

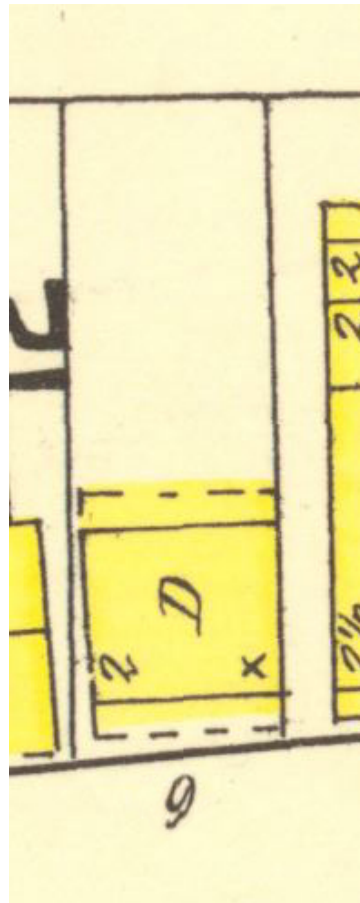
# SHORE POINT ARCHITECTURE, PA

9 Main Avenue  
HPC Demolition Application Text  
5/4/21

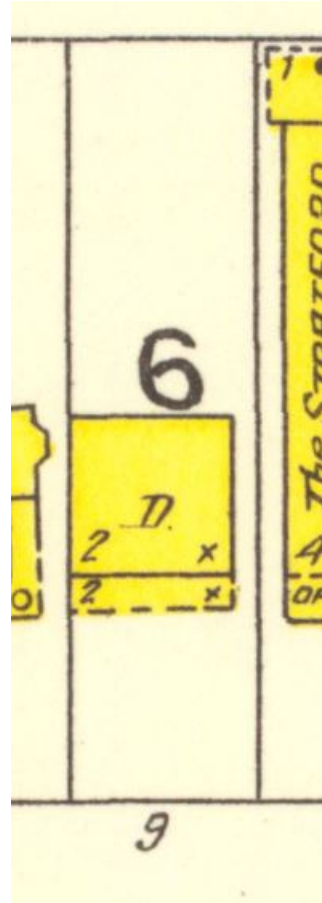
## HISTORY OF SITE

According to the tax records, "9 Main Avenue" was constructed in 1872, however the Sanborn maps and historic postcards that were found do not appear to support this construction date. We believe the house was constructed sometime between 1905 and 1930 and is therefore classified as a "key" or "contributing" structure.

Between 1872 and sometime prior to 1930, a two-story house with a front facing gable roof existed on the site. See 1890 Sanborn map, 1905 Sanborn map, and historic postcard of Main Avenue from the early 1900's (found via a Google search), below.



1890 Sanborn

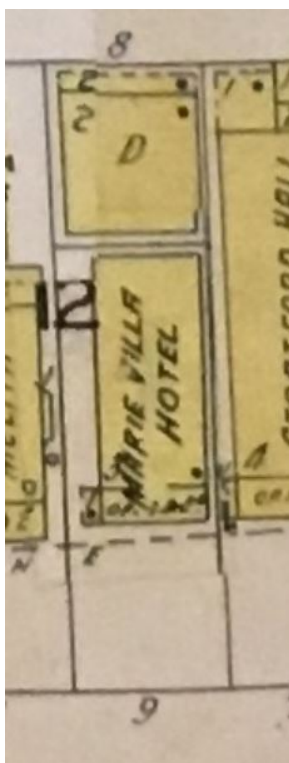


1905 Sanborn



Postcard of Main Avenue – early 1900's (via Google Search)

By 1930, the house appears to have taken on its current form, which is a three-story structure with a two-story full width front porch and a third floor cantilever over the porch. See 1930 Sanborn map and postcard of Main Avenue circa 1939 (found via a Google search), below.



1930 Sanborn Map

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Postcard of Main Avenue – Circa 1939 (via Google Search)

## EXISTING CONDITIONS

Between the 1930's and today, the house was transformed from a hotel (as indicated on the 1930's Sanborn map), into a multi-family dwelling (see "Existing Conditions Drawings", sheet A-2), and the roof form was (likely) expanded and modified several times. The current roof form consists of a low-slope, 2:12, hip roof at the front portion of the house, a very steep sloped half-gable (18:12) that intersects with the low slope hip roof at the east side of the house, an asymmetrical gable at the rear of the house (consisting of a 13:12 pitch on the east side and a 2:12 pitch on the west side, which was likely modified to allow for access to a metal fire-escape), and a small portion of a gable roof that projects above the main roof line on the west side of the house. Additionally, there are several level changes that exist within the structure, which suggests the building has been expanded numerous times. There are varying window/door sizes, window/door types, window/door head heights, and window/door arrangements, which suggests that much of the original fenestration has been modified over time. Metal fire escapes and wood framed exterior stairs have been added to provide egress from the individual dwelling units. Vinyl siding has been installed throughout and all original siding, trim, and windows / door casings have been removed or concealed. The existing porch (which was likely not designed to handle a third-floor building load and roof load), is failing structurally, particularly at the south-east corner, where over 9" of settlement was observed. The low-slope hip roof, which is structurally unsupported and cannot support itself in its current configuration, is deflecting significantly at the interior of the third floor. See photos of the existing conditions below.



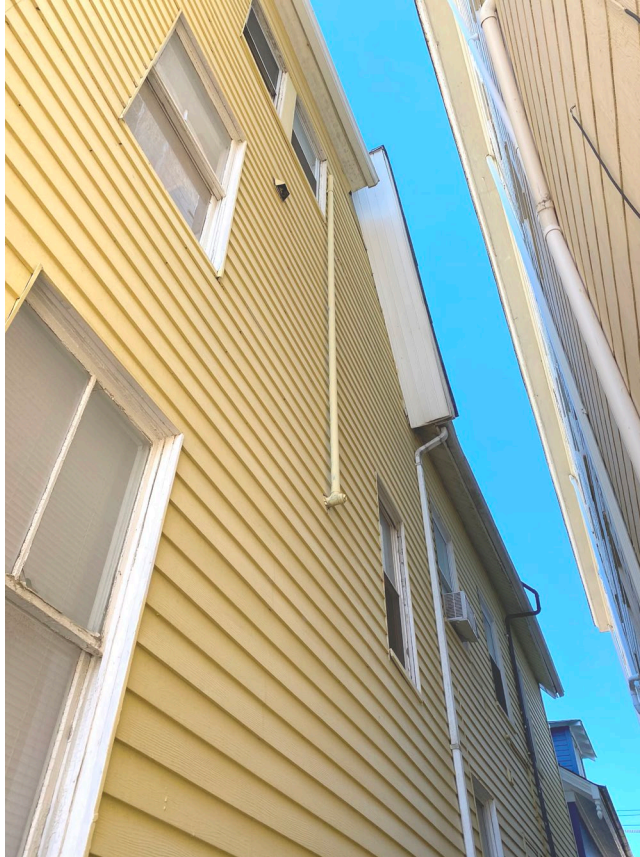


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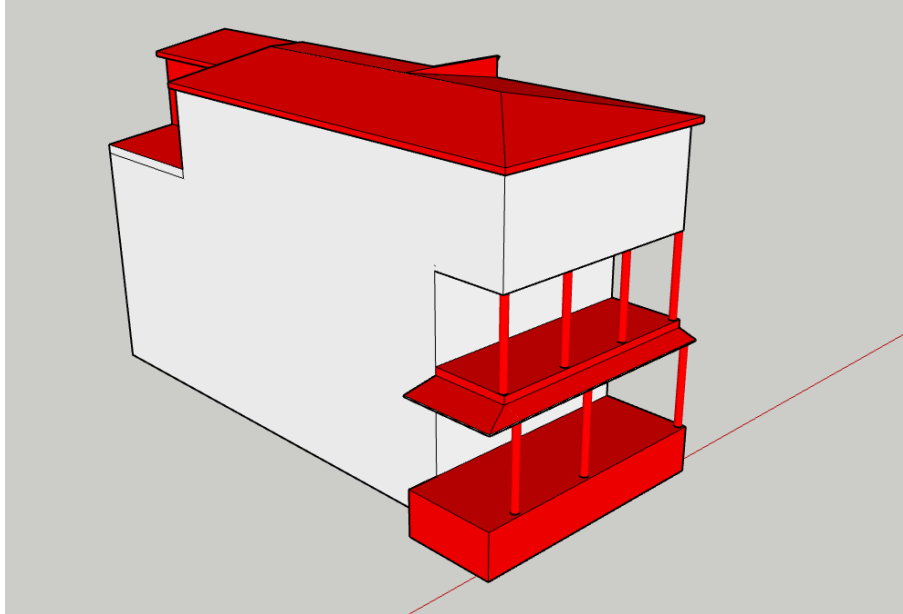


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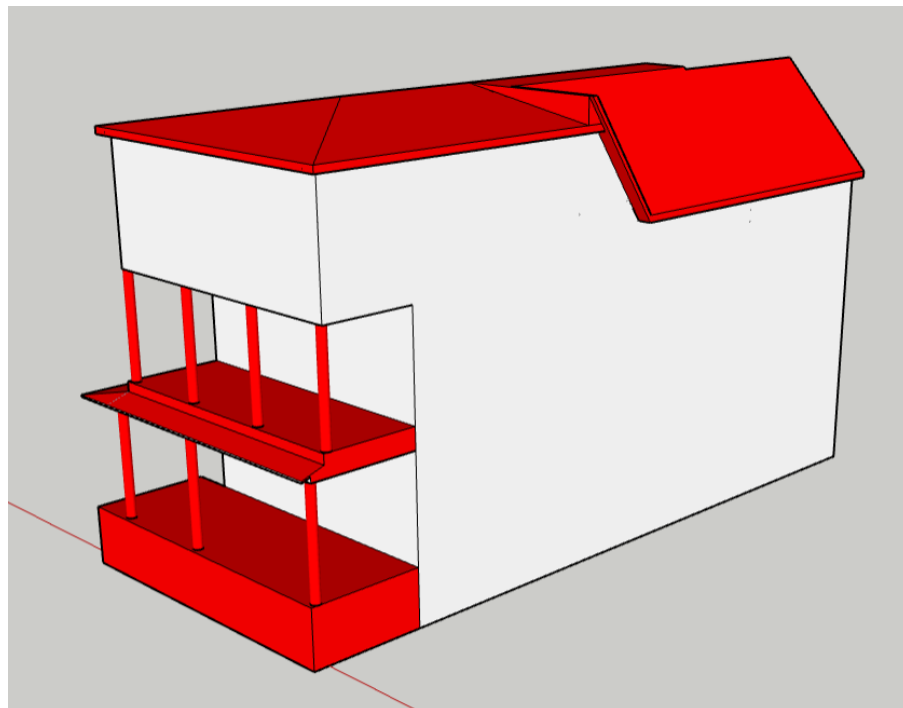


## PROPOSED AREAS FOR DEMOLITION

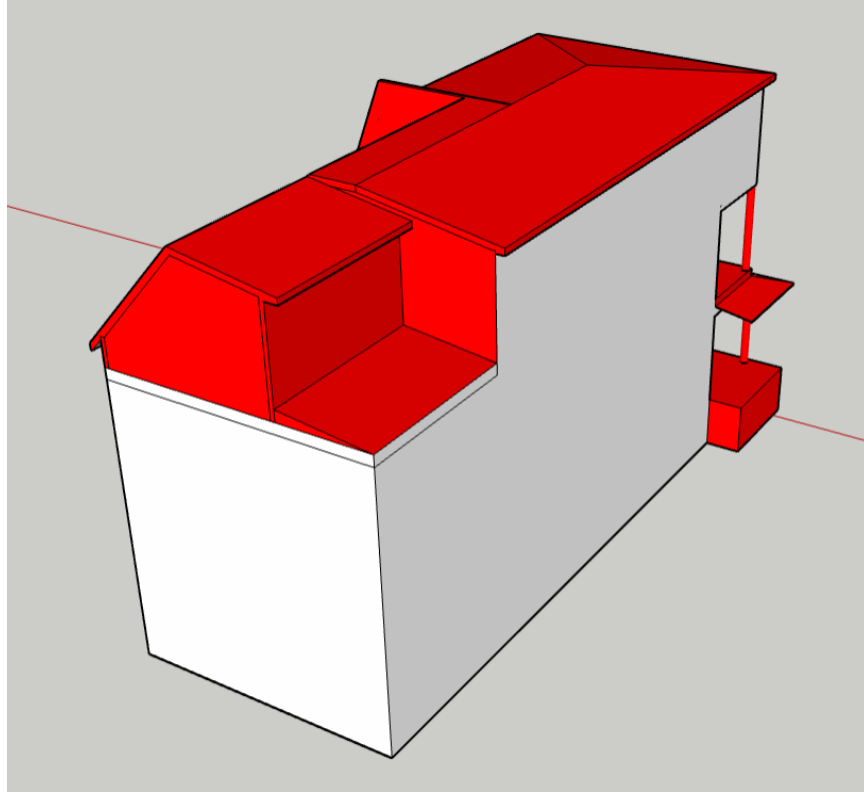
As part of this application, we are requesting demolition of the following areas for partial demolition, 33.7%: The entire roof area; the entire first and second floor porches; and portions of the third floor, side / rear wall areas. The areas are indicated for demolition are indicated on Architectural Drawing, A-3. Additionally, to assist in clarifying the areas to be demolished, a 3D “massing model” was created and the areas scheduled for demolition are highlighted in red (see below).



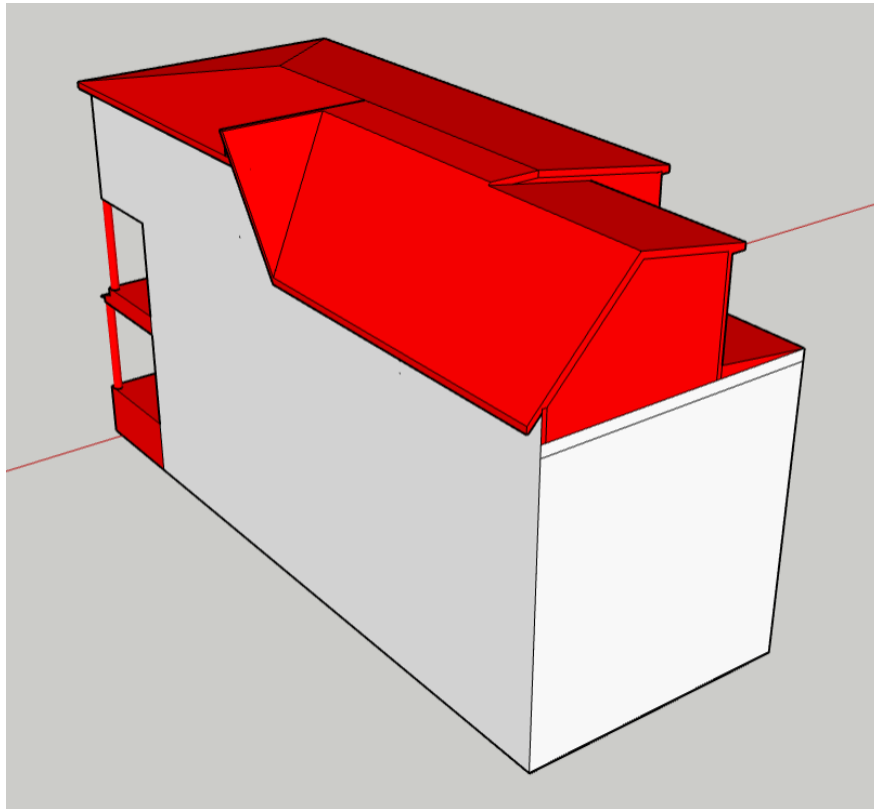
View from south-west



View from south-east



View from north-west



View from north-east

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