

# SHORE POINT ARCHITECTURE, PA

109 Stockton Avenue  
HPC Full Demolition – Findings of Fact  
July 14, 2023

**(a)** The classification of the structure as a key structure, contributing structure, supporting structure or other structure as determined by the Historic Preservation Commission

*Other structure*

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

*Constructed in 1950*

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

*Modern, post-war construction*

**(d)** The existing ownership, historical ownership, current use and historical use of the structure.

*No significant historical ownership information was found for this property.*

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

*The homeowner would like additional floor area, however the existing home is not conducive to expansion from a zoning perspective, building code perspective, and per the HPC's Design Guidelines.*

**(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.

*None.*

**(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.

*None.*

**(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 existing house, if unaltered, appears to be structurally sound, however it is unlikely the house can handle any additional loads (i.e. an upper level addition) without significant structural upgrades including but not limited to underpinning of the existing foundation.*

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**(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.

*Full demolition of a 1950 post-war, modern home will allow for the construction of a new, historically appropriate home in accordance with the HPC Design Guidelines. This will inherently improve the neighborhood.*

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

*Full demolition of a 1950 post-war, modern home will allow for the construction of a new, historically appropriate home in accordance with the HPC Design Guidelines. This 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.

*Full demolition of a 1950 post-war, modern home with a flat roof will allow for the construction of a new, historically appropriate home in accordance with the HPC Design Guidelines. This will inherently improve the streetscape.*

**(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.*

**(m)** The extent to which the structure represents a 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.

*None.*

**(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.

*None.*