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DONALD L. BEEKMAN (1949-2017)

June 11, 2025

Heather Kepler, Administrative Officer
Neptune Twp. Historic Preservation Commission
Land Use Department
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: HPC Application – Partial Demolition
50 Clark Ave., Ocean Grove
Block 266, Lot 14, Neptune Township
Applicant: William and Diane Egner

Dear Ms. Kepler:

Regarding the above matter, enclosed please find three (3) copies of our clients Application for Demolition, along with an Application Fee Check for \$25.00, and an Escrow Fee Check for \$1,800.00.

Attached are three (3) sets of the following documents:

1. Demolition Application
2. Demolition Application Explanation by Passman Ercolino Architects, P.C.
3. Property Photos (3 photos)
4. Survey prepared by Michael J. Williams, PLS, dated July 18, 2024
5. Architectural Plans prepare by Passman Ercolino Architects, P.C., dated May 18, 2025, consisting of six (6) sheets.

We would appreciate your scheduling this matter for a hearing with the HPC at the earliest possible date. If a Tech Review Committee meeting is requested, we would also ask the same to be scheduled as soon as possible. Lastly, we will also need to coordinate a date for inspection by Board Members in advance of the initial Demolition Hearing, according to the Ordinance for Demolition.

Thank you for your concern in this matter, and I look forward to hearing from you.

Very truly yours,



Jeffrey P. Beekman

JPB
Encl.

Application Date: _____

Application # _____

Historic Preservation Commission **DEMOLITION PERMIT**

The demolition of existing structures in Ocean Grove is contrary to the mission of the Historic Preservation Commission and any demolition must meet rigorous review criteria during the approval/denial process. Requests for demolition will be heard on a case by case basis and merits of each request shall be considered. Refer to Section 907 and its amendments of the Neptune Township Ordinance.

Please complete the entire application. Incomplete applications will not be processed.

1. Block: 266 Lot: 14 Qualifier: _____
2. Prop. Loc: 50 Clark Avenue, Ocean Grove, NJ 07756
3.

Property Owner's Information (required):	Applicant's Information (required):
Name: <u>William Egner and Diane Egner</u>	Name: <u>William Egner and Diane Egner</u>
Address: <u>220 Prospect Avenue</u>	Address: <u>220 Prospect Avenue</u>
<u>Neptune, NJ 07753</u>	<u>Neptune, NJ 07753</u>
Phone: <u>973-868-4830</u>	Phone: <u>973-868-4830</u>
Email: <u>degner.ghaa@gmail.com</u>	Email: <u>degner.ghaa@gmail.com</u>
4. Property Type: Single ☒ 2-4 Family ☐ Apartments ☐ Commercial ☐
5. Number of Units (if applicable): # Res. Units 1 # of Commercial Units 0
6. Are you applying for a partial or full demolition? ☒ Partial ☐ Full
7. Total Area of Structure? 3920.1 SF
8. Total Area Structure to be Demolished? 1,190.1 SF 30.4% %

Describe the proposed demolition in detail the condition of existing home, area to be demolished and area to remain.

Applicants propose to demolish a rear addition circa 1960's, which has a roof line that protrudes above the roof line of the original structure, and ultimately build an addition that is more compatible not only with the property, but also with the Ocean Grove Historic Guidelines. Letter of Explanation is attached.

☒ I am the owner proposing the work referenced herein. I do hereby certify that the information herein is correct and complete to the best of my knowledge.

☒ As the Property Owner, I understand that the Historic Preservation Commission or the Administrative Officer for the Commission may require additional information for my application to be considered "complete" AND hereby authorize the above mentioned applicant to appear before the Commission at a public hearing.

☒ I hereby authorize any member of the Historic Preservation Commission to enter upon the property which is subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Commission as to the pending application.

Owners Signature

Date

William Egner and Diane Egner

6/11, 2025

Print Owners Name

Applicants Signature

6/11, 2025
Date

William Egner and Diane Egner

Print Applicants Name



PASSMAN & ARCOLINO
ARCHITECTS, P.C.

May 19, 2025

Demolition Application - Partial

50 Clark Avenue, Ocean Grove, NJ - Block 266, Lot 7, Neptune Township

Description of the work (from page 2 of 2), Based on:

Section 10. Findings of Fact: (From Ordinance No. 07-46, with letter designations form this section)

- a) This structure is a "Key" structure.
- b) The front portion of the house was built prior to 1896. See Sanborn Map, 1890, Sheet 28. It appears that there was a rear porch, about the same depth (7.5 feet) and width (16 feet) as the front porch. The 1905 Sanborn Map, Sheet 49, shows the footprint of the house as the same as the 1986 map. The 1930 Sanborn Map shows the same footprint. After some exploratory interior demolition, it appears that the rear portion of the house has this porch structure on the first floor. There is evidence that the existing three-story rear construction was added after 1930, with an estimated construction circa 1960. This was made clear by the size of the floor joists, the spacing of the joists, and the floor sheathing material. Additionally, the exterior is not framed in the same manner as the front portion of the house. There is evidence on a more modern wall stud dimensionally and by the "newness" of the material.
- c) The front original structure is in the "Stick Style". The rear addition is of an unspecified style.
- d) The applicants have purchased the house in 2025 from the estate of Mr. Egner's parents, who were the homeowners since 1978. Prior Owners, according to the Assignments of Lease and Original Leasehold Indenture includes what is shown in the Appendix "A", ownership information.
- e) It would not appear that there is any significance with the historical ownership of the property based on the ownership history. In addition, during the Applicant's and Applicant's family's use, the structure has remained a single-family residence. The historical use of the structure beyond the Applicant and their family is unknown.
- f) The rear portion of the house (where the 1960's addition to the original "Stick" style house is) will be removed and replacing it with an addition which is more aesthetic and historically accurate in matching the "Stick" style front portion of the house.
- g) The front portion of the house, in its "Stick" style will be preserved. The proposed rear addition will not be visible from Clark Avenue. The addition will be stepped back, in plan, and stepped down from the original roof line.
- h) The addition's roof slopes, fascias, and soffits will match the original "Stick" style roof lines.
- i) The rear portion of the house, which is to be replaced with the proposed addition, currently has ceiling heights on the second floor which do not meet building codes. Rehabilitating this would necessitate the removal of the roof down to the second floor joists. The rear bedroom, in the addition on the second floor, has its access to this through another bedroom in the original portion of the house,

Demolition Application - Partial

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May 19, 2025 – page 2 of 3

which is not consistent with current building codes. This condition cannot be accomplished without the loss of the bedroom in the original portion of the house. The windows in the 1960's addition are not consistent with the Historic District guidelines. The roof shape of the rear portion is a shed type roof, not consistent with any Historic District style. It is visible from the street and distracts from the original "Stick" style vernacular of the house.

- j.) With the demolition of the rear portion of the house, the Historic District's intent will be furthered. The proposed addition, replacing the shed roofed three story structure, will be more compatible with the Historic District, thus making the house / property more contextual with the neighborhood.
- k.) The partial demolition of the rear portion of the house, and its replacement with a more compatible structure, will enhance the neighborhood, in aesthetics and the economic base.
- l.) The partial demolition of the rear portion of the house, and its replacement with a more compatible structure, will enhance the architectural, historic and aesthetic matters by creating a more compatible addition to the house, while also reducing its visibility from Clark Avenue (and the entire streetscape), thus allowing the original "Stick" style "key Structure" to stand out.
- m.) The portion of the structure being demolished will not be a loss of any significant architectural element to the neighborhood or streetscape. On the contrary, its removal, and its replacement, will enhance the Historic District's intent.
- n.) Since the front portion of the house will remain, its "Stick" style will remain as a "Key" structure within the Historic District, without the distraction of the existing wall and roof of the 1960's addition, which looms above the historic roof of the front structure.
- o.) The removal of the rear three-story, shed-roofed structure will positively impact the seashore vernacular found in the Historic District, allowing the "Key" structure to stand out as it has done since 1896.

Demolition Application - Partial

50 Clark Avenue, Ocean Grove, NJ - Block 266, Lot 7, Neptune Township

Description of the work (from page 2 of 2), Based on:

Section 10. Findings of Fact: (From Ordinance No. 07-46, with letter designations form this section)

May 19, 2025 – page 3 of 3

Appendix “A” Ownership Information

<u>Owner</u>	<u>Date of Deed Recording & Book/Page</u>
1. Kate H. Floyd	October 27, 1884 / DB 450, Pg. 64
2. Ethel H. Brown	October 18, 1910 / DB 899, Pg. 461
3. Helen C. Sempell	September 17, 1923 / DB 1232, Pg. 374
4. Charles F. Engelstadter	June 6, 1930 / DB 1523, Pg. 155
5. James Wilbert Mitson & Ethel Louise Mitson	June 6, 1930 / DB 1523, Pg. 156
6. Thomas C. Seaver & Florence Seaver	October 6, 1937 / DB 1751, Page 114
7. Thomas W. Seaver & Frances J. Seaver	August 1, 1956 / DB 2690, Pg. 297
8. Harold Wright & Evelyn Wright	May 6, 1958 / DB 2834, Pg. 172
9. Karl R. Lachenauer & Barbara V. Lachenauer	November 25, 1969 / DB 3670, Pg. 144
10. Henry Campbell & Shirley D. Campbell	July 1, 1970 / DB 3696, Pg. 309
11. Charles B. Mazza & Barbara L. Mazza	July 28, 1971 / DB 3743, Page 410
12. Nicholas Maat, Jr. & Antoinette Maat	August 5, 1974 / DB 3894, Pg. 598
13. Andrew Egner & Ruth Egner	September 15, 1978 / DB 4123, Pg. 378
14. Andrew Egner & Ruth Egner (Same)	May 19, 1993 / DB 5223, Pg. 0643
15. Ruth Egner	November 12, 1999 / DB OR-8808, Pg. 9236
16. William A. Egner & Diane Egner	May 12, 2025 / DB OR-9738, Pg 5345







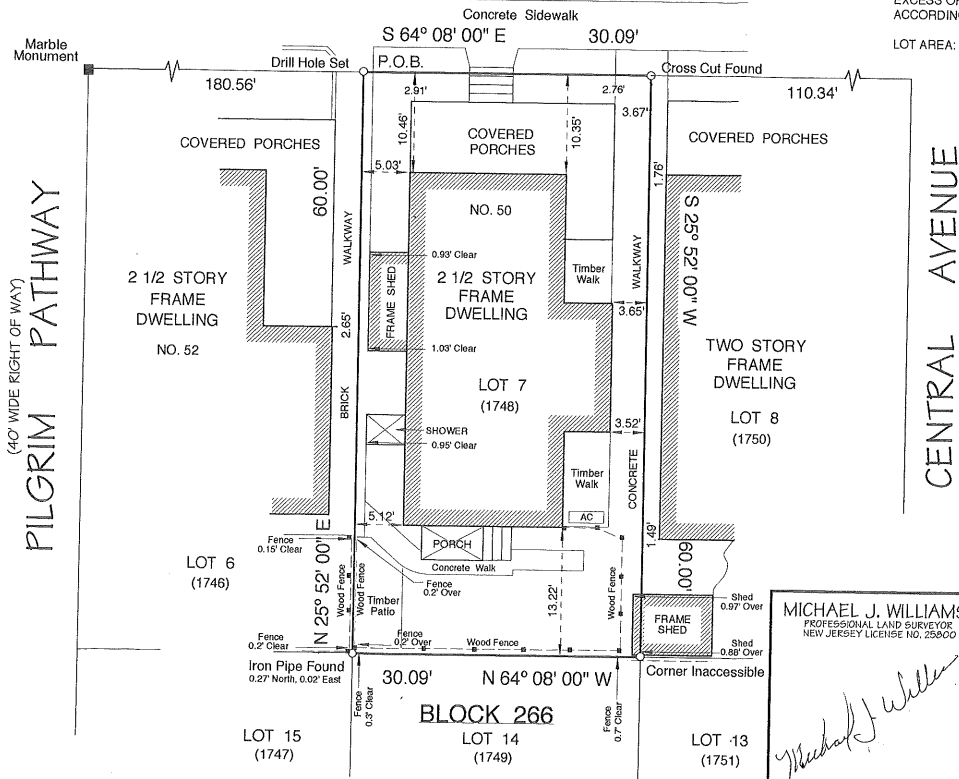
(60' WIDE RIGHT OF WAY)
CLARK AVENUE
 (40' WIDE ASPHALT PAVEMENT)

PREMISES BEING KNOWN AND DESIGNATED AS LOT 1748 AS SHOWN ON A CERTAIN MAP OF CAMPGROUND OF THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST-EPISCOPAL CHURCH.

PREMISES BEING ALSO KNOWN AND DESIGNATED AS LOT 7 IN BLOCK 266 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

NOTE 1: BLOCK 266 AS MEASURED BETWEEN THE MONUMENTED NORTHWESTERLY LINE OF CENTRAL AVENUE AND THE MONUMENTED SOUTHEASTERLY LINE OF PILGRIM PATHWAY IN EXCESS OF TAX MAP BY 0.99 FEET. THE INDIVIDUAL LOT DIMENSIONS HAVE BEEN PRORATED ACCORDINGLY.

LOT AREA: 1,805 SQUARE FEET.



TO: DIANE EGNER

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON JULY 18, 2024 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE 'STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS'.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

MICHAEL J. WILLIAMS
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 25800

Michael J. Williams

DRAWN BY: M.J.W.
 FIELD SURVEY BY: M.J.W.

NO.	DATE

SURVEY OF PROPERTY

50 CLARK AVENUE
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY NEW JERSEY

MICHAEL J. WILLIAMS LAND SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION #24GA28150500
 56 MAIN AVENUE
 OCEAN GROVE, NEW JERSEY 07758
 TEL: (732) 988-6440 FAX: (732) 502-0669

PROFESSIONAL PLANNER
 NEW JERSEY LICENSE NO. 3918

SCALE: 1" = 10'
 DATE: JULY 18, 2024

FIELD BOOK: SEE FILE
 CO.: S-317
 DRAWING NO.: A-6042