections

This is a time to honor the resurrection of the Duggan Building. Previous newsletters have chronicled the vision that saved the building, and now it's time to witness the dedication on June 6th... Spring is the perfect time to celebrate this rebirth.

The Duggan Building improvement turned out to be a win-win for all involved. This is not only an historic recognition, but it is also a step forward. The many people who will be using the building are bringing it back to life.

If the four walls could talk, oh what stories they could tell of the mission of its occupants... hotel fires, ships in distress at sea, building demolitions, countless emergency calls of all kinds. And now new memories will be forged by the new uses of the building.

The Preservation Alliance *of* Spring Lake, Inc.

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WE NEED YOU AND YOUR SUPPORT !!!

PASL is a not for profit group of volunteers dedicated to preserving the traditional charm and character of Spring Lake. Membership is offered to all who are interested in these same goals. The diverse activities of the Alliance create a need and opportunity for members to use personal skills, become an active participant, or assume an inactive role of support, through tax deductible dues and/or donations.

We invite you to join our organization and help us continue to be a voice for the preservation of historic and beautiful Spring Lake.

PLEASE TEAR OFF THIS PAGE AND MAIL IT TO THE ADDRESS BELOW

Name _____

Address _____

Phone _____

Email _____

TYPE OF MEMBERSHIP: NEW _____ **RENEWAL** _____

Single/Family \$35 _____ **Corporate/Business \$100** _____ **Life \$250** _____

**Please make all checks payable to: Preservation Alliance of Spring Lake
Post Office Box 9 - Spring Lake, New Jersey 07762**

**THE PRESERVATION ALLIANCE OF SPRING LAKE
MISSION STATEMENT:**

***TO FOSTER APPRECIATION AND PROACTIVE PLANNING FOR PRESERVATION OF SPRING
LAKE'S UNIQUE ARCHITECTURAL, CULTURAL AND NATURAL SIGNIFICANCE.***

**FOR MORE INFORMATION VISIT OUR WEBSITE -
WWW.PRESERVATIONALLIANCEOFSPRINGLAKE.COM**

The
Preservation
Alliance *of*
Spring Lake, Inc.
PO BOX 9 SPRING LAKE NEW JERSEY 07762

CURRENT RESIDENT OR:

SAVE THE DATE!!!

The Preservation Alliance of Spring Lake, Inc.

PRESERVATION Awards

AWARD PRESENTATIONS FOLLOWED BY A GALA COCKTAIL PARTY
FEATURING LIVE MUSIC

SATURDAY SEPTEMBER 26, 2015 7:30 PM

AT THE SPRING LAKE MEMORIAL COMMUNITY HOUSE
THIRD & MADISON AVENUES

**JOIN US FOR THE AWARD PRESENTATIONS
RECOGNIZING THE BEAUTIFUL HOMES OF SPRING LAKE**

ADMISSION FREE • OPEN TO THE PUBLIC