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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 Ext. 204 Fax (732) 988-4259
awalby@neptunetownship.org

March 17th, 2021

Andrea Fitzpatrick
Shore Point Architecture, PA
108 S Main Street
Ocean Grove, NJ 07756

RE: Historic Preservation Commission Partial Demolition App No. 2021-003
Property Location: 70 Webb Ave also known as Block 223 Lot 5
Description of Work: Partial Demolition 23.8%

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 11th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of May 11th, 2021
Time: May 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNVQUxZN2dBY2N5OWJ4Zz09>

Meeting ID: 848 2320 9822

Passcode: 691860

One tap mobile

+13017158592,,84823209822# US (Washington DC)

+13126266799,,84823209822# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 848 2320 9822

Find your local number: <https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNVQUxZN2dBY2N5OWJ4Zz09>

Join by SIP

84823209822@zoomcrc.com

As per the Neptune Township Land Ordinance No. 07-46, a minimum of ten (10) days prior to the Demolition or Partial Demolition Hearings, please submit the following to this office:

- ☐ Any and all escrow and application fees as required by the Neptune Land Development Ordinance for the within application;
- ☐ Executed Notice of Hearing mailed to all property owners within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance, inclusive of the Township of Neptune Historical Society, Historical Society of Ocean Grove, State Office of Historical Preservation, State Historic Sites Committee, Office of Archaeology and Historic Preservation and the Department of the Interior and National Trust for Historic Preservation. **Hearing Notice must include the Log-In and Participation Details for the Zoom Meeting listed above.** Enclosed herewith please find a copy of the required 200 ft. list, certified by the Tax Assessor's office.
- ☐ Certification or Affidavit of Mailing of such Notice of Hearing to all property owners within 200 feet of the subject property and all governmental or public entities as required under Neptune Township Ordinance;
- ☐ Affidavit of Publication for publication of a notice of hearing which shall have been published no sooner than twenty (20) days prior to the scheduled hearing date or later than ten (10) days prior to the scheduled hearing date in an official newspaper of the Township of Neptune. **Notice of Hearing must include the Log-In and Participation Details for the Zoom Meeting listed above.** The within notice shall identify the nature of the application, a description of the application sought, the physical address of the subject property, the lot and block number, the date, time and location of the demolition hearing and the telephone number of the Commission Secretary who can provide additional information on the application;
- ☐ Eleven (11) Copies of any maps or surveys, photographs or reports of experts retained by the Applicant to be presented at the demolition hearing;
- ☐ Other: Eleven (11) copies of the proposed partial demolition plans and written summary of Findings of Facts

Prior to the date fixed for the requisite demolition hearing requested herein, the Applicant shall make the subject property available to members of the Historic Preservation Commission for their review and inspection. The dates and times of inspection shall be arranged between the Commission Secretary and the Applicant and shall be at such times deemed convenient for Commission members to attend. The Applicant or his representative shall be present during any such inspection. If any changes are made to your application after you have been placed on the agenda or if you fail to produce any of the items requested above, your hearing will be deferred to the next available meeting. **Please contact this office to schedule a site visit at least 10 days prior to the hearing date.**

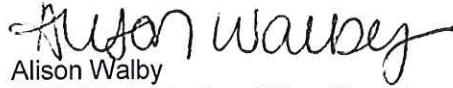
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,

A handwritten signature in black ink, appearing to read "Alison Walby". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alison Walby
HPC Administrative Officer/Secretary

Application Date : 2/17/21

Application No. : HPD 2021-003

Historic Preservation Commission Certificate of Appropriates for Demolition

In accordance with Ordinance No. 07-46, an Applicant seeking to demolish or partially demolish a structure within the Historic District shall first submit an application for a demolition approval to the Secretary, Historic Preservation Commission, on forms prepared or otherwise prescribed by the Commission.

With this application, it is required that you submitted copies of any maps or surveys, photographs, reports of experts retained by the Applicant to be presented at the demolition hearing, and demolition plans. The demolition plans must clearly indicated the areas to remain and the areas to be demolished along with the demolition calculations. Please note, additional information or documents to be requested by the Commission.

Please complete this application in its entirety.

PROPERTY IDENTIFICATION

ADDRESS: 70 Webb Avenue

BLOCK: 223

LOT: 5

QUALIFIER: HD-R1

OWNER INFORMATION

NAME(S): Cindy Netchert

ADDRESS: 70 Webb Avenue, Ocean Grove, NJ 07756

PHONE: 732-774-6900

EMAIL: cnetichert@hotmail.com

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, AIA COMPANY: Shore Point Architecture, PA

ADDRESS: 108 S. Main St, Ocean Grove, NJ 07756

PHONE: 732-774-6900

EMAIL: a.fitzpatrick@shorepointarch.com

APPLICANT CAPACITY - IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☒ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

Year Built: 1879 Architectural Classification: Cottage Architectural Style: contributing

Are you applying for a partial demolition or demolition? ☒ Partial ☐ Full

Structure

Total Area of the Exterior of the Structure (including the roof), 2,629 Square Feet

Total Area of the Structured to Be Demolished, 626 Square Feet

Demolition Percentage, 23.8 %

FEB 17 2021

70 Webb – 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

Tax records indicate the existing structure was constructed in 1879, therefore this structure is classified as a "Key Structure" by date.

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

Based on the Sanborn Maps, our assumptions regarding the form and expansion(s) of the structure are as follows: The original structure was a one-story expanded cottage with a one-story open front porch and a one-story portion at the rear. Sometime between 1890 and 1905, a second story was added to the main structure and expanded slightly on the east side. Sometime between 1905 and 1930, the porch on the east side was added as well as a small one-story room. The front porch was minimized to about half of its original size during this time period as well.

Based on the Sanborn Maps below, our assumptions regarding the form and expansion(s) of the structure are as follows:

The structure on the 1890 Sanborn map does not appear to be the original structure due to its size, form, and positioning on the site. The structure on the 1905 Sanborn map appears to be (the unaltered form) of the original structure. The areas of original structure include: The existing two-story portion of the house with a front facing gable and "butterfly" flare (which likely exists today), a full width front porch (which was demolished), and a one-story portion at the rear of the structure (which a second story addition was likely later constructed above). By 1930, we believe the structure was further modified. To summarize: the full width front porch was removed and replaced with a smaller porch "stoop" (which likely exists today); the open side porch at front-left corner of the house was added (which still exists today), the 1905 1-story portion at the rear of the house was expanded to become two-stories (likely with a low-slope gable roof that currently exists today); a 1-story addition was added on the left side of the structure; a 1-story addition was constructed at the rear of the structure (which likely exists today). Between 1930 and today, we believe additional modifications were made to the structure as follows: the "void" between the side porch and dining area was infilled with a one-story addition; a small one-story addition (powder room) was added at the rear of the structure.

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

This house was originally an expanded one-story cottage and was later modified be a two-story cottage.

(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 house is currently a single-family residence.

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

The Owner would like to remove the existing one- story rear additions and construct a new two-story addition at the rear of the structure

(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.

The house is a key structure by date but is not listed on any historic registers that we are aware of

(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.

No

(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 original portion of the house is structurally sound and is scheduled to remain. The rear additions were likely once porches, that were later enclosed, and as such, are scheduled to be demolished and reconstructed as part of the scope of work.

(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 proposed area to be demolished is not visible from the street. The original two-story structure at the front of the property will remain. We do not believe there will be any negative impact on the Historic District as a result of this proposed partial demolition.

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

We do not believe there will be any negative impact on the economic base of the surrounding neighborhood or on the historic district as a result of the proposed demolition. In fact, removal of the rear additions and construction of a new, two-story addition will likely increase the value of the property, which will have a positive impact on the economic base.

(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.

We do not believe the proposed demolition will have a negative impact on the above mentioned items, as the front elevation will remain largely unchanged as a result of the proposed partial demolition.

(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.

We do not believe the proposed demolition will result in the loss of an architecturally significant structure, as the front elevation will remain unchanged as a result of the proposed partial demolition. Additionally, we believe everything proposed to be demolished was added after 1930.

(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.

The front portion of the structure (which is the historic portion of the structure, even though it has been significantly modified over time) will be preserved. Demolition of the rear portions, which have been added / significantly modified over time and are not historically significant and do not contain any of the features mentioned above.

(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.

The proposed partial demolition will have no impact on the massing at the front of the property, therefore, there will be no negative impact on the Webb Avenue streetscape.