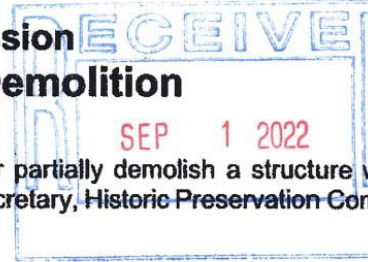


Application Date : 9/1/22

Application No. : HPD 2022

Historic Preservation Commission Certificate of Appropriates for Demolition



In accordance with Ordinance No. 07-46, an Applicant seeking to demolish or partially demolish a structure in a Historic District shall first submit an application for a demolition approval to the Secretary, Historic Preservation Commission on forms prepared or otherwise prescribed by the Commission.

With this application, it is required that you submitted copies of any maps or surveys, photographs, reports or drawings retained by the Applicant to be presented at the demolition hearing, and demolition plans. The demolition plans must indicate the areas to remain and the areas to be demolished along with the demolition calculations. Please note, any additional information or documents to be requested by the Commission.

Please complete this application in its entirety.

PROPERTY IDENTIFICATION

ADDRESS: 31-1/2 Heck Avenue, Ocean Grove, NJ 07756

BLOCK: 210

LOT: 14

QUALIFIER: HD-O

OWNER INFORMATION

NAME(S):

ADDRESS:

PHONE:

APPLICANT INFORMATION

Check if same as Owner

NAME(S): Andrea Fitzpatrick, AIA

COMPANY: Shore Point Architecture

ADDRESS: 108 South Main Street, Ocean Grove, NJ 07756

PHONE: 732-774-6900

EMAIL: abf@shorepointarch.com

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

Lessee Agent Architect Contractor Attorney Other:

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family

Multifamily: _____ Units

Commercial

Condo

Mixed Use

Year Built: 1889

Architectural Classification: Key Structure

Architectural Style: Bungalow

Are you applying for a partial demolition or demolition? Partial Full

Total Area of the Exterior of the Structure (including the roof). 2472 Square Feet

Total Area of the Structured to Be Demolished. 493 Square Feet

Demolition Percentage. 19.9 %

(PLEASE SEE ATTACHED TEXT)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at the public hearing before the Commission.

DAVID GIOVANELLA

OWNER NAME - Please PRINT

David Giovanella

OWNER SIGNATURE

8/23/22

DATE

Andrea Fitzpatrick, AIA

APPLICANT NAME - Please PRINT

Andrea Fitzpatrick

APPLICANT SIGNATURE

9/1/22

DATE

Date: September 1, 2022
SPA Job Number: 2022-19 (Giovanna Residence)
Property Address: 31-1/2 Heck Avenue (Block 240, Lot 14)

HISTORY OF SITE

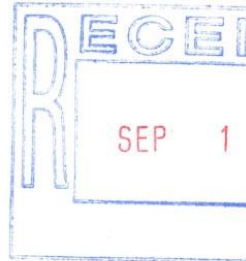
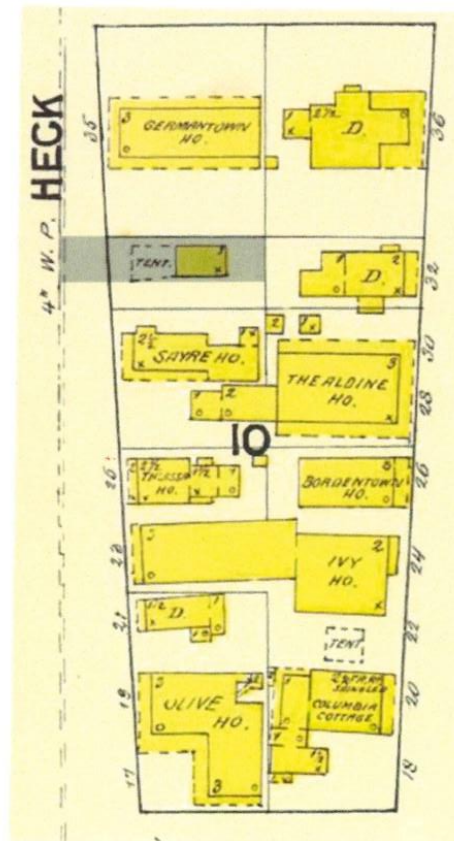
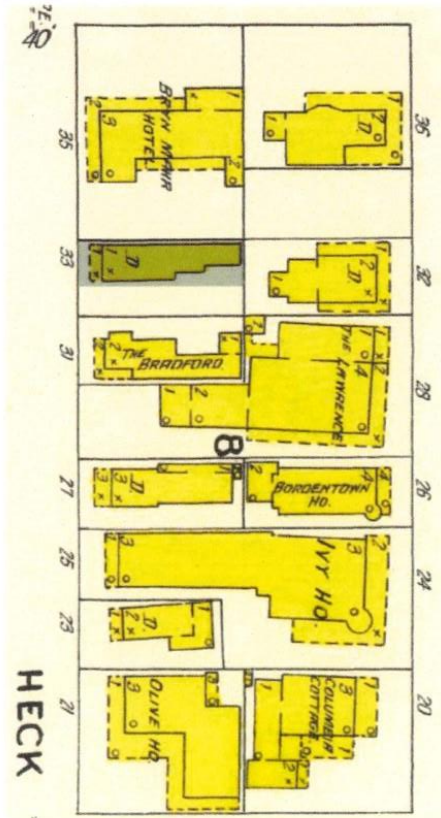
According to the tax records, "31-1/2 Heck Avenue" was constructed in 1889. The 1890 Sanborn Map (appears to) indicate there was a different (possibly) tent structure on the site at that time. By 1905 it appears as though (something similar to) the current structure existed on the site.



1905



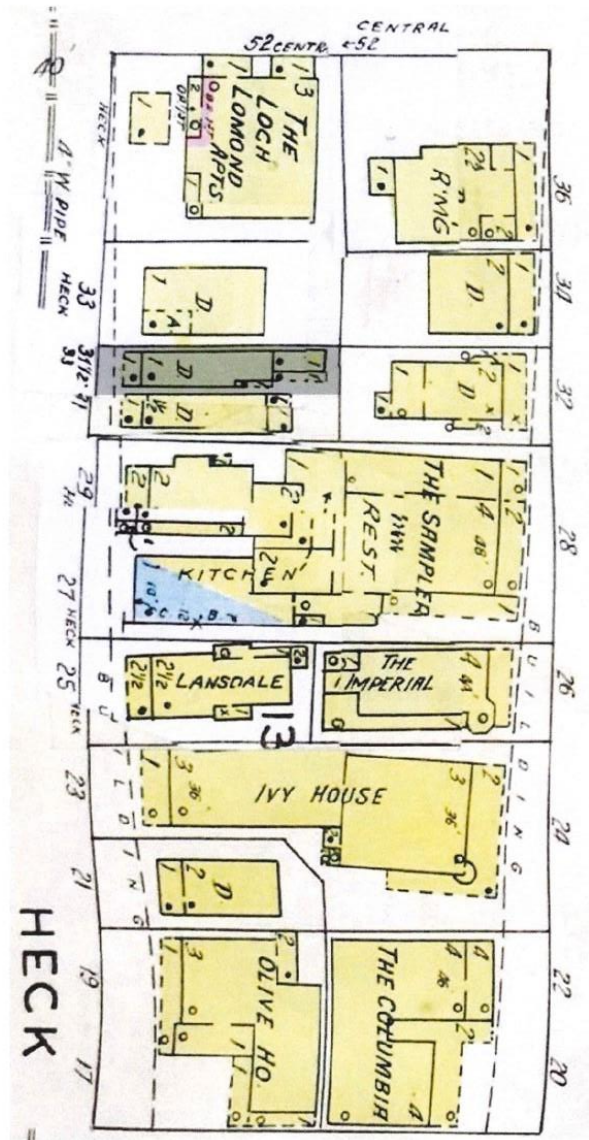
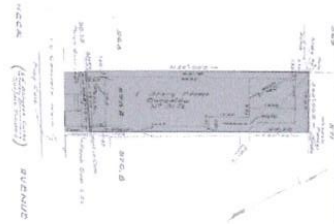
1890



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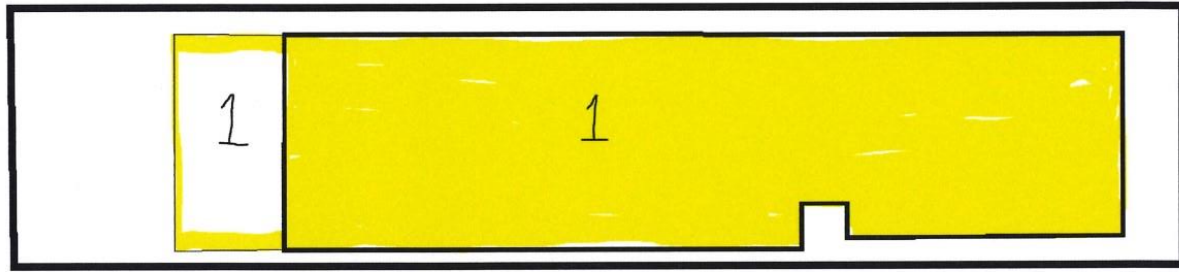
1960

1930



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existing condition, today. It appears as though the building was modified at the rear only, sometime after 1960, via a one-story addition.



PHOTOGRAPH OF THE EXISTING CONDITIONS



Front

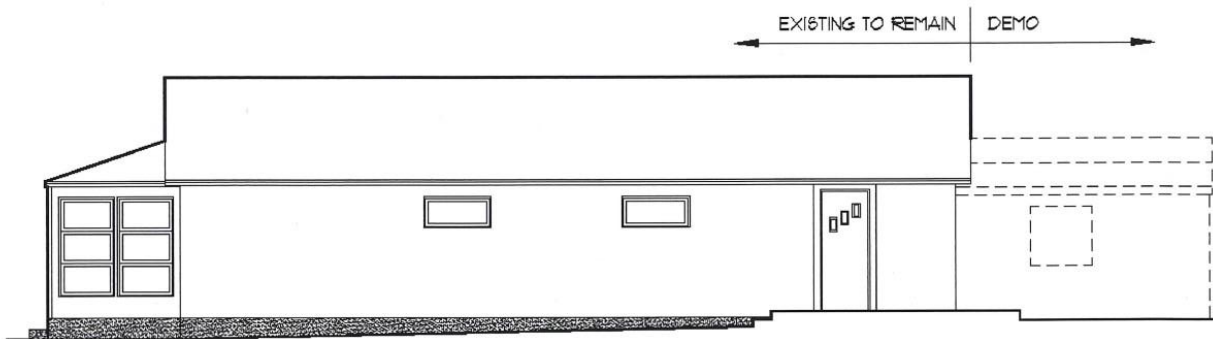


Rear

Note: Due to the close proximity to the property line, it was difficult to photograph "overall" shots of the rear area of the house. Please refer to the "existing conditions" in the submitted architectural drawing.

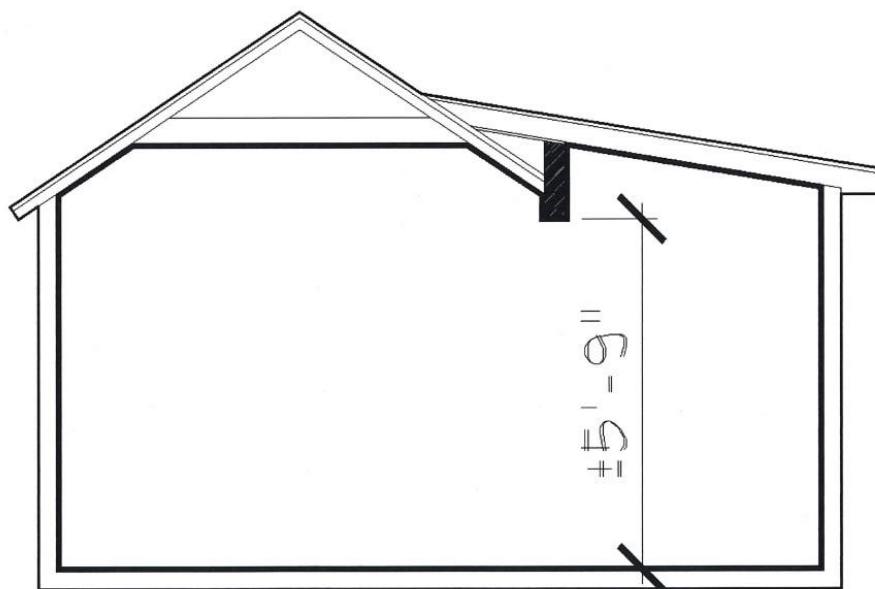
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equates to 19.9% demolition, which requires "partial demolition" approval from the HPC.



SIDE ELEV. (EAST)

This area, due to the manner in which it was expanded (after 1950) contains very low headroom, which makes this area unsafe and impractical. Please see diagram below showing the limited headroom. To avoid hitting their heads, the homeowners installed a blue pool noodle to make this projection visibly pronounced.



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SIGNIFICANCE OF THE AREA PROPOSED FOR DEMOLITION

The area scheduled for demolition contains four windows, none of which are architecturally significant. The form of the roof is not original and has been significantly modified after 1960. The addition is clad in vinyl siding and contains exposed rafter ends that display evidence of severe rot. Photos of the conditions mentioned above have been provided below.

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- Two windows at rear are small, square awning windows that were likely installed sometime around 1970. They are proportionally inconsistent with windows you would expect to see in a (key structure) bungalow style house.



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proportionally inconsistent with a window you would expect to see in a (key structure) bungalow style house.



- Photo below shows evidence of severe rot and deterioration at existing roof. Upgrades to this area would be practically impossible.



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SEP 1 2022

FINDINGS OF FACT

Date: September 1, 2022
SPA Job Number: 2022-19 (Giovanella Residence)
Property Address: 31-1/2 Heck Avenue (Block 240, Lot 14)

(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, "31-1/2 Heck Avenue" was constructed in 1889, however after reviewing the Sanborn maps, we believe the house was constructed around 1905. Based on research, we believe another addition occurred sometime after 1960, where the rear of the building was expanded eastward 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.

Removal and reconstruction of the rear portion of the structure will allow for the construction of a more functional, safe, code compliant rear addition, which will overall, allow for tremendous improvements to the home. This house does not currently contain a stove (only an electric hot plate). The hot water heater and washing machine are located in the (already very small) Kitchen. The existing ceiling height is extremely low and a hazard for occupants. This area contains level changes into both bathrooms, which is also impractical and poses a tripping hazard. Reconstruction will also allow for code required window modifications. This area also shows evidence of severe rot at the roof framing and we expect all framing members are significantly undersized.

(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.

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(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.

There are no such features on the property.

(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 rear portion of the house selected for demolition is displaying evidence of rot in the exposed rafter ends of the roof framing, as seen from the exterior. Framing members appear to be significantly undersized.

(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 be removed and reconstructed are for purposes of improving the functionality of the living spaces and improving code compliance.

(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 structural repairs and general 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 historic continuity that the structure may be associated with.

The area scheduled for demolition is not visible from the street or public.

(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 portion of the house will remain 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.

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(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 Heck Avenue streetscape. The proposed demolition will occur at the rear of the house and will have no impact on the "flared open space" area. Therefore, there will be no negative impact on the Historic District, in which the flared open space is a critical component.

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