

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

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

February 17th, 2021

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

**RE: Historic Preservation Commission Partial Demolition App No. 2021-002**  
**Property Location: 113 Inskip Ave also known as Block 286 Lot 7**  
**Description of Work: Full Demolition 75%**

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, March 9<sup>th</sup>, 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 March 9, 2021

**Time:** Mar 9, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/83001872960?pwd=RzgreWNaWkxEVThQZDVKTkloYVMrZz09>**

**Meeting ID:** 830 0187 2960

**Passcode:** 164550

**One tap mobile**

+13126266799,,83001872960# US (Chicago)

+16465588656,,83001872960# US (New York)

**Dial by your location**

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

**Meeting ID:** 830 0187 2960

**Find your local number:** **<https://us02web.zoom.us/j/kc6c9kLHtg>**

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](http://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](mailto:awalby@neptunetownship.org).

Cordially,



Alison Walby  
HPC Administrative Officer/Secretary



Application Date : 01/19/21

Application No. : 2021-002

## 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: 113 Inskip Avenue  
BLOCK: 286 LOT: 7 QUALIFIER: HD-R1

### OWNER INFORMATION

NAME(S): Walter Danley  
ADDRESS: 12 Beryl St., South River, NJ 08882  
PHONE: 732-774-6900 EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, AIA COMPANY: Shore Point Architecture  
ADDRESS: 108 S. Main St, Ocean Grove, NJ 07756  
PHONE: 732-774-6900 EMAIL: af@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: 1925 Architectural Classification: Bungalow 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), 4,293 Square Feet

Total Area of the Structured to Be Demolished, 3,218 Square Feet

Demolition Percentage, 75.0 %

Describe all proposed work to be conducted on or around the subject property below.

(see attached text)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The Information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

Walter Danley III  
OWNER NAME – Please PRINT

[Signature]  
OWNER SIGNATURE

01/19/21  
DATE

Andrea Fitzpatrick, AIA  
APPLICANT NAME – Please PRINT

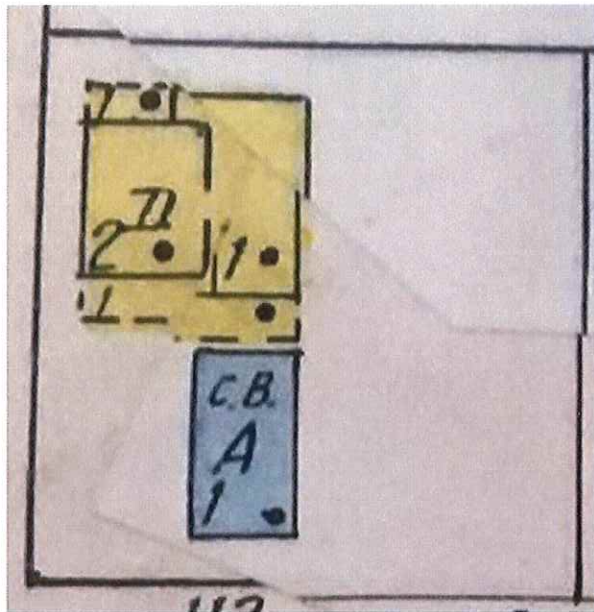
[Signature]  
APPLICANT SIGNATURE

1/26/21  
DATE

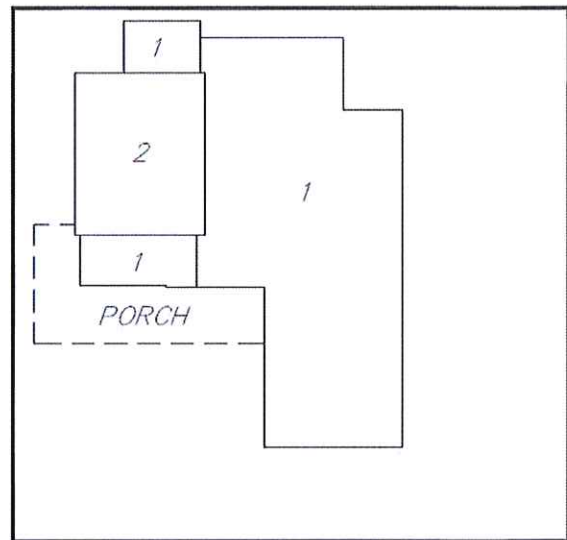
### 113 Inskip Ave – Demolition Application Text

Tax records indicate the existing structure was constructed in 1925. 1930 Sanborn maps appear to support this construction date, although the structure has been significantly altered, to date. The building was originally constructed as a two-story frame dwelling with a full-width, one-story front porch and one-story portions at the rear and east side of the dwelling. Additionally, the site contained a detached one-story concrete block garage at the south side of the property, in the front yard area.

It appears as though the only original portion of the structure that currently remains (or has been unchanged) is the two-story portion. The existing front porch was enclosed and the existing detached structure and one-story portions have been reconstructed or significantly altered. A new one-story wrap-around porch was later constructed.



1930



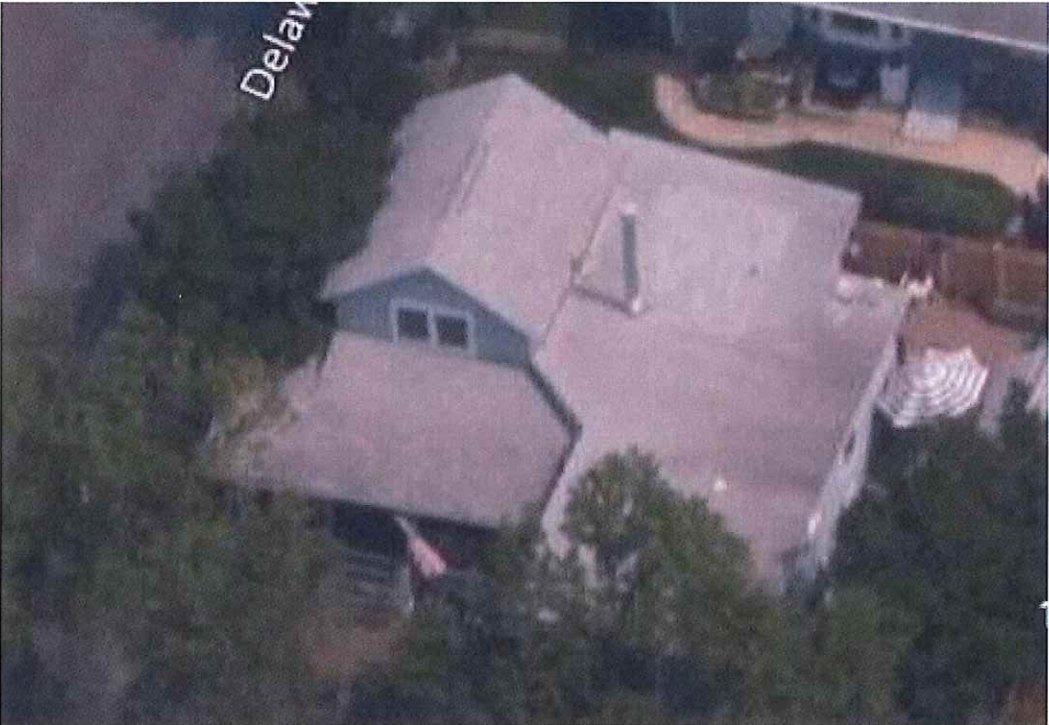
CURRENT



Side (East)



Birds-eye





**Photos of existing conditions:**

Front (South)



Rear (North)

