

# SHORE POINT ARCHITECTURE, PA

## 9 Main Avenue – Findings of Fact

**(a)** The classification of the structure as a key structure, contributing structure, supporting structure or other structure as determined by the Historic Preservation Commission

*Key or contributing (see “b” below)*

**(b)** The age or approximate age of the current structure together with the age or approximate age of any additions to the structure.

*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.*

**(c)** The specific architectural style of the structure, if such architectural style can be identified.

*No specific architectural style can be identified for this structure, in its current state.*

**(d)** The existing ownership, historical ownership, current use and historical use of the structure.

*No significant historical ownership information was found for this property. The structure was identified as a hotel on the 1930’s Sanborn map. The house is currently a single-family residence (that appears to have been broken up into multiple dwelling units at some point in recent history due to the presence of multiple kitchens and fire escapes).*

**(e)** The rationale or reasoning of the applicant for requesting demolition or partial demolition.

*Removal and reconstruction of the front porch will allow for existing structural issues to be rectified. Removal and reconstruction of the front portion of the roof will allow for existing structural issues to be rectified. Removal and reconstruction of the rear portion of the roof will allow for leaks to be properly addressed, haphazard additions that were partially removed or concealed to be rectified / repaired, and various code / zoning issues to be rectified so as to allow for the proposed improvements WITHOUT requiring the applicant seek variance relief.*

**(f)** The architectural and/or historical importance of the structure and its status within the Historic District or national listings of such properties after notification by the Historic Preservation Commission to the appropriate agency(s) charged with this responsibility including, but not limited to, State Office of Historic Preservation, State Historic Sites Committee, Office of Archaeology and Historic Preservation, Department of the Interior and national Trust for Historic Preservation.

*While the house was clearly modified and expanded numerous times since its original construction date, the current configuration (low-slope hip roof, third floor living space over lower porches) has existed in this configuration since roughly 1930. Furthermore, other neighboring houses on Main Avenue were modified in a similar way over the years, creating a “rhythm” of this form along Main Avenue. This house is located in the first beach block and is in the “flare”.*

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**(g)** Any examples, displays or designs which adopt or promote a seashore style or vernacular including design features and craftsmanship located at the subject property that could not be reproduced easily inclusive of brackets, finials, window openings, glass windows, pents, decks, porches, rooflines or such other exterior features.

*The existing pent porch roof and open structural framing supporting a shallower depth second floor porch above (offset load transfer) could not be easily reproduced, as it would not meet current building codes. Furthermore, we do not believe this porch roof design was intended to support (what we believe to be) a later third story “cantilever” of living space above. As a result, there is clear structural failure that has occurred and should be rectified to a design that can properly support the increased loads.*

**(h)** The structural soundness and integrity of the structure and the economic feasibility of restoring, repairing or rehabilitating the structure so as to comply with the requirements of the applicable building codes as determined by a qualified professional. The within rehabilitation or restoration may include a gut renovation of the subject property or an adaptive reuse or revision to the property.

*The existing porch is not structurally sound and was (likely) never designed to handle the third floor (plus associated roof) load. Resultingly, we believe a full reconstruction is the most appropriate and safe option, as opposed to a repair, which is not recommended (due to the offset load transfer and undersized framing mentioned above). Additionally, the existing low slope hip roof over the third floor living space is currently not self supporting (as the roof slope is 2:12) and is significantly over-spanned. We believe this roof is in danger of structural failure if not addressed (i.e. removed and reconstructed to a slightly steeper pitch, which can self-support). Finally, the various roof pitches and roof forms at the rear of the structure (which were clearly the result of haphazard additions and the need to egress from upper level units) are likely not properly integrated (from a structural perspective) and are prone to leaking (and subsequent rot). As such, we believe these areas should be removed and reconstructed.*

**(i)** The impact of the demolition or partial demolition on the Historic District and the surrounding neighborhoods within the Historic District compared with the existing condition of the property.

*The existing house has been altered significantly from its current form. There are areas of clear structural failure and / or danger for future structural failure if not addressed. The areas scheduled to be removed and reconstruction are for purposes of improving the structural integrity of the structure and improving code compliance (building and zoning). The “spirit” of the structure (third floor over two story porch with “relatively” low sloped hip roof) will remain. This will lead to a positive impact on the Historic District compared with the existing condition of the property.*

**(j)** The effect such demolition or partial demolition will have upon the economic base of both the surrounding neighborhood and Historic District.

*There will be a positive impact on the economic base as the partial demolition will allow for structural repairs and general improvements throughout.*

**(k)** The effect the demolition or partial demolition would have upon the public’s interest in architectural, historic and aesthetic matters generally including the maintenance of an existing streetscape, massing or historic continuity that the structure may be associated with.

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*The “spirit” of the form and massing of the structure will remain upon completion of the proposed partial demolition and associated improvements. Furthermore, the existing first floor level of the porch (which currently encroaches over the property line, into the flare) will be reconstructed at a shallower depth so that it is fully contained within the subject property. This will offer an improvement to the streetscape.*

**(l)** The importance of the structure to the Township of Neptune and the Historic District to the extent that such demolition or partial demolition would result in the loss of an architecturally and/or historically significant structure to the detriment of the public interest.

*The areas scheduled for demolition (front porch and roof) will be reconstructed in a similar form and location. The reconstruction will allow for structural improvements while maintaining the “spirit” of the Main Avenue streetscape.*

**(m)** The extent to which the structure represents an historic era by design, location and/or massing or retains a design or craftsmanship indicative of the period that it could not be reproduced or reproduced only with great difficulty.

*This structure contributes to the Main Avenue streetscape in that it is similar in massing and form to other neighboring structures (and has been since at least 1930). The proposed demolition will not impact the “spirit” of the massing of the structure. The areas to be removed and constructed can be completed without great difficulty, as proposed.*

**(n)** The location of the subject property in relation to prominent areas or streets featured within the Historic District whose removal would negatively impact on the seashore vernacular found in the Historic District.

*This structure contributes to the Main Avenue streetscape in that it is similar in massing and form to other neighboring structures (and has been since at least 1930). The proposed demolition will not impact the “spirit” of the massing of the structure. The structure is located in the flare and the existing first floor level of the porch is currently located over the property line. The proposed demolition (and porch reconstruction) will allow for this porch encroachment to be rectified, which will have a positive impact on the “flared open space” area, and therefore will have a positive impact on the Historic District in which the flared open space is a critical component.*