

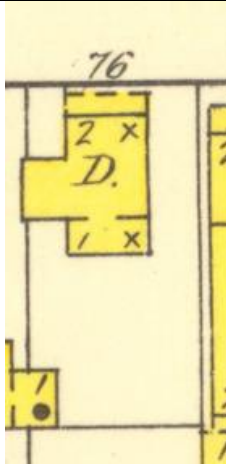
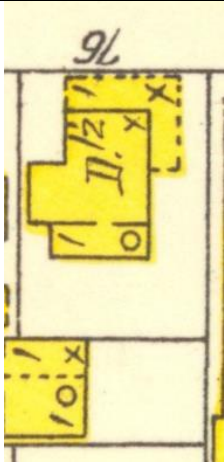
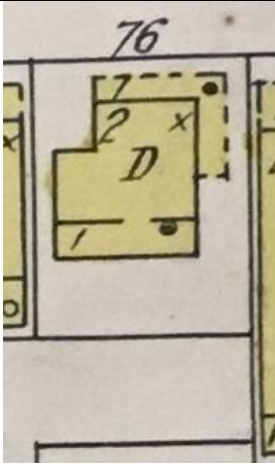
# SHORE POINT ARCHITECTURE, PA

## DEMOLITION APPLICATION TEXT

Date: May 5, 2023  
SPA Job Number: 2023-11 (Martin Residence)  
Property Address: 76 Mt. Tabor Way (Block 149, Lot 2)

### HISTORY OF SITE

According to the tax records, "76 Mt. Tabor" was constructed in 1904. The Sanborn maps suggest a similar structure to what is currently on the property, existed in 1890. Between 1890 and 1905 the front porch was expanded to wrap around the East side of the structure. Sometime between 1930 and 1981 the "wrap" portion of the porch was enclosed and became interior living space.

			
1890 Sanborn Map	1905 Sanborn Map	1930 Sanborn Map	Current Survey

A historic photograph, dated from the 1870's (below), supports the information above.



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We also reviewed the HPC file, which includes projects that date back to 1981. They are summarized below:

**1981** Roof Replacement



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**2007** Site Work

- Remove existing concrete pad in the front yard to the West of the structure



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**2008** Exterior Renovations

- New cedar shake shingles on front and sides of properties
- New asphalt roof shingles
- New aluminum half-round gutters and round leaders
- Repair and replicate existing scroll work and all fenestrations



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**2009** Balcony Addition to Match Exist.

- Reconstruct the 2<sup>nd</sup> floor Juliette balcony that was removed at an unknown date with pressure treated decking and insets of poplar wood. Replace board and batten siding (instead of cedar, as previously requested in 2008), as it was found below the asbestos siding, and historically appropriate.

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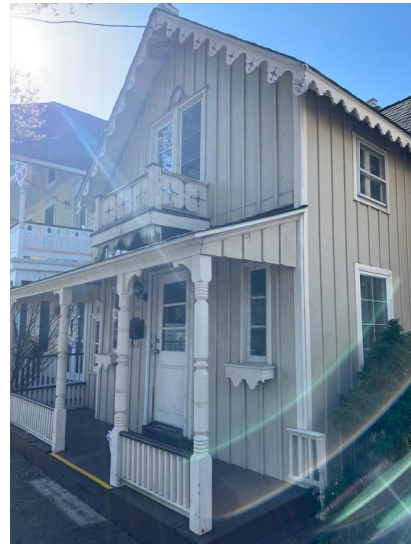
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## PHOTOGRAPH OF THE EXISTING CONDITIONS



Front Elevation



Side Elevation (West)





Rear Elevation



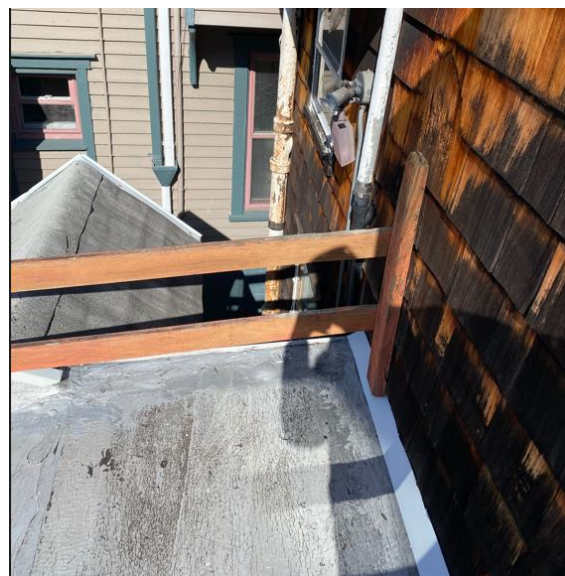
Side Elevation (East)

### **PROPOSED AREAS FOR DEMOLITION**

As part of this application, we proposed to demolish the rear area of the house and deteriorated elements of the front porch, as indicated on the attached drawings. The deteriorated elements include: the second-floor balcony (not original) and first floor porch floor (not original), floor framing (likely not original), foundation (if any), lower portion of porch columns (possibly original, but repaired previously and rotting), and porch railings (not original and in poor condition). This equates to 26.5% demolition, which requires “partial demolition” approval from the HPC.

### **SIGNIFICANCE OF THE AREA PROPOSED FOR DEMOLITION**

The Sanborn maps suggest the rear of the house was constructed sometime between 1905 and 1930, however it has been expanded and modified numerous times, and now includes a large, inappropriate, cantilevered, uncovered second floor roof deck. Within the rear area proposed for demolition, there are four windows and a door, as outlined below:



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## Summary of Openings in Area Proposed for Demolition

		<p>Aluminum Replacement Window</p> <p>2'-4" x 3'-4" 1:1 Double Hung</p>
		<p>Wood Casement Window</p> <p>1'-2 1/2" x 2'-4" 1 Lite</p>
		<p>Outswing, Half Glass Wood Door</p> <p>4 Lite</p>



		<p>Vinyl Replacement Window 2'-4" x 3'-6" 1:1 Double Hung</p>
		<p>Vinyl Replacement Window 2'-4" x 3'-6" 1:1 Double Hung</p>

Portions of the front porch and balcony are newer replacements. They were constructed from wood species that are not durable, and are showing signs of rot and deterioration. Demolition would allow for appropriate replacement of such components, utilizing the historic photographs as the basis for design. The porch columns may be older and historically significant, and are therefore scheduled for repair work only (including removal and replacement of the bottom portion of the column).



Evidence of rot and deterioration of the 2<sup>nd</sup> Floor Balcony's wood components



Evidence of rot and deterioration of the 1<sup>st</sup> Floor Porch