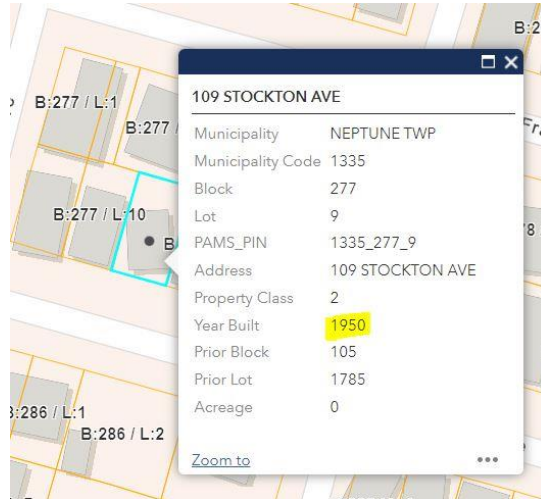


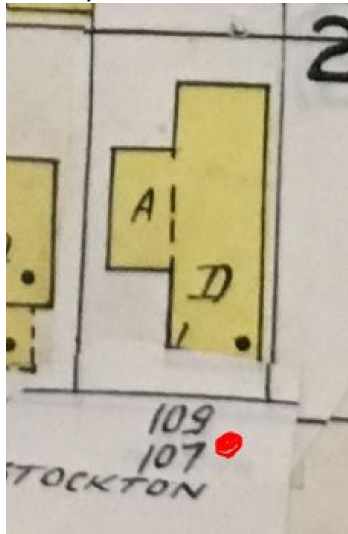
SHORE POINT ARCHITECTURE, PA

109 Stockton Avenue
HPC Full Demolition - Application Text
July 14, 2023

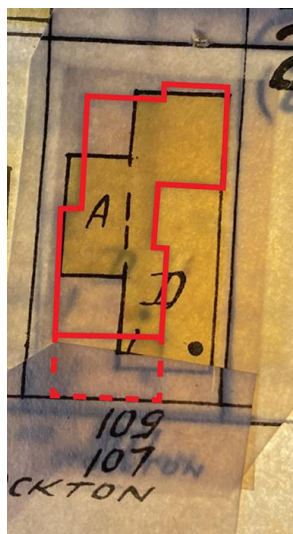
TAX RECORD: According to the tax records, the existing house was constructed in 1950



1930 SANBORN: The 1930 Sanborn map appears to depict the existing structure on the site today, via an overlay. This overlay was placed, according to an “corrections record,” sometime between 1955 and 1968 (specific correction date, unknown). By backlighting the 1930 Sanborn map, we were able to generate a rough outline of the actual structure that existed on the site in 1930, which appears to be an entirely different structure.



1930 Sanborn with overlay



1930 Sanborn, back-lit

CORRECTION RECORD					
REV. NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED	REV. NO.	DATE OF CORRECTION
14	8-54	motor	2-11-55		
15			10-2-55		
16	8-57	"	2-28-58		
17	9-58	"	5-6-59		
18	8-59	"	2-60		
19	12-60	MPS/CULVARY	8-1-61		
20	2-62	MPS/CULVARY	9-27-62		
21	2-63	MPS/CULVARY	10-17-63		
22	4-64	Quinn/Koch	9-64		
23	2-65	Quinn	9-65		
24	4-66	Quinn	7-66		
25	9-67	Quinn	5-68		

Corrections Record from 1930 Sanborn

SUMMARY: Upon completion of our preliminary analysis, we believe the construction date of 1950, as indicated on the tax records, is accurate. As such, this structure is classified as an “Other Structure” in the HPC Design Guidelines:

D. Other Structures

Includes those dwellings constructed after 1941. These may not specifically contribute to the overall historic styles or craftsmanship of its preceding historic dwellings. Key and contributing structures are most carefully scrutinized during the HPC review process.

SUMMARY OF PROPOSED DEMOLITION: This application proposes 100% full demolition of the existing structure and site improvements, which will result in a vacant lot.

REASON FOR PROPOSED DEMOLITION: The homeowner would like to increase the livable floor area. This home is not conducive to expanding for several reasons:

- It is approximately 73 years old and the presence of a proper or adequate footing to support additional loads is unlikely. Costly and challenging underpinning would be required to expand this structure
- The existing structure is located less than 3’ from the east side and rear property lines. Building code restrictions prohibit new or modified window openings, which makes the design of a code compliant and historically appropriate addition challenging
- Front building setback does not allow for the addition of a front porch. To accommodate a front porch, the house would have to be cut back, which would be very challenging and costly.
- Because the house is not historically significant and is not conducive to expanding in a code compliant or historically appropriate manner, new construction is preferred.

HISTORIC SIGNIFICANCE: We do not believe this house specifically contributes to the overall historic style or craftsmanship of the district for several reasons, including:

- The existing roof is essentially flat, pitched just enough for drainage. It is covered with a membrane roofing.
- The house does not contain a front porch
- The house contains poured concrete stair/landings with modern black aluminum railings at the front and east side entry doors
- The window and doors are of modern proportions and all but three have been replaced with newer vinyl replacement windows
- The three original (1950’s) windows are located on the west side of the house and include: (1) wood double hung window and (2) wood stacked awning windows
- The existing siding is white vinyl with exposed j-channel. Soffits are vented vinyl. Fascias and window/door casings are wrapped with white aluminum coil stock
- The existing house contains a street facing garage with a modern overhead aluminum door
- The front yard contains loose, red colored stone
- There is a 4’ height black chain link fence gate between the side concrete walkway and the sidewalk
- The house contains k-style prefinished aluminum gutters and leaders

PHOTOGRAPHS OF EXISTING CONDITIONS:



108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250



Original 1950's stacked wood awning window
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250