

SHORE POINT ARCHITECTURE, PA

FINDINGS OF FACT

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

(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 Structure

(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, "76 Mt. Tabor Way" was constructed in 1904, however after reviewing the Sanborn maps, we believe the house was constructed prior to 1890. Discovered evidence from an OPRA request supports a construction date around 1875. Based on research, we believe another addition occurred sometime after 1905, where the rear of the building was expanded westward via a one-story addition.

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

Bungalow / 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 and has no indication of any other use.

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

The rear portion of the house has been modified and expanded numerous times. The partial demolition will allow for the removal and reconstruction of the rear area of the house.

(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 quintessential example of a Victorian cottage and "key structure" within the historic district.

(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

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inclusive of brackets, finials, window openings, glass windows, pents, decks, porches, rooflines or such other exterior features.

No. Many original features have already been recreated / recreated on this house.

(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 house is in need of significant upgrades throughout, which will be addressed as part of this project. Demolition beyond the areas indicated should not be required to complete such upgrades.

(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 rear addition proposed for demolition is not visible from street view. The areas scheduled to be removed and reconstructed are for purposes of improving the functionality of the living spaces. The reconstruction of historically appropriate, street-facing elements will provide a positive impact to the surrounding neighborhood.

(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 greater functionality to the property and improve its general condition with 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.

The rear area scheduled for demolition is not visible from the street or public. The balcony and porch are characteristic to the structure. Reconstructing these elements will improve the overall aesthetic and value of preservation.

(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.

None, as the front portions of the house scheduled for demolition will be reconstructed in-kind and the rear portion (which will be reconstructed) will not be visible from the public way.

(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 proposed demolition will not impact the "spirit" of the massing of the structure, significant to the bungalow style of the structure. The area to be demolished will be reconstructed.

(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 Mt. Tabor Way streetscape. The proposed demolition will occur at the rear of the house and will have no impact. The characteristic elements on the front elevation will be reconstructed and will not have a negative impact on the Historic District.