

Presentation to the Ocean Grove Historic Preservation Commission

Janet W. Foster
Architectural Historian
April 19, 2022



View of site of proposed new hotel, boardwalk stores and condo units. Head of Ocean Avenue. Asbury Park buildings visible in the background.
Photo JWF, 10/2021



The five-story North End Hotel complex was completed by the Ocean Grove Camp Meeting Association in 1911. Its up-to-date attractions included the following: elevators, electric light and gas, 50 suites with private baths, a telephone in every room, fireplaces for chilly days, immense parlors, and the free use of the second story of the new pavilion to the east. Other additions to the complex included new bathing facilities, with an underground tunnel from the lockers to the beach, a swimming pool, four bowling alleys, a merry-go-round, a moving picture hall, new stores, and an immense dining room-cafeteria for the free use of excursionists. (Courtesy William Kresge.)

Images of America: Ocean Grove, p. 96



① HOTEL - SOUTH ELEVATION
1/8"=1'-0"

NOTE:
INDICATES ELEVATION ABOVE SEA LEVEL
INDICATES ELEVATION ABOVE FINISH GRADE PLANE

PROPOSED NEW CONSTRUCTION FOR:
NORTH END REDEVELOPMENT
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ
BLOCK 101 LOT 2, 3 & 4

SEAL:
ShorePoint
ShorePoint Architecture, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SHORE POINT
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Above: Hotel Sprayview; Right: Sprayview
Condominiums on the same site.
Located south of the proposed hotel façade on
the west side of Ocean Avenue.





The La Pierre's expansion to the right was typical of successful hotels.



The LaPierre, view west on Spray Avenue,
JWF photo taken October 2021

LaPierre Hotel, Images of America: Ocean Grove (p. 77); undated photo



Cor. Central and Heck Aves. **THE BRYN MAWR** OCEAN GROVE, N. J.
 Bryn Mawr.
 Central and Heck Avenue.
 J.B. Sherman.
 60-person capacity.



Diamond State.
 The ocean end of
 Embury Avenue.
 M. Everngam.



Stokes Hall.
 28 Ocean Pathway.
 A.L.E. Strassburger.
 125-person capacity.



Boscobel.
 68 Main Avenue.
 M.L. Bioren.
 75-person capacity.



Marlboro.
 17 SeaView Avenue.
 S.B. Lippincott.
 250-person capacity.

Images of America: Ocean Grove, undated images.



Seaside Hotel.
Ocean and SeaView Avenue.
C. G. Stockton.
200-person capacity.



Alaska Hotel.
5 Pitman Avenue.
Alaska Hotel Corporation.
200-person capacity. (Destroyed by fire, January 24, 1919.)



Queen.
1 Ocean Pathway.
L. J. Russell.
100-person capacity.

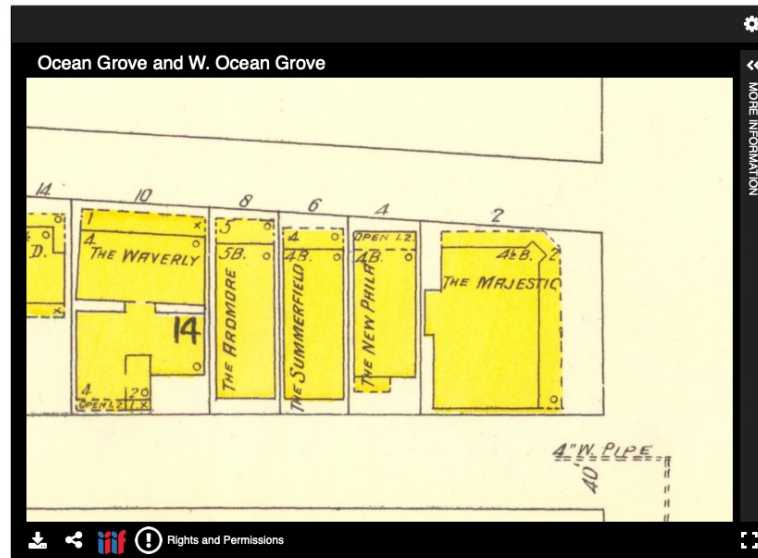
Queen Anne style hotels in Ocean Grove, from Images of America: Ocean Grove



Majestic Hotel, 2 Ocean Pathway; Ocean Avenue elevation in an undated photo from Images of America: Ocean Grove

Start over

Ocean Grove and W. Ocean Grove (Sheet 52)

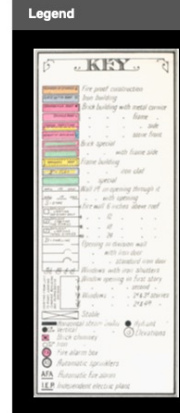


Author(s): Sanborn Map Company
Publisher: [New York : Sanborn Map Co., 1905]
Access: Public
Description: Sheets 47 to 53 inclusive; issued in vol. 2 of New Jersey coast map series. Title from sheet 47. "N.J.C.M. vol. 2." Includes text. North oriented toward upper left.
Place(s): New Jersey
Subject(s): Real property—New Jersey—Ocean Grove—Maps, Real property—New Jersey—West Ocean Grove—Maps, Ocean Grove (N.J.)—Maps, West Ocean Grove (N.J.)—Maps, Fire insurance maps—New Jersey—Ocean Grove—1905, Fire insurance maps—New Jersey—West Ocean Grove—1905, Maps—New Jersey—Ocean Grove—1905, and Maps—New Jersey—West Ocean Grove—1905
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Parent Records

Ocean Grove and W. Ocean Grove

Sanborn Map of Ocean Grove, 1905, plate 52.



NOTE
 INDICATES ELEVATION ABOVE SEA LEVEL
 INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE

1A EAST ELEVATION-A
 1/8"=1'-0"

1B EAST ELEVATION-B
 1/8"=1'-0"

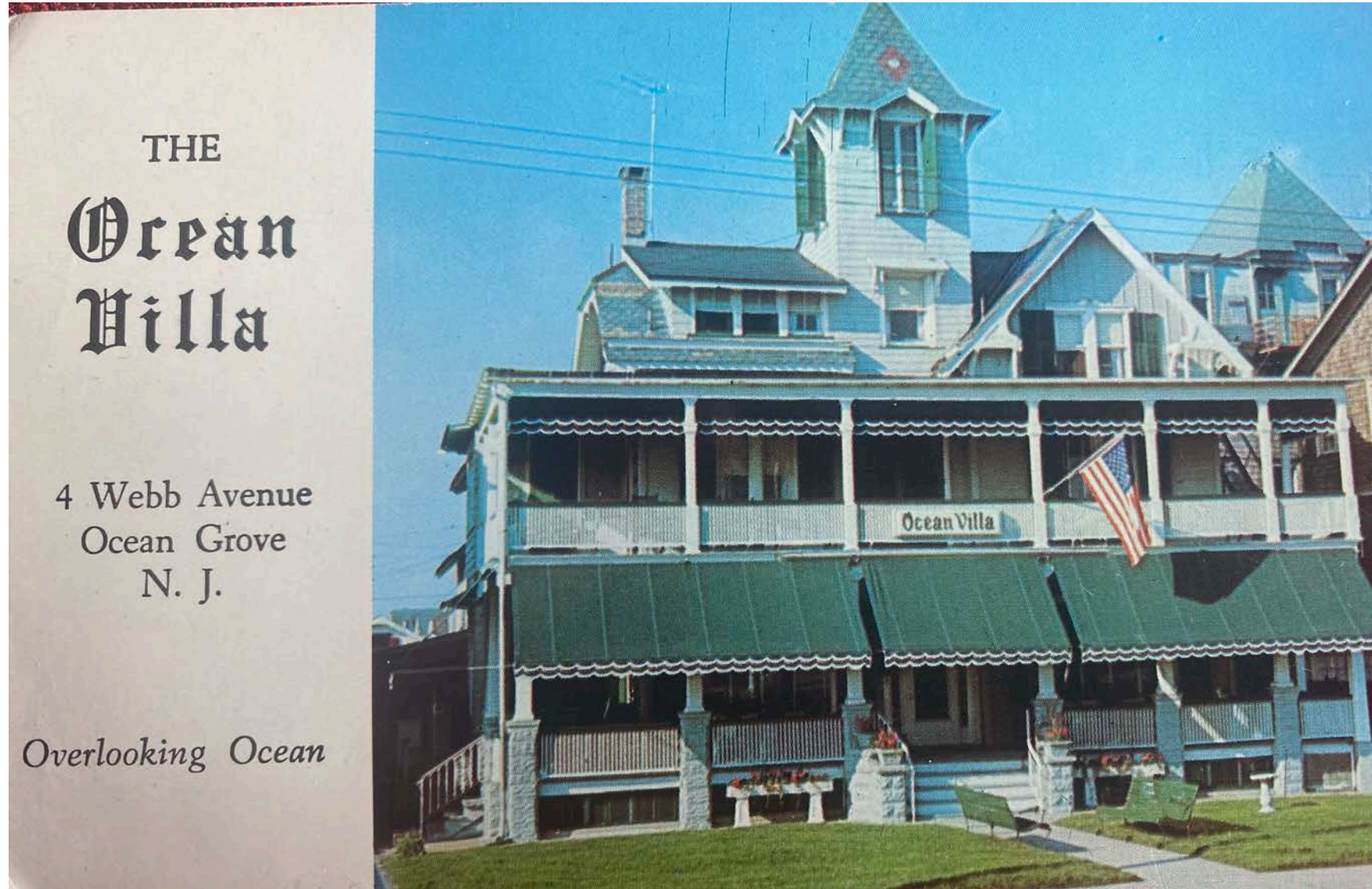
PROPOSED NEW CONSTRUCTION FOR:
 NORTH END REDEVELOPMENT

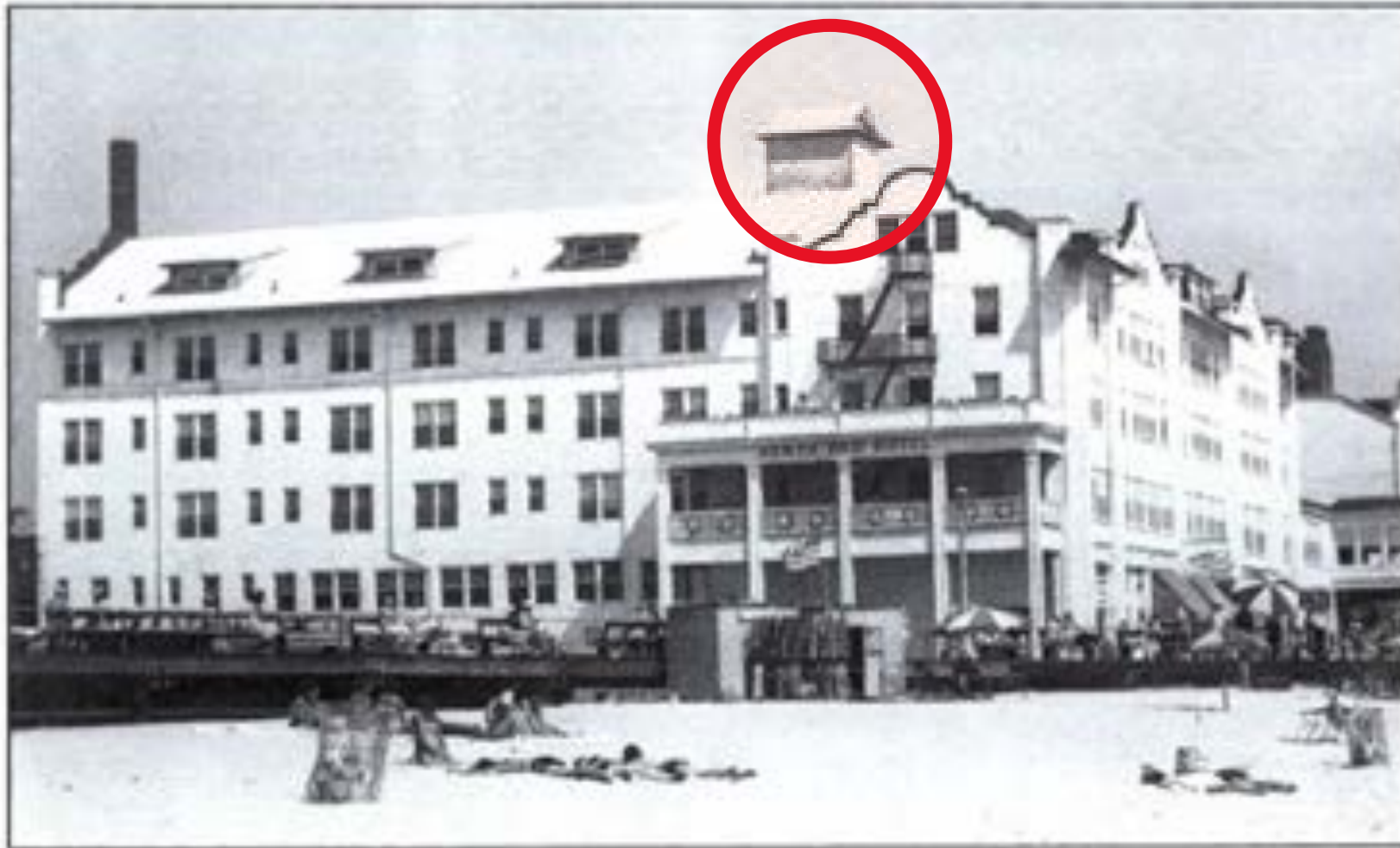
SEAL
[Signature]

SHORE POINT

PLANNING

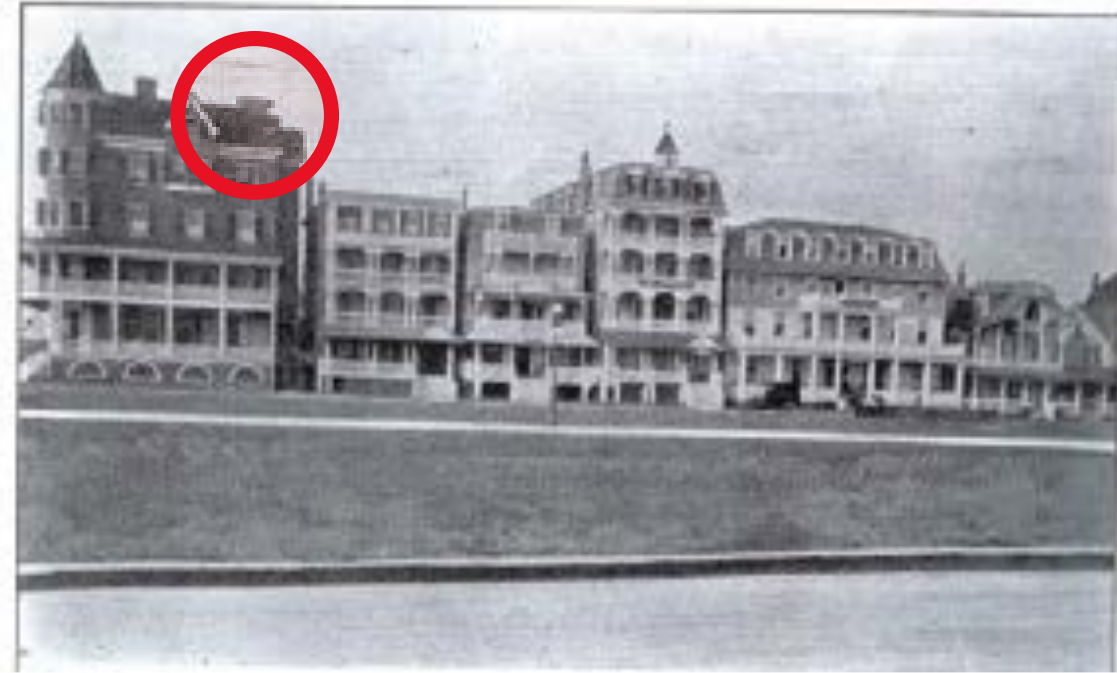
Ocean Grove hotel showing colorful roof shingle pattern in tower and in bands on the main gable roof.
Image courtesy Mr. William Gannon.





The five-story North End Hotel complex was completed by the Ocean Grove Camp Meeting Association in 1911. Its up-to-date attractions included the following: **elevators**, electric light and gas, 50 suites with private baths, a telephone in every room, fireplaces for chilly days, immense parlors, and the free use of the second story of the new pavilion to the east. Other additions to the complex included new bathing facilities, with an underground tunnel from the lockers to the beach, a swimming pool, four bowling alleys, a merry-go-round, a moving picture hall, new stores, and an immense dining room-cafeteria for the free use of excursionists. (Courtesy William Kresge.)





Left: View of Emmaus House from Beach Ave & McClintock Street. Elevator over-ride just visible on roof. Photo JWF October 2021.

Above: Majestic Hotel from Ocean Pathway, stair head house. Images of America: Ocean Grove, undated.

Lillagaard Hotel, upper floor, with narrow gables as decorative accents and hipped roof with notched eave.



Photo Images of America: Ocean Grove,
undated.

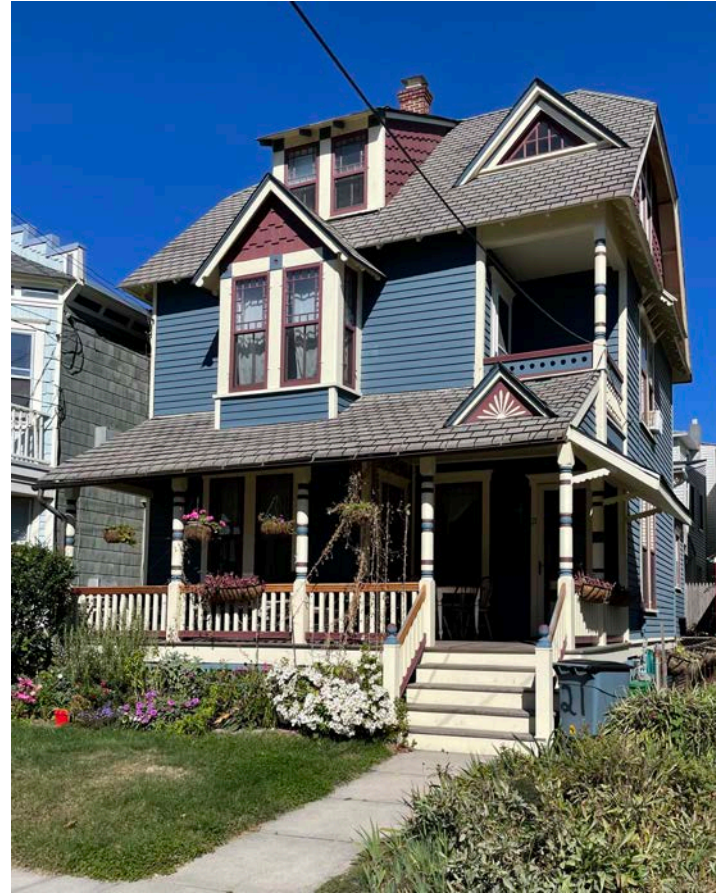


View west from boardwalk along north side of Abbott Ave.
Photo JWF October 2021.

Queen Anne style houses



Shed dormers on front gable



Shed dormer on facade



Shed dormer on "ell" projection to side



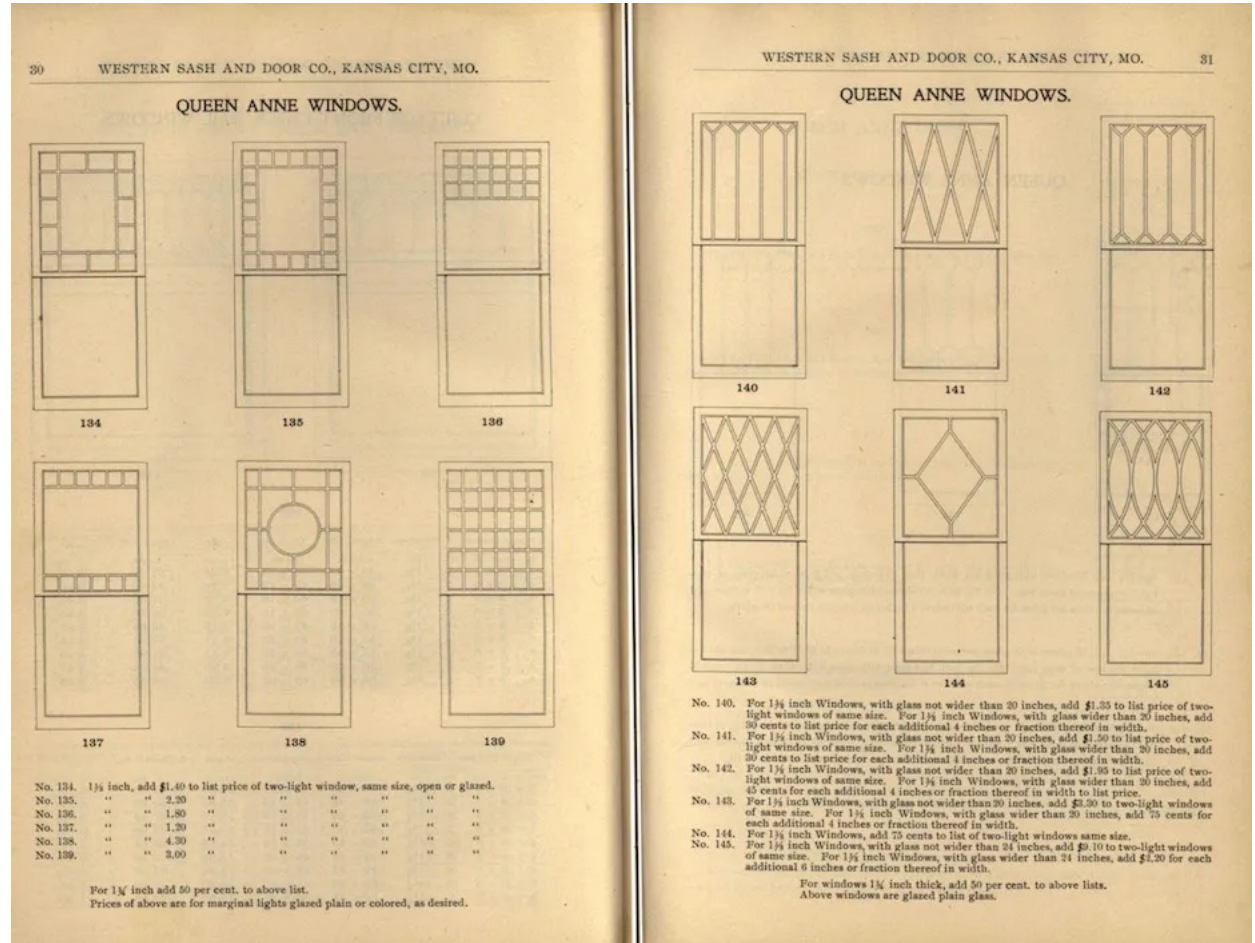
Ocean Grove Historic District Commercial Building
Façade Architectural Design Guidelines; 2003.



Above: ShorePoint Architecture design for main entry for North End Hotel.
Surrounding images of typical Queen Anne style doors.



NOTE



Left: Detail of ShorePoint Architecture design for North End Hotel
 Above: Late 19th century builder's supply catalog illustrating Queen Anne style windows with small panes in the upper sash.



Queen Anne House, designed by Robert Shoppell and the Cooperative Building Plan Association, NY, 1893; built Madison, NJ 1896. Queen Anne & Colonial Revival sash. Photos JWF November and December 2017.

Single, double triple windows in QA buildings



HOUSES AND COTTAGES. DESIGN NO. 75. D. S. HOPKINS, Architect.

DESIGN NO. 75.

FRAME two story dwelling. Size, 30x68 feet, including an 8-foot porch in front and 10-foot porch in rear. Height of stories: First, 11 feet 6 inches by 10 feet 6 inches. No cellar. Brick foundation and piers. First story sides clapboarded, second story and gables shingles; Shingle roof. This is a southern style of house. The first floor is so arranged as to throw all main part rooms and hall together if desired.

First story contains hall, 10x19 feet, with stair case; living room, 15x20 feet, with fire-place; dining room, 12x18 feet, with fire-place; 5-foot open space between dining room and kitchen; kitchen 13x15 feet, with stove, pantry, cupboards, etc. Back of the kitchen is a 10 foot porch, with back stairs from same. This porch is intended to set stove on for laundry use, etc.

Second floor contains large hall, a bath room or another chamber could be made, if desired, off from it; two good-sized chambers, and two rear rooms, closets, etc. Two fire-places could be arranged on second floor directly over those below, if desired, by making slight changes in closets. Pine finish.

MODIFICATIONS: Size of rooms and size of house changed. Side of main porch could be widened out to line of hall projection. Two fire-places could be provided for in chambers. Second story: Bath room could be arranged for upon second story if desired, by reducing size of one rear chamber and loss of one closet. Estimate cost is from \$1,800 to \$2,300.

See price list for cost of full plans, page vi.

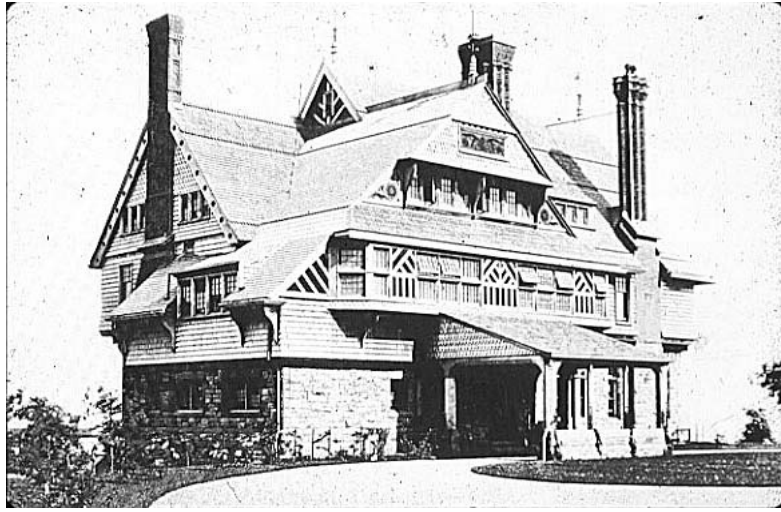


15 Webb, Ocean Grove, Photo SC April 2022



LaPierre Hotel, undated photo, in Images of America: Ocean Grove.

D.S. Hopkins, Houses & Cottages, No. 7, 1893



Above: Watts-Sherman House, Newport, HH Richardson, architect, 1874



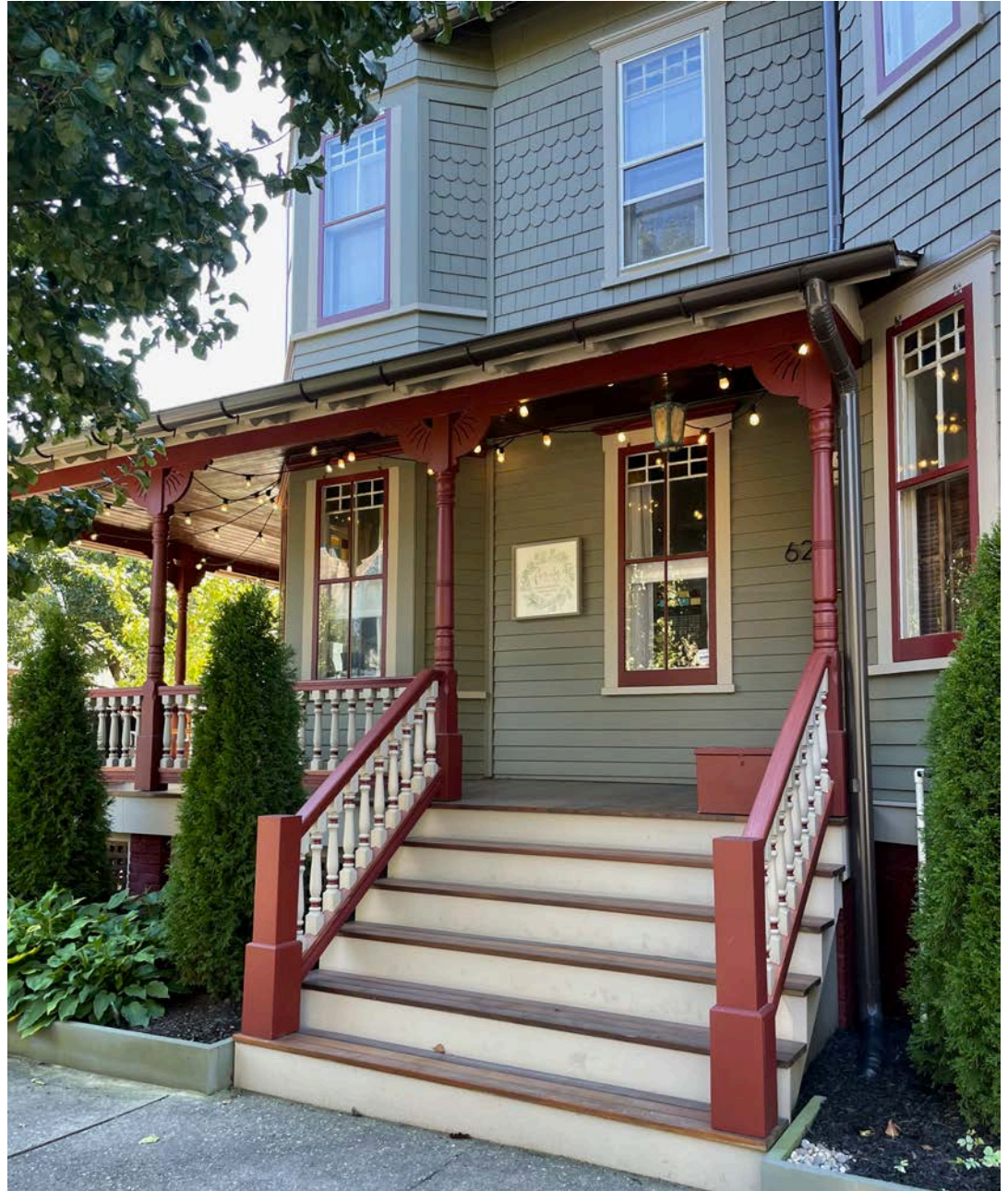
Right: British Pavilion at the Philadelphia Centennial Exposition, 1876

Upper right: Design for A Queen Anne House, American Architecture Magazine, December 1876





Above: 42 Abbott Avenue – Shingles, clapboard, vertical flush boards on a Queen Anne style house.
Right: 63 Webb Avenue – Patterned shingles & clapboard on a Queen Anne style house.
JWF Photo October 2021



Shingled porch bases on Queen Anne houses; use of Doric columns.



Left: House on Ocean Ave; Right: House on New Jersey Ave.
Photo JWF October 2021



The 1880's thru 1900 saw the emergence of Queen Anne architecture in Ocean Grove. Exteriors blended a variety of materials, shapes, forms and textures featuring asymmetrical designs and massing with ornamental towers and turrets. Mixtures of narrow width horizontal wood clapboard siding and patterned shingles including "fish scale" and "diamond" designs were dominant. Brick and exposed split face stone foundations were used in combination with elaborately turned and cut out flat scrollwork ornament. Extensive use of brackets and decorative moldings, colored multi-paned art window sashes and doors and a variety of turned, tapered, rounded and tooled porch columns and newel posts is most notable. Queen Anne designs introduced a greater variety of window and door shapes and integrated complementary open air balconies and window bays. Roofs were multi-planned, multi-gabled with projecting eaves at attic gables creating covered and recessed porch areas. Roof cresting, finials and flared shingle details added touch detail.

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Ocean Grove Design Guidelines

Doric column porches along Central between Cookman & Clark
 SC Photo April 2022



Alaska Hotel.
5 Pitman Avenue.
Alaska Hotel Corporation.



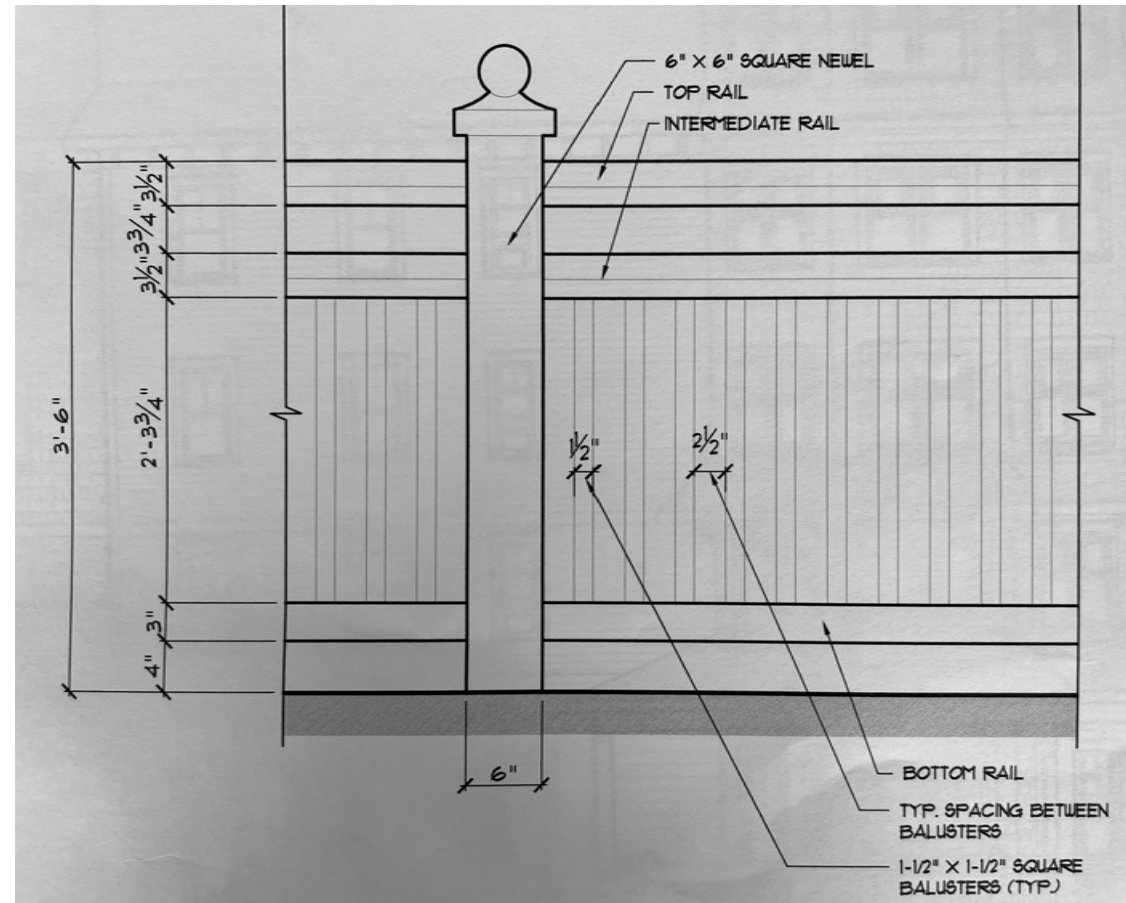
Examples of inset porches in Ocean Grove and decorative arched gable on upper floor. JWF Photos October 2021

Code compliant railings



Old hotels along Main Avenue ; photo JWF October 2021

Queen Anne-appropriate adaptation of traditional railing to meet current building codes



Detail of porch and balcony railings. Sheet A-25 of drawings from ShorePoint Architecture.

TYP. RETAIL LIGHTING



SIDE

MANUFACTURER:
FLEX
ELECT



FRONT

MANUFACTURER:
PROGRESS LIGHTING
DISTRICT OFFICE, SPANISH
LANTERN (BLACK FINISH)

HOTEL ENTRY LIGHTING



SIDE

MANUFACTURER:
FLEX
ELECT



FRONT

MANUFACTURER: JOHN THORNTON LIGHTING
MILLARD 16-17" H. SPANISH LANTERN (BLACK FINISH)
OUTDOOR

TYP. HOTEL & CONDO LIGHTING



SIDE

MANUFACTURER:
FLEX
ELECT



FRONT

MANUFACTURER: GUSTAV KOPPE
SLINGER 14" H. OUTDOOR WALL LANTERN
(BLACK FINISH)

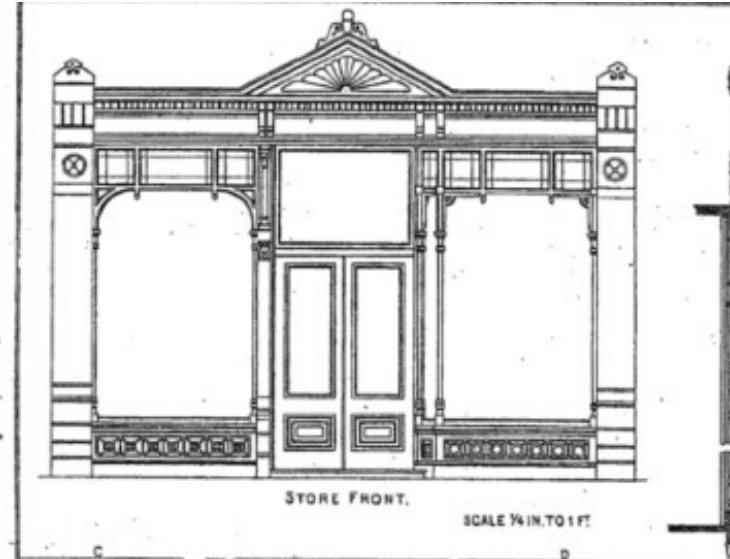
EXTERIOR LIGHTING DETAIL

1/24/01

Detail of light fixtures. Sheet A-25 of drawings from ShorePoint Architecture.

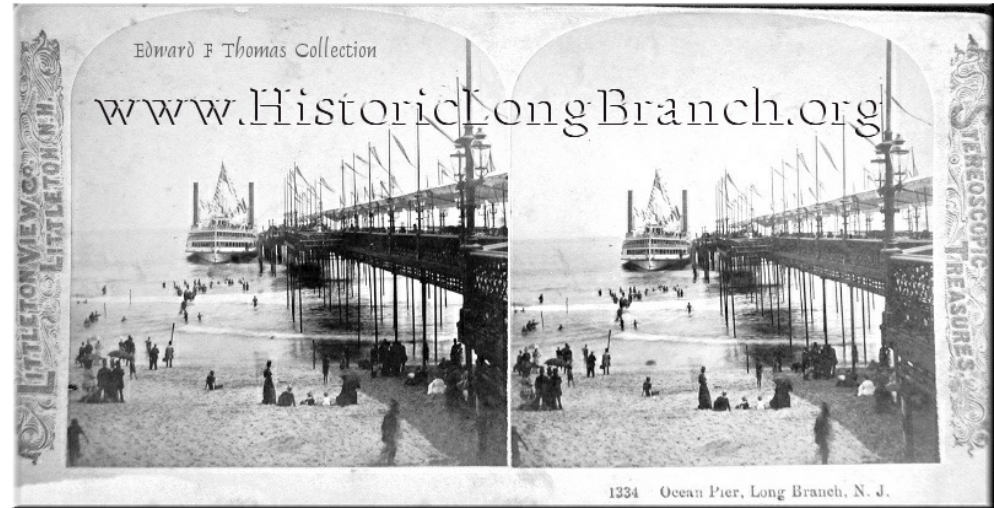


Ocean Grove Commercial Building Facade - Design Guidelines



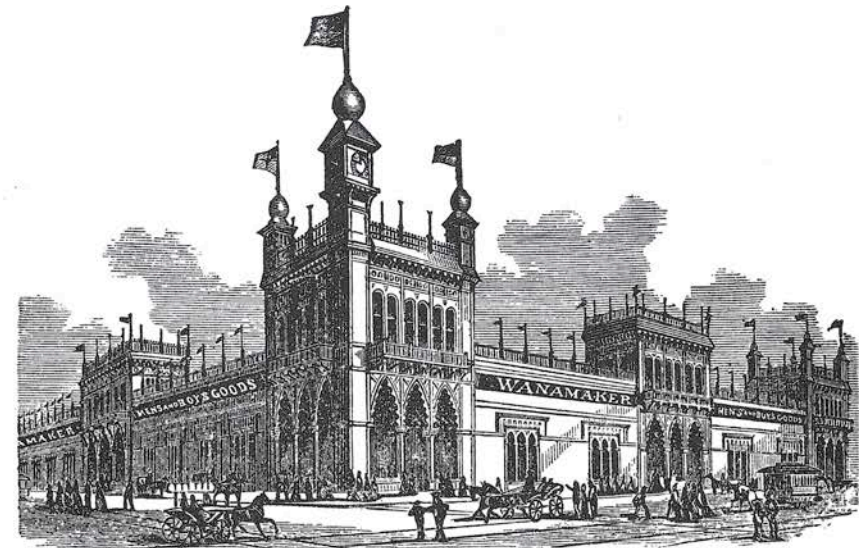


North End Pavilion with roof flags.
Images of America: Ocean Grove.



Stereoscopic view of the Tubular Steel Pier, Long Branch, ca. 1880 with flags.

www.HistoricLongBranch.org

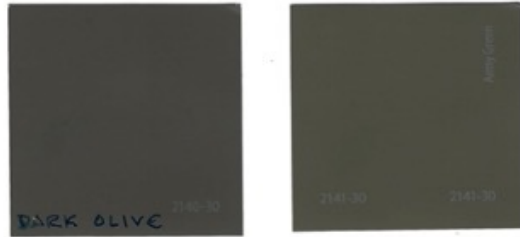


496. John Wanamaker's Clothing House, Market St., Philadelphia, Penn., c. 1876. [26]

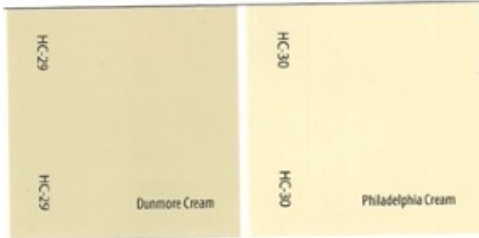
Colors for OGNED using standard/ readily available shades offered by the manufacturer
 Color chips from Benjamin Moore are for reference – they are matched as closely as possible to the manufacturer’s sample. In some cases, the Hardi-Plank color is between B-M colors.

HOTEL

Clapboard first floor, porch base: Hardie Plank “Mountain Sage”
 Elevator over-rides and stair towers: Mountain Sage”



Upper floors of hotel: Hardie Plank “Woodland Cream”
 Shingles on all levels of the hotel towers “Woodland Cream”
 Shingles on second floor façade porch bulkhead: “Woodland Cream”
 Background of half-timbering in front dormers: “Woodland Cream”



Window sash: Anderson Windows: Forest Green





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 (INDICATES ELEVATION ABOVE SEA LEVEL)
 (INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE)

1A EAST ELEVATION-A
 1/8" = 1'-0"



1B EAST ELEVATION-B
 1/8" = 1'-0"

PROPOSED NEW CONSTRUCTION FOR:
 NORTH END REDEVELOPMENT

SEAL
[Signature]

SHORE POINT
 ARCHITECTURE, PA

LEVATIONS