

BEACH HAVEN BOROUGH
OCEAN COUNTY, NEW JERSEY

INTENSIVE LEVEL ARCHITECTURAL SURVEY
OF THE
BED & BREAKFAST OVERLAY ZONE AND THE
GREATER BEACH HAVEN HISTORIC DISTRICT

Prepared for:

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September 2006

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ACKNOWLEDGMENTS

The authors would like to thank the following individuals for their invaluable assistance with this project:

Beach Haven Borough

Mayor Thomas Stewart
Commissioner Michael Battista
Commissioner Anthony Deely

Judith S. Howard, Municipal Clerk
Richard S. Crane, Administrator
Diane Marshall, Chief Financial Officer
Christine Cathcart, Zoning Officer

Deborah Whitcraft, Former Mayor
George Allen, Former Commissioner
James DenUyl, Former Commissioner

Beach Haven Historic Preservation Advisory Commission

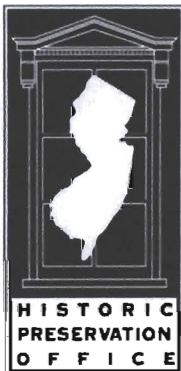
Jeanette Lloyd - Chairwoman
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Kitty Snyder
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Lorraine Bono – Secretary

New Jersey Historic Preservation Office

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The Beach Haven Borough Architectural Survey was financed in part with federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Department of Environmental Protection Natural and Historic Resources, New Jersey Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views and policies of the U.S. Department of the Interior.

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Introduction

In early 2006, **Wayne T. McCabe & Associates, Inc.** entered into an agreement with the Borough of Beach Haven, a Certified Local Government Program participant, to undertake an intensive level architectural survey of Beach Haven's historic residential neighborhood between Fifth Street to the north, Atlantic Avenue to the east, Chatsworth Avenue to the south, and Bay Avenue to the west. This survey was funded by, and was carried out in accordance with the Borough of Beach Haven and the New Jersey Department of Environmental Protection, Historic Preservation Office (HPO).

The survey reexamined the resources within the boundaries of the Beach Haven Historic District, which was first identified in the 1981-1982 Ocean County Historic Sites Survey and subsequently listed in the New Jersey and National Registers. The project also included surveying the locally designated historic district, which is contiguous with the Bed & Breakfast Overlay Zone (B&B Zone). This zone is slightly larger than the National Register listed District. The survey also included an expanded area both to the north and south of the B&B Zone. **McCabe & Associates, Inc.** had surveyed these additional blocks at the reconnaissance level in 2005 (see Map in Appendix A).

This intensive level architectural survey has several purposes:

To provide a standardized record of the historic resources within a geographically contiguous area of the National Register listed Beach Haven Historic District in order to assess the eligibility for listing in the New Jersey and National Registers of Historic Places, and simultaneously determining their contributing, non-contributing, and key contributing status within a Greater Beach Haven Historic District; and

To provide the Beach Haven Historic Preservation Advisory Commission professionally produced documentation that will form the basis for their informed decisions in accordance with the municipal Master Plan, local ordinance, and the Municipal Land Use Law. It will also assist the Beach Haven Historic Preservation Advisory Commission in making fair, consistent, and justifiable decisions when carrying out their responsibilities.

Objectives

This Intensive Level Survey of the historic resources located within the Borough of Beach Haven had two primary objectives: To define the boundaries of the expanded historic district and to identify the non-contributing, contributing, and key contributing properties and elements within the expanded boundaries.

Methodology

In 2004, the B&B Zone received local designation and came under the purview of the newly established Beach Haven Historic Preservation Advisory Commission. The B&B Zone is primarily a residential neighborhood that also consists of several churches, a theatre complex, a public park, and an assortment of commercial properties. This district is bounded on the east by the center line of Atlantic Avenue, on the north by a line located midway between Third Street and Fourth Street, on the south side by the center line of Pearl Street, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue. The B&B Zone is shown with a pink boundary on the Greater Beach Haven Historic District Map in Appendix A.

The B&B Overlay Zone encompasses a larger territory than the Beach Haven Historic District, which has been listed in the New Jersey and National Registers of Historic Places since 1981. The National Register listed district is shown with a blue boundary on the Historic District Map in Appendix A.

In January 2006 at a meeting with the Beach Haven HPAC and Andrea Tingey of the SHPO, **McCabe & Associates, Inc.** agreed to survey all the properties included in the B&B Zone. In addition, those areas two streets to the north and six additional streets to the south contiguous to the B&B Zone with the potential for inclusion in the historic district were to be surveyed. The windshield survey revealed that there were many similar older and distinctive, potentially historic houses and the additional areas had never been surveyed at the intensive level. The expanded area was distinguished from the B&B Zone by the name of the "Greater Beach Haven Historic District." Its boundary is shown with a black line on the Historic District Map in Appendix A.

To achieve the objectives, the Intensive Level Survey included extensive fieldwork and research.

Research:

The first step in this Survey was to compile a general history in order to identify key events, activities, industries, and individuals associated with the Borough's past, as well as the key social, cultural, political and economic forces (local, state and national) that shaped Beach Haven's character. Research was conducted at the following venues: the Beach Haven Public Library; the archives at the Long Beach Island Museum in Beach Haven; the Ocean County Library; The Ocean County Deed Office; Rutgers University's Special Collections at Alexander Library in New Brunswick; the internet; and the in-house library at **McCabe & Associates, Inc.**

Two early subdivision maps historic form the basis for the "Greater Historic District." The original town plan map from 1876 covers the territory between Twelfth Street, the northernmost street to halfway between Ocean and Berkeley Streets further south and a 1912 subdivision map showed the lots from Ocean Street to Nelson Avenue at the southern boundary of the borough. These maps are included in Appendix C.

The brief overview provided a general understanding of the physical development patterns that took place within the borough. It also incorporated information concerning the broad social, economic, and political patterns of the Borough's history, and examined the impact of the transportation system, community and economic institutions, neighborhoods and local personalities on the Borough's development. Local development patterns were compared to statewide patterns.

The overview made it possible to determine which of the twelve statewide historic contexts approved by the HPO apply to this survey, thus providing a coherent basis for evaluating the individual historic elements within the district to determine whether they are key contributing, contributing or non-contributing elements; and to determine if key contributing elements fit the criteria for individual listing on the State and National Registers for Historic Places.

Research indicates that two of the twelve approved statewide historic contexts apply to the Borough of Beach Haven. These contexts and their associated sub-contexts are delineated in the following table.

Greater Beach Haven Historic District Survey	
Historic Contexts	
<i>Sub-contexts</i>	Research Topics
Context #9: Suburban Development, 1840-1940	
<i>Settlement patterns</i>	Resort hotels and large, individual summer houses for the wealthy and the "small house" infill housing of the early 20 th century—planbook and kit houses
Context #12: Modern New Jersey, 1945 to present	
<i>Settlement patterns</i>	Local builders and post World War Two houses

On the basis of the background research, the beginning year of the period of significance for the Greater Beach Haven Historic District would be 1873, the year that the Tuckerton Long Beach Building Improvement Association began the first construction project of the resort. The most logical year for the end of the period of significance is 1962, the year in which a devastating northeast storm prompted a significant change to the local building codes and construction techniques.

The Sanborn Map Company's maps of Beach Haven from the years 1911, 1922, 1930, 1942, and 1954 and an aerial photograph taken in 1969 were used to identify in which decade each house may have been built or altered. Additional information was gleaned from John Bailey Lloyd's three Long Beach Island history books and Floyd Cranmer,

Jr.'s pictorial history of his father's construction company, which was based in Beach Haven from 1925 to 1955. A rich source of information detailing the buildings and environment of historic Beach Haven are the multitude of historic photographs and postcards. Much of the original detailing, quite common on most buildings from the historic time period have been photographed. Many were used to identify original building components.

For many of the historic resources, the 1981-1982 Ocean County Historic Sites Survey was the first source to be consulted. This survey was very well researched by Michael May, who actually wrote a Master thesis on the Beach Haven Historic District, and authored the National Register nomination. Much of the information is still relevant despite being twenty five years old. This survey contained earlier determinations of eligibility and the 2006 survey updated the information and either agreed or disagreed with the earlier determinations. The National Register nomination and other pertinent information about several individual sites were secured from the web site and the files at the New Jersey Historic Preservation Office in Trenton. Additional information was garnered from members of the historical community and knowledgeable residents in the Borough of Beach Haven.

Fieldwork:

During the winter and early spring months at the beginning of 2006, there were eleven days when the relatively comfortable temperature allowed for the fieldwork to take place. All the 380+ buildings in the survey area were photographed and described, with the surveyor noting the materials cladding the exteriors and judging which building components were original and which were replacements. The features of each resource's setting such as the composition of the sidewalk and landscaping were also noted. The interior of the Long Beach Island Museum, a key contributing resource, was also viewed. The digital photographs documented all the sides of the houses and significant outbuildings visible from the public sidewalks.

Database Entry:

As stipulated in the contract, the survey was carried out in accordance with the New Jersey State Historic Preservation Office's *Guidelines for Architectural Survey*.¹ The third phase of this project involved inputting all the information gathered during the research and fieldwork phases into a Microsoft Access 97 database application provided by the State Historic Preservation Office. This database included 384 resources, primarily houses, but including several commercial, institutional, and municipal properties as well. A Property Report form was established for each resource even though several share property lots. Key contributing resources received Building Attachments and Eligibility Worksheets as well as the basic Property Form. The

¹Splain, Shelby Weaver, *Guidelines for Architectural Survey: Guidelines for Historic and Architectural Surveys in New Jersey*. NJ Department of Environmental Protection, Division of Parks and Forestry, Historic Preservation Office. Trenton, NJ, n.d. [2000]

Property Forms were automatically given large identification numbers that were created by a random number generator.

The database includes location maps for each property in the survey. These were created by Kinney Clark at the SHPO using ESRI ArcView from GIS-generated maps of Beach Haven Borough based on the municipal tax maps. These maps were saved as JPG graphics files for inclusion in the database and have been automatically incorporated into the Property Forms. The digital photographs of the elements were selected to convey the character and significance of the primary resource. At least one photograph shows the entire primary elevation of the building or element unless dense vegetation obscured the façade. Digital versions of the primary photographs were generated in JPG format, and each was actively linked to the Property Form in the HPO database.

Because they are locally regulated, the Property Reports for the properties located within the B&B Zone were completed first. The reports were reviewed by members of the Beach Haven HPAC and by Andrea Tingey at the SHPO. Changes were made based on the review comments. The property reports of the extended survey area were also sent upon completion to the Beach Haven HPAC and Andrea Tingey for review.

It should be noted that the overwhelming majority of properties that are included in this survey are privately owned; therefore the interiors of the resources were not surveyed. If an interior was described in previously printed sources, it was included in the description section on the SHPO form and the source was noted. Information on rear wings, additions, accessory structures, and other pertinent details were included based on observation and when earlier surveys made them available.

Determinations about architectural integrity were made based on the number of original materials that remained intact and the number and severity of the alterations and usage of synthetic materials. The elements, typically houses and outbuildings, but also a public park were judged to be key contributing, contributing, or non-contributing to the historic district on the basis of their age, exterior physical characteristics, levels of integrity, and historic significance.

The criteria set forth by the National Park Service were used in evaluating the potential of each element for eligibility on the State and National Registers.² It was determined that there are seven key contributing properties in the Greater Beach Haven Historic District. All the other resources were determined to be either contributing or non-contributing. The key contributing and contributing resources are indicated in color on the Historic District Map in Appendix A—Green for key contributing and yellow for contributing. The non-contributing buildings were not given a color on the map.

²National Parks Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin 15. Washington, DC: U.S. Government Printing Office, 1991.

The majority of the buildings in Beach Haven have received at least one alteration of one kind or another. For example, all but a few buildings have twentieth century asphalt shingle roofs that replaced the original wood shingles. The existence of wood shingles on the roof only became a plus while the absence of them was not used as a minus. Collectively, the buildings have retained a medium to high level of integrity.

A map of the Historic District was generated from municipal tax maps. The data summary was compiled after the last determination was made. This report includes all research and survey results. The report has been organized in accordance with the outline as set forth by the HPO. Four copies of the printed report forms were generated; two copies for Beach Haven Borough, one for the Ocean County Heritage Commission, and one copy for the SHPO in Trenton.

Beach Haven History

The historic borough of Beach Haven is located close to the southern end of Long Beach Island, an eighteen mile long barrier island that runs parallel to the coastline of New Jersey. Captain Cornelius Jacobsen Mey first discovered the island in 1614. As his boat sailed around the northern end, he noted very rough tides in the inlet. He named it "Barendegat", which means "Inlet of the Breakers." This name has since been Anglicized to "Barnegat."³

Long Beach Island is the land mass that helps maintain the bays to the west protecting them from the damaging force of the Atlantic Ocean (see Figure 1). The northern bay is named Barnegat Bay and the southern bay is known variously as Tuckerton Bay and Little Egg Harbor Bay. Located on the northern end, Barnegat Light is Long Beach Island's other historic town.

From the time of its discovery in 1614 to the middle of the 19th century, few people actually lived on Long Beach Island. A report by J.F. Watson written in 1833 is included in the 1844 edition of Barber & Howe's *Historical Collections of the State of New Jersey*. Watson stated that he was "surprised to learn from old Stephen Inman, one of the 12 islanders of Long Beach, that he and his family have never ceased to be whale catchers along this coast."⁴

In the early 19th century, there were earlier hotels on Long Beach Island including those in Harvey Cedars, Holgate, and the land that would become Surf City. The rugged isolation of these hotels attracted groups of wealthy men who enjoyed the frontier experience.⁵ It wasn't until the later half of the 19th century that the barrier island would be developed for

Figure 1: Detail of Beach Haven and the southern portion of Long Beach Island from the Beach Haven USGS Quad Sheet



³ www.newjerseyshore.com

⁴ Barber, John W. and Henry Howe. *Historical Collections of the State of New Jersey; Containing a General Collection of the Most Interesting Facts, Traditions, Biographical Sketches, Anecdotes, etc...* Newark, NJ: Benjamin Olds, 1844; p. 369.

⁵ National Park Service. "Resorts and Recreation; An Historic Theme Study of the New Jersey Heritage Trail Route," Chapter 1, Early Resorts. Posted on the internet at http://www.cr.nps.gov/history/online_books/nj1/chap1.htm

family summering.

Municipal History:

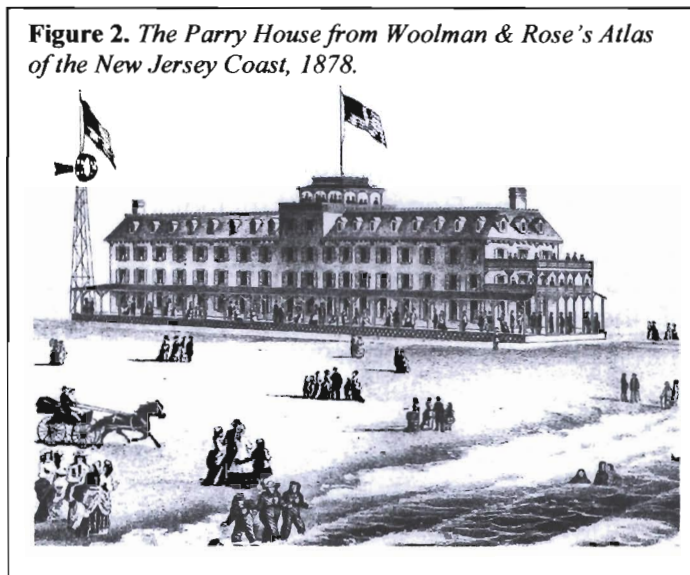
On November 6, 1890, Beach Haven Borough was established by referendum. In 1903 and 1913, two smaller parts of Long Beach Township were added to Beach Haven Borough completing the boundaries of the contemporary municipality. In 1890, the small municipality had been set off from Eagleswood Township. Eagleswood Township contained the southern section of Long Beach Island as well as areas on the mainland. Sixteen years earlier, on March 17, 1874, Eagleswood Township had been set off from Stafford Township.

Stafford Township, covering all of Long Beach Island in addition to a large section of the corresponding mainland west of Long Beach Island, had been created by royal charter in 1750. This Township had been set off from Shrewsbury Township in Monmouth County.⁶ Shrewsbury Township was originally formed in 1693 and it incorporated a great number of acreage both north and south of the Metedeconk and Manasquan Rivers, which divide Monmouth and Ocean Counties. On February 15, 1850, Ocean County was the new county name given to the southern half of Monmouth County. It consisted of several townships including Stafford Township.⁷

The year of Eagleswood Township's establishment in 1874 corresponds with the time period in which the small resort village of "Beach Haven" was being established near the southern end of Long Beach Island by the members of the privately held Tuckerton and Long Beach Building, Land, and Improvement Association.

Chronology of the Tuckerton and Long Beach Building, Land, and Improvement Association:

The Tuckerton and Long Beach Building, Land, and Improvement Association established Beach Haven as a seaside resort and its history is revealed in the group's book of minutes from 1873-1883. The first meeting of this group was held in the village of Tuckerton on Saturday May 31, 1873. The initiating group of directors included Charles T. Parry, Rutherford Stuyvesant, Archelaus R. Pharo, Samuel Ashhurst, Jesse C. Ridgeway, Theophilus T. Price, Joseph J. Pharo, Barclay Haines, and Albert Markley.



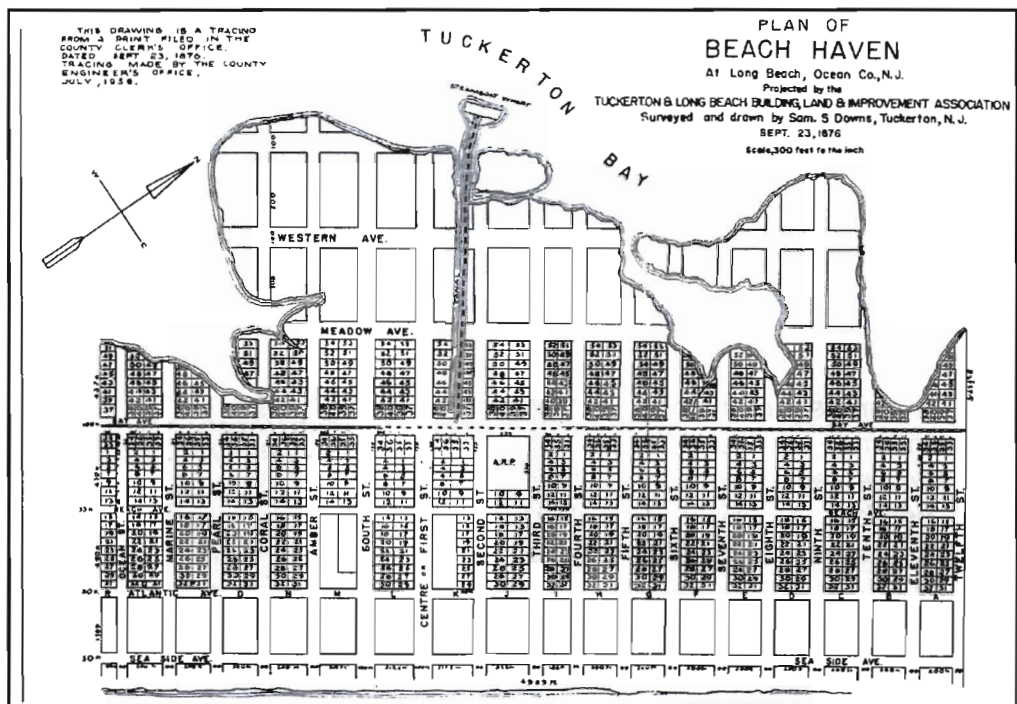
⁶ John P. Snyder. *The Story of New Jersey's Civil Boundaries; 1606-1968.* Trenton, NJ: Bureau of Geology and Topography, 1969; pp. 201, 202, and 205.

⁷ *Ibid*, p. 201.

According to the minutes taken, "Theo. T. Price was called to the chair and Jesse C. Ridgeway chosen Secretary." From the group of the first Directors, officers for the corporation were selected. They included Charles T. Parry of Philadelphia as President; Samuel Ashhurst, M.D. of Philadelphia as Vice President; Richard Ashhurst of Philadelphia as Treasurer; and Jesse C. Ridgeway of Tuckerton as Secretary and Superintendent. Other actions taken at the first meeting included giving the authorization to Archelaus R. Pharo to construct a wharf and giving authorization to the Executive Committee (Pharo, Ridgeway, and S. Ashhurst) and Treasurer (R. Ashhurst) to procure deeds for land.⁸ At the next meeting in August of 1873, the Commissioners authorized "to procure plans for a house suitable for a hotel or Boarding House, and upon a plan being accepted, they proceed at once to have the building erected on company land."⁹

Samuel S. Downs drew a survey map of the company land and this was accepted at the November 1873 meeting (see Figure 3). The first deed transfers were recorded and "the name of Beach Haven was given to the company's or

Figure 3. Samuel S. Downs. Plan of Beach Haven. Drawn in 1876.



association's property on Long Beach."¹⁰ The following year's meeting minutes recorded the progress of the construction of the Company House and its

rental to Robert B. Engle, the purchase of a steamboat "Barclay" and its lease to the Tuckerton Railroad Company, and several additional deed transfers.¹¹ That summer of 1874, the rented Company House named the "Parry House" (illustrated in Figure 2) had a prosperous season and Mr. Engle wanted to alter the contract under which he is to rent it for another season, but an alteration was not approved.¹² At the November 1874

⁸ From the minutes of the "T. & L. B. B. L. & I. Association," 1873-1883 in the possession of Beach Haven Borough Historian Jeanette Lloyd.

⁹ Ibid. p. 7

¹⁰ Ibid. p. 9

¹¹ Ibid. p. 14

¹² Ibid. p. 27.

meeting, Engle appeared before the Directors. He was granted permission only to install a soda fountain in the hotel.

In 1876, the Company minutes (pages 47 through 57) recorded the following changes. The lease for the Parry House was granted to a new operator, A.R. Potts and the following year, a settlement was reached with the previous lessee Robert Engle. It is interesting to note that Robert B. Engle along with his cousin Samuel T. Engle would buy land and open his own hotel, The Engleside, in time for the summer of 1876.¹³ Provisions were granted for the roads to be graded. The August 1877 minutes report that Centre Street had been graded, sodded, partly graveled and sidewalks created at the expense of \$484. The new map, (Figure 3), drawn in September 1876 was also sent to Ocean County for filing.

In 1878, the Company, experiencing financial difficulties, sold the Parry House to Mark Buzby for \$22,500. They also gave Edward Samuel of Philadelphia the exclusive rights to run tramways upon the streets laid out by the Company in exchange for free passage to all Directors. In 1879, provisions were made for Third and Amber Streets to be improved. James Welsh was gainfully employed for several seasons as the road grader. Many lots continued to be sold throughout the years and in one case, the Company required that a house be built by the following year or a penalty of \$50 would be inflicted. In all deeds transferred after 1881, the following statement was inserted; "It is hereby stipulated that the contents of all water closets shall be collected in water tight cesspools or cisterns and further that the keeping of swine of any description is prohibited" (on the inside of the back cover of the minute book). In 1883, provisions were made to create a Fire Department and a lot was donated for a school.

The minute book ends in 1883, but according to the "Corporations of New Jersey: List of Certificates to December 31, 1911," the Tuckerton and Long Beach Building Land and Improvement Association continued to operate into the 20th century. It was dissolved on October 16, 1908.¹⁴

Promoting Beach Haven:

By 1878, the new resort of Beach Haven was featured in Woolman & Rose's *Historical and Biographical Atlas of the New Jersey Coast*.

Beach Haven—This new and popular

Figure 4. *The Engleside illustrated in the 1878 Woolman & Rose's Atlas of the New Jersey Coast.*



¹³ George B. Somerville. *The Lure of Long Beach*. (Reprint edition), Harvey Cedars, N.J.: Down The Shore Publishing, 1987; p. 46.

¹⁴ Corporations of New Jersey: List of Certificates to December 31, 1911; page 848. Posted on the NJ State Library web site: http://www.njstatelib.org/NJ_Information/Searchable_Publications/index.php?include=corp

resort is located on the island of Long Beach, five or six miles from Little Egg Harbor Inlet, and six miles from the mainland. It is exactly opposite Tuckerton, across the central and broadest part of Little Egg Harbor Bay. It is also located at about the narrowest part of the beach, having the ocean on the one side and the bay on the other, which approach so near at this point that a rifle-ball might be shot across the island from one to the other. Until 1874 this place was wild, barren beachland and sand-hills. In the autumn of 1873 a number of gentlemen from Philadelphia, New York, and Tuckerton, selected this spot as the most suitable site for an attractive and quiet summer abode.

There are four hotels; Engleside, Parry House, Bayview, and Ocean House. The bay of Egg Harbor furnishes good opportunities for sailing, fishing, gunning, and the usual aquatic sports, which add so greatly to the enjoyment of summer visitors. A steamboat plies between this place and the terminus of the Tuckerton Railroad at Tuckerton, which gives direct connection with New York and Philadelphia. This place has already acquired considerable celebrity as a pleasant resort for persons suffering from attacks of hay fever.¹⁵

Both the Parry House (Figure 2) and the Engleside (Figure 4) were illustrated in Woolman & Rose's Atlas and the details of their history were outlined in the first history of Beach Haven written in 1914 by George Somerville.

Continuing to be proprietor of The Engleside, in 1895, R.B. Engle produced a slender souvenir and promotional picture book. The text proclaimed that Beach Haven and the Engleside "possess a majority of requirements of the Ideal Summer Home by The Sea." Those requirements include the high but gently sloped beach, the life boat and life-saving apparatus nearby, the gentle, five mile wide harbor to the west, and the sailing, fishing, gunning, and "crabbing." Contrary to today's resorts, there were no side shows, merry-go-rounds or dance pavilions. A new boardwalk was a genteel promenade free from booths or markets. Beach Haven was then known as "Philadelphian's Newport." Because the Engleside was positioned perpendicular to the beach, all rooms had an ocean view. The hotel had an elevator, hot water baths, its own water supply and vegetable gardens.¹⁶

The Parry House caught fire in August of 1881. Luckily, there were no casualties thanks to the alertness of a

Figure 5. From a 1930s brochure promoting the Hotel Baldwin



Hotel Baldwin

¹⁵ H.C. Woolman & T.F. Rose. *Historical and Biographical Atlas of the New Jersey Coast*. Philadelphia; Woolman & Rose, 1878; p. 39.

¹⁶ From "Engleside and Beach Haven NJ" (1895) in Special Collections at Rutgers University's Alexander Library, New Brunswick, N.J.

visiting Episcopal minister, James Lamb. The ruins were sold for \$50 to G.S. Butler.¹⁷ The investors of the Parry House did not want to lose valuable business during the next summer, so they started construction of a new hotel right away. The new building, the Hotel Baldwin, was named in honor of the builder of the first effective steam locomotive in Pennsylvania and the founder of the Baldwin Locomotive Company, Matthias Baldwin.¹⁸ It was completed in 1884 from plans drawn up by the Philadelphia architectural firm of Wilson Brothers & Company.¹⁹ The large, L-shaped edifice sported red-shingled minarets with a Queen Anne style porch extending along Avenue and Pearl Street sides of the building (Figure 5). The Baldwin became know for dance parties and social gatherings that were looked down upon at the more restrained Engleside.²⁰

Both hotels continued to operate well into the 20th century. The Engleside was demolished in 1943 and the Hotel Baldwin went up in flames in September 1960. The boardwalk was demolished in the fury of the 1944 hurricane.

19th Century Cottages:

Along with the grand resort hotels, which attracted many temporary summer guests, the character of Beach Haven as a beach resort was also established by the grand summer cottages constructed for family living during the summer months. These late 19th century houses, many of which are still standing and create the historic character of Beach Haven, were constructed for wealthy Philadelphian families. Many of the officers of the Tuckerton and Long Beach Building, Land, and Improvement Association bought lots and built houses. By 1874, the Pharo family built two houses at 121 and 125 Second Street (pictured in Figure 6). Considered to be the oldest house in Beach Haven, 125 Second Street, a key contributing resource (Property Id#-992310414) has belonged to the Pharo family since its construction. Archelaus R. Pharo was one of the prime organizers of the Tuckerton and Long Beach Association. The house's historic



Figure 6: *The Pharo House at 125 Second Street is the oldest house in Beach Haven. It was photographed in 2006.*

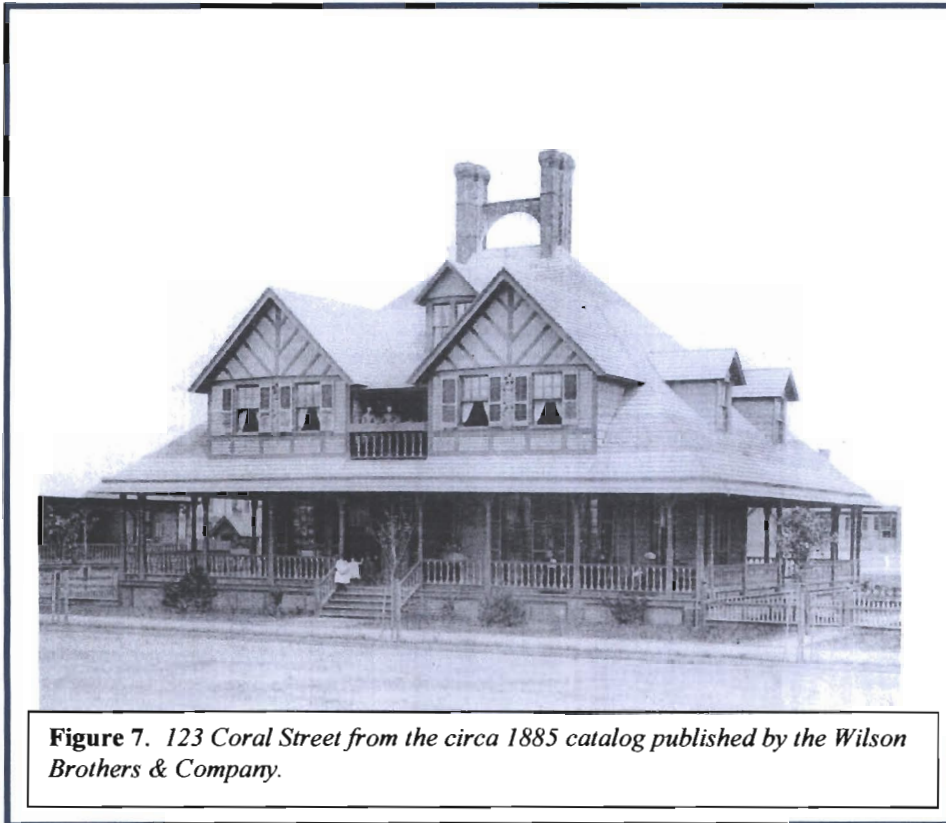
¹⁷ Tuckerton and Long Beach Association Minute book, page 105.

¹⁸ George B. Somerville. *The Lure of Long Beach*; p. 46.

¹⁹ From the November 1883 issue of *The Manufacturer and Builder* on view on Cornell University's Making Of America web site: <http://cdl.library.cornell.edu>.

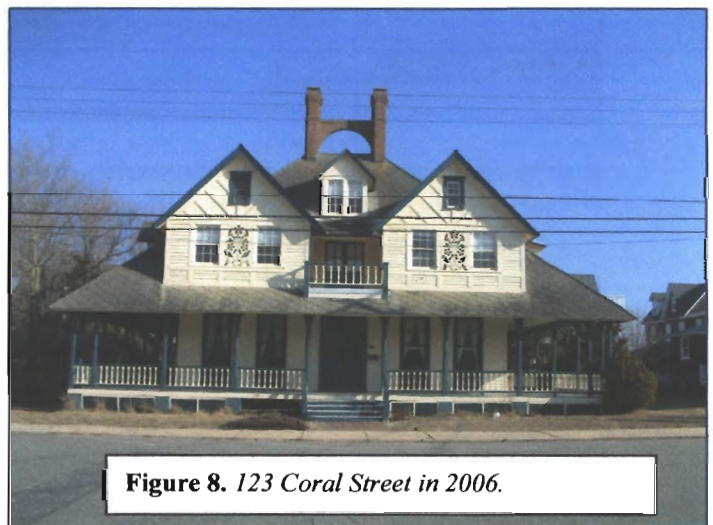
²⁰ www.lbi.net/communities/Beach_Haven/history.asp

name "Louella Cottage" comes from the first letters of Pharo's two daughters' names: Louisa and Ella.²¹



The influential Parry family hired the Philadelphia architectural firm of Wilson Brothers & Company to construct several houses on Coral Street including the one at 123 Coral Street (Property Id#-676794482) pictured above in Figure 7 above.²² The house appears remarkably the same today as it did when first built over 100 years ago despite having weathered hurricanes and nor'easters (see Figure 8).

The Wilson Brothers & Company firm consisted of a combination of architects and engineers including John A. Wilson, Joseph M. Wilson, and architect Fred G. Thorn. In their booklet that set forth their company philosophy, this company states that "the necessity of conforming to the



²¹ Bicentennial Committee. "Historic Structures of the Borough of Beach Haven Pre-1900." Beach Haven, NJ: Privately Printed, 1976.

²² It is not often that the architects are known, but this house is proudly displayed in a promotional booklet published by the Wilson Brothers & Company in 1885.

requirements of climate, local customs, and other matters has developed modifications in style (from European practice) that are strictly American.”²³ This statement has a particularly important resonance given the extreme weather conditions found on Long Beach Island, the lack of any type of indigenous building materials, and the fact that the houses once built, would be unoccupied for a good portion of the year. The merging of engineering and architecture is evident in the structural soundness and composed beauty found in the Wilson Brothers’ Stick and Shingle Style designs in Beach Haven. Other Wilson Brothers & Company designs include the Holy Innocents Church (now the Long Beach Island Museum), and residential properties at 132 and 135 Coral Street. This firm has also been credited with constructing the three “Shakespearean Houses” at 118, 122, and 126 Amber Street.



Figure 9. *A modest cottage at 205 Fifth Street built for James Welsh circa 1890. Photographed in 2006.*

It was not just wealthy families who contributed residential properties that characterize Beach Haven as a resort built in the late 19th century. Working class families like the road grader James Welsh bought land and built a house before 1890, albeit a more modest house, at 205 Fifth Street (Property Id#-654815835) pictured in Figure 9.²⁴ A row of “Baymen’s Bungalows” closely built on 25 and 30-foot wide lots exists on the north side of Second Street between Bay and Beach Avenues.

The 20th Century’s Patterns of Development:

Beach Haven is a very fortunate community. It has had a remarkable number of adventurous photographers documenting it from high vantage points and an equal number of archivists who have preserved the documents for posterity. The numerous 20th century bird’s-eye view photographs taken from water towers, balloons, and aircraft (as well as the series of Sanborn Company maps, which offer the detailed footprints of

²³ Wilson Brothers & Company. *Catalog of Work Executed*. Philadelphia: J.B. Lippincott Company, 1885; p. 43.

²⁴ Bicentennial Committee’s 1976 booklet.



A 1902 view of Beach Haven looking northeast from the watertower at West Engleside Avenue. Engleside Avenue is on the lower right corner and Centre Street is the diagonal running through the center of the picture. Bay Avenue is on the lower left.

houses for purposes of determining fire insurance rates) has contributed to the understanding of the Borough's land use and development patterns throughout the twentieth century.

A photograph taken from the Borough's water tower on West Engleside Avenue was printed in John Bailey Lloyd's second book *Six Miles at Sea; A Pictorial History of Long Beach Island New Jersey* (illustrated on page 17). The town of Beach Haven had grown rapidly as a cluster of clapboarded houses with wood shingled and gabled roofs lined up on the grid of streets in the three decades since its inception. Each house had a front or side porch, most had shutters flanking windows, and there were low fences delineating property boundaries. Few houses were identical to their neighbors, although many shared similar traits in the vernacular tradition of adapting Victorian-era architectural styles to localities. With no automobiles, the pedestrian-friendly character of the resort town was evident. The 1900 U.S. Census statistics indicates 239 residents called Beach Haven home. By 1905, the New Jersey census indicated that there were 301 residents living in 78 dwellings. By 1920, there were 329 residents, and there were

715 shore dwellers in 1930. The number of residents rose to 746 in 1940 and 1,050 in 1950.²⁵

By the first decade of the 20th century, several churches and general stores had been built and the town had its own school at 215 Third Street (Property Id# -51131027). In a good example of 20th century adaptive reuse, the school would eventually be converted into a movie theatre in 1913 and converted once again in the later part of the 20th century to serve as a Baptist church. Early 20th century real estate agents such as Robert Osborn with offices in Philadelphia and Beach Haven, offered bungalow and cottage plots for “extremely low prices and most convenient terms.”²⁶ Many people took the opportunity to invest. In 1911, the New York Times reported that most of the cottages in Beach Haven had been rented for the summer, and although many new ones had been built since the last season, it was expected that few, if any, would remain vacant.²⁷ The local real estate boom has several attributions.

In 1925, Floyd L. Cranmer established a small building company that would have an impact on the town. His firm, Floyd L. Cranmer, Contractor and Builder would construct many houses, from bungalows to Cape Cods in Beach Haven in the ensuing years up to his death in 1955. He got his start though with the construction of sidewalks for the municipality. His company’s first major housing project was the construction of the first of a group of houses that would come to be known as the “Seven Sisters” (see Figure 11). The house at 700 South Atlantic Avenue (Property Id# 1750601519) was designed by Henry Davis, an architecture student at the University of Philadelphia for Albert Foster Damon, Jr. The plans called for the ground floor to be used by the servants, the second story as the main living area, and the third for the bedrooms. The high porches on the east façade captured the ocean breezes. Upon its completion, the house was so desirable that several other individuals engaged Cranmer to construct similar houses for them.²⁸



Figure 11. 700 South Atlantic Avenue. The first of the “Seven Sisters” designed by Henry Davis and built by Floyd L. Cranmer, Contractor and Builder. Photographed in 2006.

²⁵ The 1905 NJ Census statistics are from Ellis R. Meeker, compiler. *New Jersey; A Historical, Commercial and Industrial Review*. Elizabeth, N.J.: Commonwealth Publishing Company, 1906; p. 286. The U.S. Census data is from Harold F. Wilson’s *The Jersey Shore; A Social and Economic History of the Counties of Atlantic, Cape May, Monmouth, and Ocean*. Volume Two. New York: Lewis Historical Publishing Company, Inc., 1953; p. 1132.

²⁶ From an early advertisement in the files of the Beach Haven Borough Historian Jeanette Lloyd.

²⁷ New York Times article, June 18, 1911; p. X7. From Proquest Historical Newspapers, New York Times (1851-2001).

²⁸ The information about Floyd L. Cranmer all comes from his son’s book--*Pictorial History of the Early Development of Beach Haven through the Building Projects of Floyd L. Cranmer Contractor & Builder; 1925-1955*. (Revised Fifth printing). Cherry Hill, NJ: Privately Printed, 2004.

It is interesting to note that during the Depression in the 1930s, Floyd Cranmer's brother Firman ran a building supply company at 308 Centre Street. As an agent for the Johns-Manville Company, he was the local representative carrying that company's asbestos shingle siding and insulation products. The April 12th, 1938 edition of the Beach Haven Times announced a \$15,000 contest that required homeowners interested in remodeling to pick up a copy of "The Home Idea Book," which offered homeowners guidance in transforming their homes from "a drab, dull, depressing house to a light, airy, cheerful home that boasts of modern improvements."²⁹ Presumably, this included new asbestos shingles on the exterior! In 1938, Johns-Manville established a Housing Guild with its headquarters in Beach Haven. This guild established a consolidated supplier of many types of building materials and "value package deals" that were offered to local contractors and home builders. By 1939, the outlook for the building trades was optimistic. The data showed that there had been a 25% increase in all construction in the last quarter of the previous year.³⁰

Houses built in Beach Haven during the first half of the 20th century reflect the trends of American architecture that included kit and planbook houses. There are many bungalows, Four Squares, Colonial Revivals, Ranches, and Cape Cods. 126 Third Street (pictured below, left) was built for Anthony Rogers by Floyd Cranmer's Company in 1950. The house at 200 Berkeley Avenue (below, right) is a kit house from Sears, Roebuck & Company, #194 first introduced in 1911. This house was built shortly after 1911. These in-fill houses were smaller, reflecting more economical decades that followed the Victorian era. The houses also have horizontal presentations compared to the larger and vertically-inclined Victorian era dwellings. In many cases, the similarities between late 19th-century and 20th-century houses in Beach Haven include the sturdy materials, open porches, and detached out-buildings.



126 Third Street: Photographed in 2006.



200 Berkeley Avenue: Photographed in 2006.

By the middle of the 20th century, rather than spending the entire season at the summer house, people preferred to tour spending only a few days or a week in any one place.

²⁹ Beach Haven Times, April 12th, 1938; p. 7.

³⁰ Beach Haven Times, January 3rd, 1939; p. 1.

As the tradition of summering declined, the majority of dwellings in Beach Haven were converted into rental units.



Figure 12. "Aerial View, Beach Haven, N.J." Published by Frankfurt Pharmacy, Beach Haven. Postmarked 1938.

Two devastating storms, a hurricane in 1944 and a nor'easter in 1962, wrecked havoc with the houses on Long Beach Island and Beach Haven. After the 1962 storm, it was noted that over two hundred and seventy houses had been destroyed island wide. New legislation was passed. All new houses were to be built on pilings.³¹ This effectively ended the character of Beach Haven's early century of architecture. From this time on, houses would be built on stilts with parking areas, either open or enclosed, at the ground level. Front doors were moved upstairs and second story and roof decks were built instead of the street level porches of yesteryear. The end of the historic period can be defined by this legislation.

Beach Haven is fortunate to have a substantial number of its early period dwellings intact. Collectively, they convey the importance of the Tuckerton and Long Beach Building, Land, and Improvement Association's vision as they struggled to establish a beach resort on the Island of Long Beach.

³¹ John Bailey Lloyd. *Six Miles at Sea*. Beach Haven: Down The Shore Publishing, 1990; p. 163.

Data Summary

The entire survey area from Fifth Street down to Chatsworth Avenue can be included in the Greater Beach Haven Historic District. The boundaries could be drawn to exclude the non-contributing resources at the edges.

The northern boundary takes in the north side of Fifth Street from Bay Avenue to Atlantic Avenue. North of Fifth Street, the neighborhoods appear to all have been built after World War II. They have been excluded due to their youth.

On the east, the individual houses, apartment complexes, and motels that front on the beach on the east side of Atlantic Avenue were constructed in the years following the storm that took place in 1962. Several exhibit unique architectural plans; however, they have been excluded due to their youth.

The southern boundary ends at Chatsworth Avenue because the houses on Dolphin Avenue one block further south are by and large, contemporary structures. Although showing interesting individual designs, their young age, elaborate and irregular massing, and contemporary claddings offer a radically different appearance compared to the houses in the historic district. The neighborhoods further south predominantly consist of contemporary houses constructed with modern materials.

On the west, the boundary primarily divides the residential area from the commercial buildings that front on Bay Avenue.

The Intensive Level Architectural Survey determined that there are seven Key Contributing properties in the Greater Beach Haven Historic District:

- 1.) Converse Cottage, 500 South Atlantic Avenue, c. 1874 (Property Id# 539942206)
- 2.) Dr. Edward Williams House, 504 South Atlantic Avenue, c. 1874 (Property Id# 1552062439)
- 3.) Louella Cottage, 125 Second Street, c. 1874 (Property Id# -992310414)
- 4.) 110 North Atlantic Avenue, c. 1900 (Property Id# -1764403423)
- 5.) Charles Barclay House, 127 Coral Street, c. 1885 (Property Id# 2005953249)
- 6.) Portia Cottage, 123 Coral Street, c. 1880 (Property Id# -676794482)
- 7.) Long Beach Island Museum, 129 Engleside Avenue, c. 1882 (Property Id# 312777140)

There are 274 contributing resources in the Greater Beach Haven Historic District. They consist of the Seven Sisters houses, several houses built by the Wilson Brothers

& Company architectural firm, many houses built by local builders, and the planbook and kit houses popular in the early 20th century. Many mid-20th-century Cape Cods are contributing due to their association with local builder Floyd Cranmer.

There are 100 non-contributing resources in the Greater Beach Haven Historic District. The majority are contemporary dwellings constructed on pilings with internal garage bays. They were determined to be too young for inclusion. There are several older houses that have been so significantly altered that they no longer convey any sense of historic character. Other non-contributing resources are the public park between Engleside, Beach, and Atlantic Avenues and Amber Street, and the parking lot for the Kynett Church on North Beach Avenue between Second and Centre Streets.

There are also two “unknowns” because they were undergoing extensive renovations during the period of the field survey. The two are the Green Gables Restaurant at 212 Centre Street (Property Id# -2036684121) and the house at 204 Engleside Avenue (Property Id# 1826560791). There is a good chance upon further evaluation that they would be considered to be non-contributing resources due to the extent of the alterations.

Recommendations

There are several properties that were just outside the survey boundary that share similarities to the resources included in the survey area. For example, an eligible 1920s Four Square on North Atlantic Avenue neighbors the Seven Sisters house at 25 Second Street. **McCabe & Associates, Inc.** recommends that the survey area’s perimeter be surveyed in order to bring all the related resources that are geographically contiguous into the Greater Beach Haven Historic District.

Conclusion

This Survey should provide the Borough of Beach Haven with a valuable resource to assist in the long-term protection of its valuable historic district through proper planning. It will also be useful in the development of educational materials to help residents and property owners appreciate and care for the buildings and sites that contribute to their cultural heritage.

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MAPS:

Downs, Samuel S.. Plan of Beach Haven. Drawn in 1876

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Subdivision Map of Beach Haven, 1912

POSTCARDS:

1910 Postcard printed by A.J. Durand, Druggist, Beach Haven, N.J.

1920 Postcard published by Cecil Cranmer, Beach Haven, N.J.

Postcard titled "Aerial View, Beach Haven, N.J." postmarked 1938

Postcard titled "Aerial View, Beach Haven, N.J." postmarked 1962

Postcard titled "Beach Avenue, Beach Haven, N.J." published by Jacob Britz and postmarked 1924

Postcard titled "Aerial View Baldwin Hotel and Beach Haven, N.J." printed by Tichnor Brothers, Inc. circa 1940

Postcard titled "Water Tower, Beach Haven, N.J." circa 1910, printed in Germany.

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www.newjerseyshore.com

http://www.cr.nps.gov/history/online_books/nj1/chap1.htm

www.netreach.net/~sixofone/page9.htm

APPENDIX A

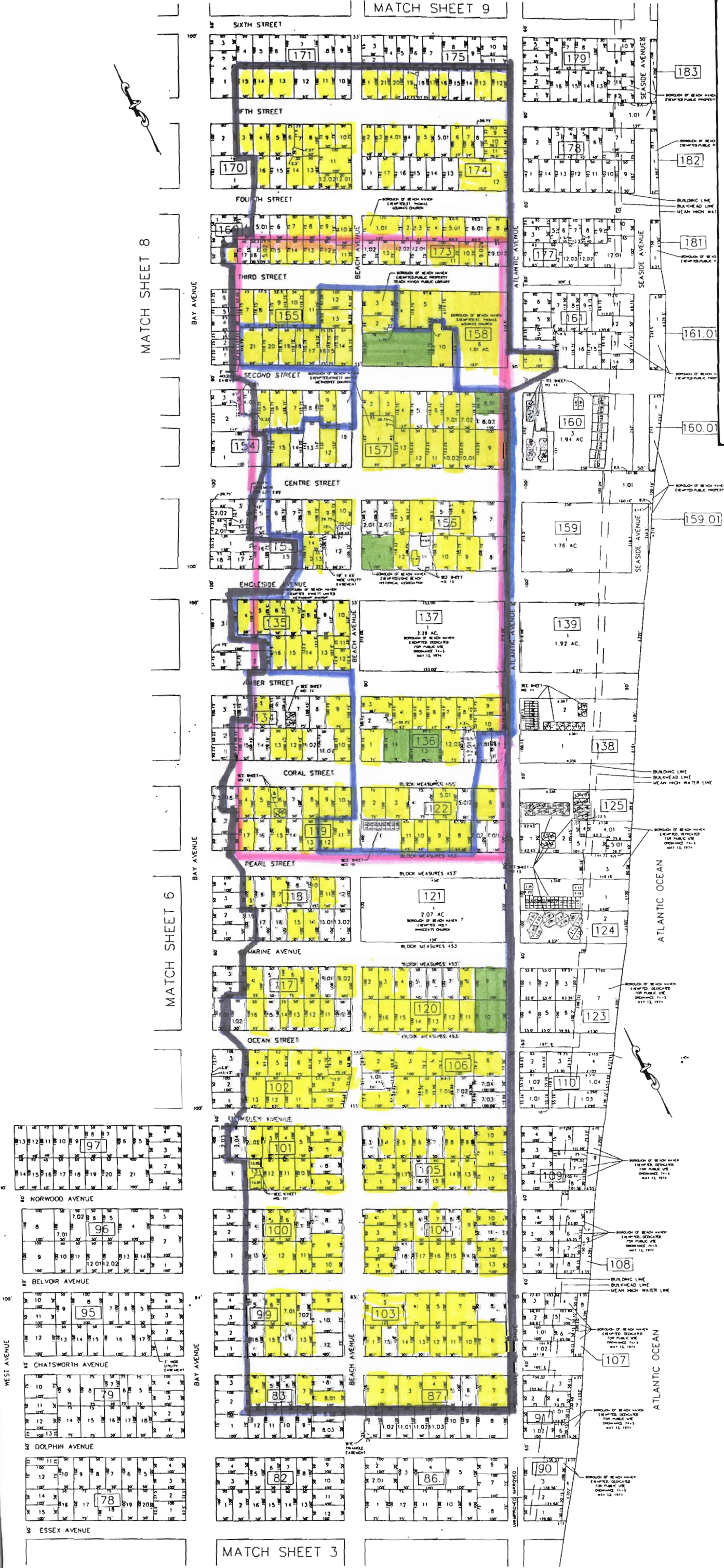
Map of the Survey Area

GREATER BEACH HAVEN HISTORIC DISTRICT MAP

McCabe & Associates, Inc.

September 2006

- Boundary of National Register listed Beach Haven Historic District
- Boundary of Bed & Breakfast Overlay District
- Boundary of Survey Area
- Contributing resource in "Greater Beach Haven Historic District"
- Key Contributing Resource



MATCH SHEET 8

MATCH SHEET 6

MATCH SHEET 3

MATCH SHEET 9

- 97
- NORWOOD AVENUE
- 96
- BELVOIR AVENUE
- 95
- CHATSWORTH AVENUE
- 79
- DOLPHIN AVENUE
- 78
- ESSEX AVENUE

WEST AVENUE

BAY AVENUE

BAY AVENUE

ATLANTIC AVENUE

ATLANTIC OCEAN

ATLANTIC OCEAN

SEASIDE AVENUE

SEASIDE AVENUE

SIXTH STREET

FIFTH STREET

FOURTH STREET

THIRD STREET

SECOND STREET

CENTRE STREET

ENGLEWOOD AVENUE

AMBER STREET

CORAL STREET

PEARL STREET

MARINE AVENUE

OCEAN STREET

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

BEACH AVENUE

APPENDIX B

Resumés

WAYNE T. McCABE & ASSOCIATES, INC.

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Fax (973) 579-2849

sussexhistorian@juno.com

PLANNING * HISTORIC PRESERVATION * SURVEYING * ENGINEERING

WAYNE T. McCABE, P.P., A.I.C.P. LICENSED PROFESSIONAL PLANNER

EDUCATION:

A.A.S. - Rural & Urban Planning, State University of New York – Delhi.

B.A. - City Planning, Livingston College, Rutgers University

Master of City & Regional Planning - with a concentration in historic preservation
and American architectural history Rutgers University, Graduate Department of
Urban Planning and Policy Development.

EXPERIENCE:

Mr. McCabe is a National Park Service qualified architectural historian, with thirty-two years of experience in numerous aspects of professional planning, historic preservation, site design, environmental studies and site remediation, including over twenty years of private practice. Mr. McCabe currently serves as the consultant to the Newton Historic Preservation Advisory Commission; City of Burlington Historic Preservation Commission; Mount Holly Historic Preservation Commission; the Evesham Township Historic Preservation Commission (Burlington County); and Closter Borough Historic Preservation Commission (Bergen County).

Government planning experience includes work for: the County of Sussex, State of New Jersey; the County of Delaware, New York State; the City of Plainfield and, the New Jersey Department of Community Affairs. Work with the County of Sussex included serving as the County Planner and later as the Director of the County Office of Economic Development. Mr. McCabe also prepared the Sussex County Library Facilities Master Plan, the Sussex County Land Use Master Plan and Historic Preservation Plan. Mr. McCabe has prepared over 85 Environmental Impact Statements, many including wetlands studies. He is Sussex County Historian.

Mr. McCabe is owner of the consulting firm **McCabe & Associates, Inc.**

TEACHING:

Adjunct Lecturer - Drew University, Historic Preservation Certification Program

REGISTRATION:

Professional Planner, New Jersey License Number 2009

American Institute of Certified Planners - Registration Number 6818

AWARDS:

2004: New Jersey Historic Preservation Award - "Outstanding Contributions to Preserving New Jersey's Historic Resources,"

2003: Greater Newton Chamber of Commerce - "Charles Current Award,"

2001: Ongoing Educational Outreach and Preservation Planning Program Award - New Jersey Historic Preservation Office.

PUBLICATIONS:

"Historic Preservation in Rural Communities" - Rural Design Monograph Series, State of New Jersey, Department of Community Affairs.

"Historic Preservation - Plainfield, N.J."

"Procedural Guidelines - Historic Preservation Ordinance," Town of Newton, New Jersey

"A Penny A View - An Album of Postcard Views - Lafayette, NJ"

"A Penny A View - Stillwater, NJ"

"A Penny A View - Newton, NJ"

"A Penny A View - Sparta, NJ"

"A Penny A View - Railroads of Sussex Co., N.J., Volume One"

PUBLICATIONS:

"A Penny A View - Railroads of Sussex Co., N.J., Volume Two"
"A Penny A View - Ogdensburg, NJ"
"A Penny A View - Franklin, NJ"
"A Penny A View - Building the Lackawanna Cutoff in Sussex and Warren Counties, N.J."
"Images of America - Newton, New Jersey"
"Images of America - Sussex County" [250th anniversary]
"Historic Streetscape Plan, Spring Street, Town of Newton, N.J."
"Guidelines for the Preservation of Historic Structures within the Designated Local, State and National Historic Districts - Newton, NJ"
"Guidelines for the Design of New and Replacement Signs within the Designated Local, State and National Historic Districts - Newton, NJ"
"Procedural Guidelines - Historic, Archaeological and Cultural Resources Ordinance,"
Evesham Township, New Jersey
"Procedural Guidelines - Historic District Zoning & Historic Preservation Commission Ordinance," City of Burlington, NJ

OFFICES HELD:

Newton Historic Preservation Advisory Commission - Chairman
Highlands Workshop, Inc. - Chairman, Board of Directors
Culver Brook Restoration Foundation - President
Stillwater United Methodist Church - Historian
Greater Newton Chamber of Commerce - President
Sussex County Chamber of Commerce - Land Use & Transportation
Committee Chairman & Member of Board of Trustees
Sussex County Economic Development Partnership, Inc. - Member of Board of Trustees
Lake Hopatcong Commission

Jeanne M. Kolva
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EDUCATION

1996—BA in Art History with High Honors, Rutgers University, New Brunswick, New Jersey.
2001—MA in Art History, Brooklyn College, CUNY Graduate School.
2004—Historic Preservation Certificate, Drew University, Madison, New Jersey.

EXPERIENCE

June 2003 to present: Architectural Historian at McCabe & Associates, Inc., Newton, New Jersey.

- Principal investigator of Intensive Level Architectural Surveys for Mahwah Township and Closter Borough, Bergen County; and Beach Haven Borough, Ocean County.
- Produced design guidelines booklets for and served as technical advisor to the Mahwah Historic Preservation Commission and Burlington City Historic Preservation Commission.
- Updated architectural survey of 190 historic resources in Rutherford, Bergen County.
- Authored Historic Structures Report of the Mount Holly Mill Race as Principal Investigator.
- Review applications for Certificates of Appropriateness for the Mount Holly Township and Burlington City Historic Preservation Commissions.
- Produced a Directory of Materials and Manufacturers for Mount Holly Township and Burlington City.
- Secured grant from the National Trust for Historic Preservation for the Temple B’Nai Israel, Burlington.
- Successful grant writer for Certified Local Government Program grants.
- Report Writer for the Ridgewood Road Survey Area, Maplewood, Essex County, New Jersey.

2003: Authored National Register nomination for the Livingston Manor Historic District, Highland Park, Middlesex County. Funded by a grant secured from the New Jersey Historical Commission.

2001 to 2002: Architectural Historian at ARCH², Inc., Metuchen, New Jersey.

- Principal Investigator, Section 106 Reports for the Bridge over the Pleasant Run, Centerville, Hunterdon County; the Fairlawn Avenue Bridge, Fairlawn, Bergen County; and the Avon-by-the-Sea Main Street Road Narrowing project, Monmouth County.
- Authored Section 106 survey reports for cell antenna and monopole sites included those in Nutley, Bay Head, Rutherford, Alpine, Jersey City, Hoboken, Lambertville, Raeville, and Kearny.

2001 to present: Borough Historian of Highland Park.

1998 to present: Highland Park Historical Society's newsletter editor, archivist, and exhibits coordinator.

SELECTED PUBLICATIONS

Highland Park, New Jersey: A Borough of Homes. (Charleston, S.C.: Arcadia Publishers, 2005).

A Penny A View...An Album of Postcard Views...Highland Park, N.J. (Newton, N.J.: Historic Preservation Alternatives, 2005).

“New Jersey’s WWI Doughboy Monuments,” cover article of *New Jersey Heritage Magazine* (Vol. II, No. 1).

Co-author of a town pictorial *Highland Park, New Jersey* (Dover, NH: Arcadia Publishers, 1999).

AWARD

2001 Pennsylvania Academy of Fine Arts’ Frank R. Veale Symposium on Visual Studies Prize for Master’s Thesis, “A Case Study: The Berman Collection of Contemporary Public Art in Allentown, Pennsylvania.”

APPENDIX C

Index of Property Forms

APPENDIX D

Property Forms

HISTORIC DISTRICT REPORT

District ID: 10

District Name: Bed & Breakfast Overlay Zone

District Type: Residential

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
OCEAN	Beach Haven borough		Beach Haven

Period of Significance:

Date Range:	Source:
1874 to 1962	May, Michael: 1983 National Register Nomination and Cranmer, Jr., Floyd: Pictorial History of the Early Development of Beach Haven Through the Building Projects of Floyd L. Cranmer (Revised Fifth printing).

Old HSI Number :
(for converted records only)

Physical Condition: Good
Remaining Historic Fabric: Medium

Registration and Status Dates:

National Historic Landmark?:
National Register: 7/14/1983
New Jersey Register: 4/20/1983
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 10/12/2004
Other Designation:
Other Designation Date:

Description:

The Bed & Breakfast Overlay Zone is bounded on the east by the centerline of Atlantic Avenue, on the north by a line located midway between Third Street and Fourth Street, on the south side by the centerline of Pearl Street, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue. This Overlay district is slightly larger than the Historic District listed in the New Jersey and National Registers of Historic Places. It takes in several blocks of Third Street, Second Street, and Coral Street that were not previously included.

Setting:

Beach Haven was established in the southern section of a narrow barrier island between the Atlantic Ocean and Egg Harbor Bay. The island, Long Beach Island, runs parallel to the coast of New Jersey. Beach Haven borough has an established grid pattern of streets that run roughly in a north-south and east-west pattern. The Historic District is surrounded by densely built neighborhoods of later 20th century resort houses.

References:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Cranmer, Jr., Floyd L	Pictorial History of the Early Development of Beach Haven Through the Building Projects of Floyd L. Cranmer (Revised Fifth printing)	2004		
May, Michael	National Register of Historic Places Nomination	1983		

Conversion Problem? Conversion Note: K Albert 4/21/2000 E Konopka 6/6/2000

Date form completed:

New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Historic Districts

District ID: 10

History:

From the 1983 NR Nomination: The Beach Haven Historic District consists of properties that demonstrate the development, over a relatively short time period in the late 19th century, of a beach-front resort intended to house wealthy summer residents from New York and Philadelphia. Although some of the major structures have been lost and the beachfront now contains modern motels, a large portion of the town retains its Centennial-era appearance, both in individual structures and urban form.

The Beach Haven Historic District exhibits the most intact resources of a beachfront resort, which developed very rapidly after being established in 1874. Unlike some other Victorian shore area towns, Beach Haven was not founded with any religious overtones;

Survey Name: Beach Haven Borough

Principal Investigator: Jeanne Kolva

(Primary Contact)

Consultant/Organization: McCabe & Associates, Inc.

thus, no land was originally set aside for public purposes. What open space exists today is either the site of a vanished building or is a private lawn. Since the town was founded as a speculative real estate development, its urban form consists primarily of broad streets, in a grid plan, lined with large houses on lots. The large estate or ocean front compound, such as exists in New England shore resorts, was not built here. Additional significance arises from the fact that several of the buildings are known (and others suspected) to have been designed by a Philadelphia architectural firm Wilson Bros. and Company that had close ties to the Pennsylvania Railroad and the Baldwin Locomotive Works; partners in the latter company were instrumental in the founding of Beach Haven. The same architectural firm is known to have designed a bathhouse and railroad station in Cape May, New Jersey, approximately 60 miles south.

The Beach Haven Historic District comprises approximately seven square blocks located one block west of the Atlantic Ocean and one block east of Beach Haven's modern business district. From the intersection of Atlantic Avenue and Pearl Street, the district extends north along Atlantic Avenue to Second Street and west along Pearl Street to Beach Avenue. The district's building stock consists of late 19th century residential structures, two churches, and a few late 19th century commercial buildings. Evidence of several late Victorian styles can be found in the area including the Victorian Queen Anne, the Gothic Revival, the Colonial Revival, the Italianate and the Shingle styles. A majority of the structures are 2 1/2 story, detached homes built near the street, but with large side yards. In general, the buildings employ similar materials and elements even though vernacular and high-style structures coexist. All buildings contain porches, are wood frame (originally with clapboard or shingled exteriors), and all are similar in massing. Other elements such as combination gabled, cross gabled, or hipped roofs, Queen Anne and/or stained-glass windows, and turned and incised ornament are found in most of the structures. These relationships exist primarily because of the relatively short time span in which the district was developed. Most of the structures are still used as summer residences as was originally intended.

At the northeast corner of the district, on Second Street, are located the first structures built at Beach Haven in 1874. These two large houses containing vernacular and Queen Anne features are located on spacious lots on the north side of the street. Unlike most of the buildings in the district, these houses are surrounded by trees and shrubbery, much of which survives from the turn of the century.

Smaller vernacular/Gothic Revival structures are found to the south and west of the early buildings. These smaller homes are built close together with their gable ends facing the street. Some minor alterations have been made, however their 19th century character is still intact as shown in the pervasive use of porches and natural wood shingles. Few empty spaces or lots are found in these areas. Second Street, like all east-west roads, is wide, showing the direction of traffic from the bay to ocean in the late 19th century.

The 100 and 200 blocks of Centre Street are similar to the north side of Second in that large lots and structures are common. The houses built in the 1870s and 1880s employ Queen Anne features and are 2 1/2 story buildings with elaborate porches. Few trees stand on the block, except for those in the northwest corner. Like Second Street, the breadth of the road makes the distances between the structures very noticeable. At the northeast corner of Centre Street and Beach Avenue is the Kynett Methodist Church, constructed in 1932 on the site of an earlier church and the Parry Hotel. West of the church on Centre Street are a parking lot and two large structures with cross gables and Gothic Revival elements. A large empty lot where a similar structure once stood separates these buildings.

The buildings facing the green along Engleside and Amber Streets are large Victorian Queen Anne and Shingle style structures. These buildings, circa 1880 and 1890, are built near one another unlike those on Centre and Second Streets. These blocks are more densely settled since they once bordered the commercial center of town where large hotels existed. Evidence of the area's importance is still intact: the church and a small hotel still exist. The Holy Innocent Mission Church, circa 1882, is located on the northeast corner of Engleside and Beach. The church was designed by the Wilson Brothers of Philadelphia and is a superb example of Stick/Shingle style architecture. The St. Rita Hotel, with has a mansard roof and Queen Anne windows, is located next door and still functions as a hotel.

The green, a full city block bordered by Amber, Beach, Engleside and Atlantic, is empty except for a modern pavilion located at the western end. Few shrubs and trees are found on this block, which was once the site of the Engleside Hotel demolished in 1943. The west side of Atlantic Avenue between Amber and Coral contains two large buildings now used as guesthouses. These structures built at the turn of the century have seen many alterations over the years.

The 100 block of Coral Street contains some of the most ornate buildings in town designed by Wilson Brothers and Company, who employed Queen Anne and Colonial Revival features. The houses were constructed in the 1880s and are evenly spaced on large lots. Four of the buildings are conversely planned, a scheme found elsewhere in Beach Haven. The Portia Cottage is one of the most prominent homes in the district and remains in its original condition with a large hipped roof, unusually bridged chimneys whose link is an arch, exposed half-timbering and incised ornament.

The northern side of Pearl contains six structures similar in date and style to those found on Coral Street. The buildings, which are located close to one another, at one time faced the Baldwin Hotel, which stood on the opposite side of the street. A 20th century church and parish house are now located on the Baldwin Hotel site just outside the district boundaries. Beach Avenue, unlike other streets in the district, is narrow and contains only a few small late 19th and early 20th century structures sheathed in natural wood shingle with little ornament. The structures west of Beach Avenue are smaller in scale and are built close to each other, unlike the large high-styled homes along the Ocean and green. The 200 blocks of Engleside, Amber and Second Streets contain small Gothic Revival and Queen Anne houses, which are similar to those found scattered throughout the town. Some alterations have been made to these structures, which are now located east of Beach Haven's commercial center.

Unlike most New Jersey resort communities, the Beach Haven Historic District does not continue east to the Atlantic Ocean. The Great Atlantic Storm of 1962 destroyed most beachside buildings. They have been replaced with 1960's modern concrete block

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motels, which strongly detract from the Victorian ambience of the district and therefore have been excluded.

Twenty three years have elapsed since the above description was written. In the 1970s through the 1990s, the Borough of Beach Haven created and updated a Master Plan and recognized the importance of preserving its historic character. In 2004, ordinance #2004-24, established the boundaries of the locally regulated historic district to align with the Bed & Breakfast Overlay Zone. This area encompassed the entire National Register listed Beach Haven Historic District and it takes in several blocks of Third Street, Second Street, and Coral Street that were just outside the historic district boundaries. The Bed & Breakfast Zone is bounded on the east by the centerline of Atlantic Avenue, on the north by a line located midway between Third Street and Fourth Street, on the south side by the centerline of Pearl Street, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue. The Bed and Breakfast Overlay Zone covers an area that is slightly larger than the Historic District listed in the New Jersey and National Registers of Historic Places. It also includes those houses constructed with the early and mid-20th century's architectural traits, which were excluded as too divergent in 1983. Now, we can understand the younger works as products of their time, which are compatible to those of earlier generations.

As the Bed & Breakfast Overlay Zone expanded the historic district's geographic boundaries, it also allowed for the expansion of the period of significance. The planbook houses constructed during the 1920s through the early 1960s reflect similarities in massing, scale, set backs, setting, and materials as their Victorian-era and early 20th century predecessors. Local builder, Floyd Cranmer was responsible for the construction of many of these houses. His influence extended from 1925 to 1955. His work includes several sympathetic additions to older houses, a Craftsman aesthetic seen in others, and the introduction of the mid-century Cape Cod house as modern but compatible infill construction.

The Bed & Breakfast Overlay Zone includes many examples of houses built during the mid 20th century decades before the Great Storm of 1962. After the storm, new construction regulations were established. New houses had to be constructed on pilings. The architectural solution was to install interior garage bays on the ground level and relocate the entryways to the second story. This architectural change is significantly different from all the earlier 19th and 20th century house styles. The period of significance thus ends at 1962.

Statement of Significance:

The Bed & Breakfast Overlay Zone includes the entire National Register listed Beach Haven Historic District. The district exhibits the most intact resources of a beachfront resort, which developed rapidly after being established in 1874, and continued to grow into the mid 20th century. After 1962, construction regulations changed the character of new buildings. The Overlay Zone includes important architect designed buildings, many examples of individually selected planbook houses, and shows a unity of scale, setting, materials, and character.

Eligibility for New Jersey and National Register: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Majority of resources with medium to high levels of architectural integrity.

Property Count: 3 Key Contributing 115 Contributing 38 Non-contributing

Narrative Boundary Description:

The Bed & Breakfast Zone is bounded on the east by the centerline of Atlantic Avenue, on the north by a line located midway between Third Street and Fourth Street, on the south side by the centerline of Pearl Street, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue.

Date form completed: 5/18/2006

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Principal Investigator: Jeanne Kolva

(Primary Contact)

Consultant/Organization: McCabe & Associates, Inc.

HISTORIC DISTRICT REPORT

District ID: 10

District Name: Greater Beach Haven Historic District

District Type: Residential

DISTRICT LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:
OCEAN	Beach Haven borough		Beach Haven

Period of Significance:

Date Range:	Source:
1873 to 1962	May, Michael: 1983 National Register Nomination and Cranmer, Jr., Floyd: Pictorial History of the Early Development of Beach Haven Through the Building Projects of Floyd L. Cranmer (Revised Fifth printing).

Old HSI Number :
(for converted records only)

Physical Condition: Good
Remaining Historic Fabric: Medium

Registration
and Status
Dates:

National Historic Landmark?:
National Register: 7/14/1983
New Jersey Register: 4/20/1983
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 10/12/2004
Other Designation:
Other Designation Date:

Description:

The Greater Beach Haven Historic District is bounded on the east by the centerline of Atlantic Avenue, on the north by a line located midway between Fifth Street and Sixth Street, on the south side by a line midway between Chatsworth and Dolphin Avenues, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue.

Setting:

Beach Haven was established in the southern section of a narrow barrier island between the Atlantic Ocean and Egg Harbor Bay. The island, Long Beach Island, runs parallel to the coast of New Jersey. Beach Haven borough has an established grid pattern of streets that run roughly in a north-south and east-west pattern. The elevation is flat and approximately four feet above sea level. The island is composed of compacted sand. There is a prevailing breeze off the Atlantic Ocean. The Historic District is surrounded by densely built residential communities of late 20th century houses.

References:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Cranmer, Jr., Floyd L	Pictorial History of the Early Development of Beach Haven Through the Building Projects of Floyd L. Cranmer (Revised Fifth printing)	2004		
May, Michael	National Register of Historic Places Nomination	1983		

Conversion Problem?

Conversion Note: K Albert 4/21/2000 E Konopka 6/6/2000

Date form completed:

Survey Name: Beach Haven Borough

Principal Investigator: Jeanne Kolva

(Primary Contact)

Consultant/Organization: McCabe & Associates, Inc.

ELIGIBILITY WORKSHEET - Historic Districts

District ID: 10

History:

From the 1983 NR Nomination:

"The Beach Haven Historic District consists of properties that demonstrate the development, over a relatively short time period in the late 19th century, of a beach-front resort intended to house wealthy summer residents from New York and Philadelphia. Although some of the major structures have been lost and the beachfront now contains modern motels, a large portion of the town retains its Centennial-era appearance, both in individual structures and urban form.

The Beach Haven Historic District exhibits the most intact resources of a beachfront resort, which developed very rapidly after being established in 1874. Unlike some other Victorian shore area towns, Beach Haven was not founded with any religious overtones; thus, no land was originally set aside for public purposes. What open space exists today is either the site of a vanished building or is a private lawn. Since the town was founded as a speculative real estate development, its urban form consists primarily of broad streets, in a grid plan, lined with large houses on lots. The large estate or ocean front compound, such as exists in New England shore resorts, was not built here. Additional significance arises from the fact that several of the buildings are known (and others suspected) to have been designed by a Philadelphia architectural firm Wilson Bros. and Company that had close ties to the Pennsylvania Railroad and the Baldwin Locomotive Works; partners in the latter company were instrumental in the founding of Beach Haven. The same architectural firm is known to have designed a bathhouse and railroad station in Cape May, New Jersey, approximately 60 miles south.

The Beach Haven Historic District comprises approximately seven square blocks located one block west of the Atlantic Ocean and one block east of Beach Haven's modern business district. From the intersection of Atlantic Avenue and Pearl Street, the district extends north along Atlantic Avenue to Second Street and west along Pearl Street to Beach Avenue. The district's building stock consists of late 19th century residential structures, two churches, and a few late 19th century commercial buildings. Evidence of several late Victorian styles can be found in the area including the Victorian Queen Anne, the Gothic Revival, the Colonial Revival, the Italianate and the Shingle styles. A majority of the structures are 2 1/2 story, detached homes built near the street, but with large side yards. In general, the buildings employ similar materials and elements even though vernacular and high-style structures coexist. All buildings contain porches, are wood frame (originally with clapboard or shingled exteriors), and all are similar in massing. Other elements such as combination gabled, cross gabled, or hipped roofs, Queen Anne and/or stained-glass windows, and turned and incised ornament are found in most of the structures. These relationships exist primarily because of the relatively short time span in which the district was developed. Most of the structures are still used as summer residences as was originally intended.

At the northeast corner of the district, on Second Street, are located the first structures built at Beach Haven in 1874. These two large houses containing vernacular and Queen Anne features are located on spacious lots on the north side of the street. Unlike most of the buildings in the district, these houses are surrounded by trees and shrubbery, much of which survives from the turn of the century.

Smaller vernacular/Gothic Revival structures are found to the south and west of the early buildings. These smaller homes are built close together with their gable ends facing the street. Some minor alterations have been made, however their 19th century character is still intact as shown in the pervasive use of porches and natural wood shingles. Few empty spaces or lots are found in these areas. Second Street, like all east-west roads, is wide, showing the direction of traffic from the bay to ocean in the late 19th century.

The 100 and 200 blocks of Centre Street are similar to the north side of Second in that large lots and structures are common. The houses built in the 1870s and 1880s employ Queen Anne features and are 2 1/2 story buildings with elaborate porches. Few trees stand on the block, except for those in the northwest corner. Like Second Street, the breadth of the road makes the distances between the structures very noticeable. At the northeast corner of Centre Street and Beach Avenue is the Kynett Methodist Church, constructed in 1932 on the site of an earlier church and the Parry Hotel. West of the church on Centre Street are a parking lot and two large structures with cross gables and Gothic Revival elements. A large empty lot where a similar structure once stood separates these buildings.

The buildings facing the green along Engleside and Amber Streets are large Victorian Queen Anne and Shingle style structures. These buildings, circa 1880 and 1890, are built near one another unlike those on Centre and Second Streets. These blocks are more densely settled since they once bordered the commercial center of town where large hotels existed. Evidence of the area's importance is still intact: the church and a small hotel still exist. The Holy Innocent Mission Church, circa 1882, is located on the northeast corner of Engleside and Beach. The church was designed by the Wilson Brothers of Philadelphia and is a superb example of Stick/Shingle style architecture. The St. Rita Hotel, with has a mansard roof and Queen Anne windows, is located next door and still functions as a hotel.

The green, a full city block bordered by Amber, Beach, Engleside and Atlantic, is empty except for a modern pavilion located at the western end. Few shrubs and trees are found on this block, which was once the site of the Engleside Hotel demolished in 1943. The west side of Atlantic Avenue between Amber and Coral contains two large buildings now used as guesthouses. These structures built at the turn of the century have seen many alterations over the years.

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The 100 block of Coral Street contains some of the most ornate buildings in town designed by Wilson Brothers and Company, who employed Queen Anne and Colonial Revival features. The houses were constructed in the 1880s and are evenly spaced on large lots. Four of the buildings are conversely planned, a scheme found elsewhere in Beach Haven. The Portia Cottage is one of the most prominent homes in the district and remains in its original condition with a large hipped roof, unusually bridged chimneys whose link is an arch, exposed half-timbering and incised ornament.

The northern side of Pearl contains six structures similar in date and style to those found on Coral Street. The buildings, which are located close to one another, at one time faced the Baldwin Hotel, which stood on the opposite side of the street. A 20th century church and parish house are now located on the Baldwin Hotel site just outside the district boundaries. Beach Avenue, unlike other streets in the district, is narrow and contains only a few small late 19th and early 20th century structures sheathed in natural wood shingle with little ornament. The structures west of Beach Avenue are smaller in scale and are built close to each other, unlike the large high-styled homes along the Ocean and green. The 200 blocks of Engleside, Amber and Second Streets contain small Gothic Revival and Queen Anne houses, which are similar to those found scattered throughout the town. Some alterations have been made to these structures, which are now located east of Beach Haven's commercial center.

Unlike most New Jersey resort communities, the Beach Haven Historic District does not continue east to the Atlantic Ocean. The Great Atlantic Storm of 1962 destroyed most beachside buildings. They have been replaced with 1960's modern concrete block motels, which strongly detract from the Victorian ambience of the district and therefore have been excluded."

Twenty three years have elapsed since the above description was written. In the 1970s through the 1990s, the Borough of Beach Haven created and updated a Master Plan and recognized the importance of preserving its historic character. In 2004, ordinance #2004-24, established the boundaries of the locally regulated historic district to align with the Bed & Breakfast Overlay Zone. This area encompassed the entire National Register listed Beach Haven Historic District and it takes in several blocks of Third Street, Second Street, and Coral Street that were just outside the historic district boundaries. The Bed and Breakfast Overlay Zone covers an area that is slightly larger than the Historic District listed in the New Jersey and National Registers of Historic Places. It also includes those houses constructed with the early and mid-20th century's architectural traits, which were excluded as too divergent in 1983. Now, we can understand the younger works as products of their time, which are compatible to those of earlier generations.

As the Bed & Breakfast Overlay Zone expanded the historic district's geographic boundaries, it also allowed for the expansion of the period of significance. The planbook houses constructed during the 1920s through the early 1960s reflect similarities in massing, scale, set backs, setting, and materials as their Victorian-era and early 20th century predecessors. Local builder, Floyd Cranmer was responsible for the construction of many of these houses. His influence extended from 1925 to 1955. His work includes several sympathetic additions to older houses, a Craftsman aesthetic seen in others, and the introduction of the mid-century Cape Cod house as modern but compatible infill construction.

The Bed & Breakfast Overlay Zone includes many examples of houses built during the mid 20th century decades before the Great Storm of 1962. After the storm, new construction regulations were established. New houses had to be constructed on pilings. The architectural solution was to install interior garage bays on the ground level and relocate the entryways to the second story. This architectural change is significantly different from all the earlier 19th and 20th century house styles. The period of significance thus ends at 1962.

In 2005, the Beach Haven Historic Preservation Advisory Commission hired a firm to conduct a windshield survey of the many similar older and distinctive, potentially historic houses. These additional areas were surveyed at the intensive level. The expanded area was distinguished from the B&B Zone by the name of the "Greater Beach Haven Historic District." This expanded area has the same period of significance as the B&B Overlay Zone.

Character defining features of the historic resources in the Greater Beach Haven Historic District include:

- Hipped, cross gabled, front gabled or side gabled roof forms (many forming equilateral triangles) with gabled or shed dormers;
- White cedar wood shingle exteriors (either weathered or stained);
- Clapboard in several applications (bevelled and channel), a few asbestos shingle exteriors, and stucco exteriors;
- Wood trim painted white or off-white around windows, doors, and at the eaves;
- Broad and extensive porches and second-story balconies with painted wood posts, columns, brackets, balustrades, and stairs;
- Wood panel and glass doors;
- Wood shutters on the first stories and louvered shutters on the upper stories;
- Decorative trim and patterned shingling;
- Brick chimneys and stoops;
- Detached garages (towards the rear of each lot);
- The majority of windows are double-hung wood sash windows with a variety of muntins including unusual ones such as diamond shaped, curved, and those with horizontal muntins.

The houses fill a large percentage of the lots. A typical lot is approximately 50 by 100 feet. Front setbacks are typically only a few feet, however, there are several smaller cottages with significant set backs.

Landscaping features include stone covered yards, evergreen bushes, and lawns. There are only a few street trees. There are many types of fencing including wood pickets, stockade, and post and rails. There seems to be several different profiles of fencing along the different property boundaries. PVC fences are beginning to be preferred.

Building Height: Beach Haven's historic buildings are typically 1½ stories or 2½ stories in height. The late nineteenth century

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houses are typically taller than their twentieth century counterparts.

Massing: The massing is predominantly blocky and rectangular, with building widths smaller in proportion to the depths. This differs with Colonial Revival style houses, which are typically wider than deep.

Porches and balconies: Wide and extensive first floor porches are key components of many façades. The low-pitched roofs provide adequate shade from the hot summer sun. Upper story balconies often are situated on the eastern façades.

Dormers: Gabled dormers are the norm. They are taller than wide and come in multiples rather than singly. There are many shed dormers and only a few clipped gables. Collectively, each block's rooflines and dormers create interesting roofscapes.

Upper Floor Windows: The upper floor windows are typically situated directly over openings on the first floor. Most form a regular pattern of single or paired groupings. Projecting bay windows are also found, with angled or square "box" bay windows. Attic windows have fancy shaped muntins.

Diversity of Building Materials: A variety of building materials are found on the buildings, including white cedar shingles, wood trimwork typically painted buff and white, wood clapboard siding.

Statement of Significance:

The Greater Beach Haven Historic District includes the entire National Register listed Beach Haven Historic District and the Bed & Breakfast Overlay Zone. The district exhibits the most intact resources of a beachfront residential resort, which developed rapidly after being established in 1873, and continued to grow into the mid 20th century. After 1962, construction regulations changed the character of new buildings. The Greater District includes important architect designed buildings, many examples of individually selected planbook houses, and shows a unity of scale, setting, materials, and character.

Eligibility for New Jersey and National Register: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Majority of resources with medium to high levels of architectural integrity.

Property Count: 7 Key Contributing 274 Contributing 100 Non-contributing

Narrative Boundary Description:

The Greater Beach Haven Historic District is bounded on the east by the centerline of Atlantic Avenue, on the north by a line located midway between Fifth Street and Sixth Street, on the south side by the centerline of Chatsworth Avenue, and on the west by an irregular line located generally to the rear of the commercial establishments fronting on Bay Avenue.

Date form completed: 5/18/2006

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