

OFFICE OF THE HISTORIC PRESERVATION COMMISSION
2201 Heck Avenue (Engineering/Planning Dept) - Neptune NJ 07753
(732) 897-4162 Ext. 200
tjames@neptunetownship.org

July 27, 2022

Sent via e-mail EReissman@jerseyshoreartscenter.org and First Class Mail

Elyse Reissman
C/O Jersey Shore Arts Center
66 So. Main Street
Ocean Grove, New Jersey 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-054
BLOCK 201 LOT 1 ALSO KNOWN AS 66 South Main Street**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, August 9, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/84769008634?pwd=cXZxM3REN0Jlbkg2VFZqeVBoWkh4UT09>

Meeting ID: 847 6900 8634

Passcode: 919734

One tap mobile

+16465588656,,84769008634# US (New York)

+16469313860,,84769008634# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 847 6900 8634

Find your local number: <https://us02web.zoom.us/j/84769008634>

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items and/or provide any additional information requested.

Description of Work & Meeting Discussion Items

Replacement of existing wooden ADA ramp located in north parking area. Drawing, materials and color included in presentation submitted by architect. Also replacement of existing wood door in handicap ramp entryway. A white door in prefabricated metal with wood finish detail is being proposed. Drawing, material and measurements in presentation submitted by Nichole Nappi.

Additional Request

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF ALL PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS NO LATER THAN MONDAY, AUGUST 1, 2022 FOR DISTRIBUTION TO EACH OF THE COMMISSION MEMBERS. ADDITIONALLY, YOU MUST SUBMIT A PDF OF THE PROPOSAL IN DIGITAL FORM TO Tjames@neptunetownship.org . Redactions of any personal information in the digital form would be greatly appreciated.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Cordially,



Tracey James
HPC Administrative Officer/Secretary

CC: Nicole Nappi via email



Proposal for the replacement of the Timber Entrance Ramp and Railing
on behalf of the Jersey Shore Arts Center
with respect to the Neptune Township Historic Preservation Tech Team
July 26, 2022

Jersey Short Arts Center
Historic Neptune Township High School
Neptune Township, New Jersey

earl jackson architecture **workshop**

Background

By Paul Goldfinger, Editor @Blogfingr

We learned last week that a letter had been sent from a CMA lawyer to Herb Herbst who runs the Arts Center under the auspices of the Ocean Grove Historical Preservation Society, a non profit group which was established in 1997. (It should not be confused with the Ocean Grove Historical Preservation Commission which is a watchdog committee that is part of the Neptune Township efforts to maintain our historic designation in the town of Ocean Grove.)

Evidently the original 19th century deal between the CMA and the Neptune Board of Education had a revert clause that would allow the property to be returned to the CMA if the usage was not for public education. The CMA supposedly is now asserting that the Arts Center is not fulfilling that purpose and they are interested in obtaining the land and premises back under their control.

However, we have not seen the wording of the agreement, and it appears that the definition of "education" is at the heart of the dispute.

Herb Herbst refused to talk to Blogfingr on the grounds that the situation was "too delicate," but he did give a quote to the Coaster that the CMA has "overstepped their bounds."

According to the Arts Center lawyer, who did speak to Blogfingr, this situation now consists merely of an exchange of letters, and no lawsuits have been filed. We have seen none of the letters.

The CMA trustees have asked for the opportunity to tour the Arts Center, and Mr. Weber told us that Mr. Herbst was fine with that.

We contacted the CMA, but no information has been forthcoming.

Here is a time line:

1. 1897: The CMA offers a leasehold agreement to the Neptune Twp. Board of Ed. to make use of the property for education.
2. 1898 : Neptune High School is built on the property at Main and Main.
3. 1980: Neptune High School closes its doors. Building progressively decays into the 1990's.
4. 1994: The idea of turning the building into an arts center was developed by Herb Herbst with the help of State Sen. Joe Palaia. The Ocean Grove Historical Preservation Commission was formed to implement the arts project and they knew that the building had to be used for education. Herbst told Blogfingr in 2009 that he was aware of the revert clause. The Board of Ed. turned the property over to the Arts Center founders.

According to Herbst, the group received its non-profit tax exempt status by partnering for one month with the OG Fishing Club. He said that certain Ocean Grove organizations refused to help him. He credits the Chamber of Commerce and the Camp Meeting Association with being supportive.

Herbst is the President and CEO of the arts center. There is a board of trustees and a lady's auxiliary.

5. Over the years a great deal of money was raised along with the sweat equity provided by many volunteer workers. The building was in terrible condition in 1994, but it has now been restored, adding millions of dollars to its value.

The JSAC is busy offering crafts, art classes, dance lessons, shows, concerts and a soon to be opened culinary school.

Meanwhile, there are a number of fascinating and unique aspects to this story, not the least of which is the question of why the Camp Meeting Association is now reaching for this property. Speculation has already begun, but let's see what emerges.

<https://blogfingr.net/2014/07/03/ocean-grove-camp-meeting-considers-taking-control-of-the-former-neptune-high-school-currently-operating-under-the-name-of-jersey-shore-arts-center/>

The Mission of the Ocean Grove Historic Preservation Society, Inc. is twofold: to save and restore the beautiful and historic building, the "old" Neptune High School, currently home to the Jersey Shore Arts Center, and operate the Arts Center in support of local artists and arts educators and provide professional opportunities and significantly affordable work space to artists, educators, arts-related educators, and community groups who develop opportunities for the broader Jersey Shore community to experience and engage with the Arts.

The Ocean Grove Historic Preservation Society is a registered 501 c(3) non-profit organization

The History of the Jersey Shore Arts Center.

The restoration of the "old" Neptune High School, and its subsequent transformation into the Jersey Shore Arts Center, is a remarkable story that began with the shared vision of Herbert Herbst and some very determined and far-sighted individuals.

Built in 1896, the building was celebrated at the 1906 World's Fair as an "Architectural Splendor", had fallen into ruin in the 1980's and, after weather and neglect, came close to destroying it entirely.

In 1996, the Ocean Grove Historic Preservation Society, led by Herbert Herbst, stepped in, took title to the building and began the quest to not only save the badly damaged historic building, but to realize a dream: turning it into what it is today, a beautiful Historic building and a home for the cultural arts at the New Jersey shore.

When the Historic Preservation Society began their labor of love, they faced a task many called impossible. They were greeted by fallen ceilings, ruined floors and walls and the need to upgrade virtually every aspect of the building from plumbing and electrical to sprinkler systems.



With their dream of opening an Arts Center for the Monmouth County community firmly in mind, they began the gargantuan task of restoring the building step by careful, caring step. Contractors were hired for major structural, plumbing and electrical work.

The first phase, completed in 2000, saw the opening of the first floor with five newly renovated classrooms, rest rooms, lobby, office space, and a magnificent 400 seat theater. Subsequent phases saw the construction of dressing rooms, costume and workshop rooms and kitchen area in the lower level of the building (completed in 2001). Since then, the entire second floor has also been restored and renovated, including classrooms, the theater's Loge (balcony) with a seating area of 200, two dance studios and a third beautiful extensive ballroom studio.

In the summer of 2014 we officially opened up our third floor facilities. This includes our 3rd Floor Cafe Space, two studios, a beautiful lobby, and the Herbst Theater. The Herbst Theater is a small theater which seats 75 people. This theater will host a variety of theatre productions and musical acts which are too small for our main theater.

Today, the former High School and current Jersey Shore Arts Center (JSAC) still provides an "education" to Monmouth County. In addition to providing a venue for arts-related activities, the JSAC also is a home to creative professionals who offer instruction and participation in the arts, dance, music, theater, pottery and ceramics. The JSAC serves the Writers Association, a violin academy, civic associations and is also home to two in-house theater groups which host first class dramatic and musical productions.

<https://www.jerseyshoreartscenter.org/about-us>



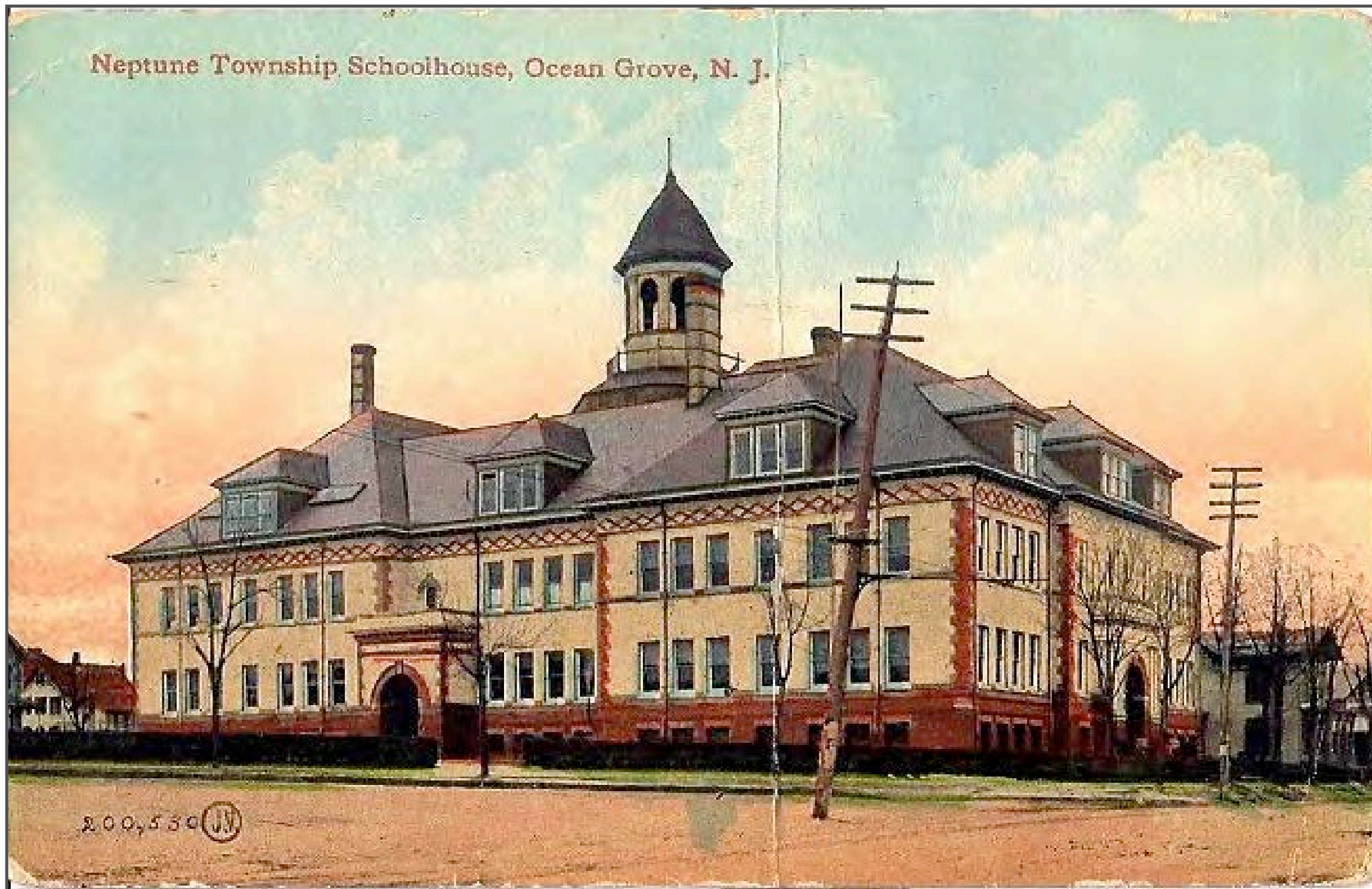
History

In 1897, the site in Ocean Grove was leased to the school district for the purpose of creating Neptune High School. Completed in 1898, the then school had won an award at the 1906 World's Fair for its architectural splendor. [7] The school opened in 1897, with Lida Doren serving as the state's first female principal and superintendent. The building was used until September 1960, when it was replaced by the district's existing high school building.[8] The building had been used as a school up until the 1980s, after which the state of the building was allowed to decline. In 2004, the original building was repurposed as the Jersey Shore Arts Center.[7]

https://www.wikiwand.com/en/Neptune_High_School



Neptune Township Schoolhouse, Ocean Grove, N. J.



Historic Neptune Township High School

The Jersey Shore Arts Center marks the Gateway to Ocean Grove at the intersection of Main Ave. and South Main Street. It is a handsome, traditional building that was created in 1889. It has good proportions and well crafted details.

The building was celebrated at the 1906 World's Fair as an "Architectural Splendor", but had fallen into ruin in the 1980's and, after weather and neglect, came close to destroying it entirely.

Present Day: May 10, 2022

The present state of the Jersey Shore Arts Center is the result of ongoing love and care for the building. Numerous small “fixes, patches, and repairs” are noticeable as one walks around the perimeter of the building.

While our present task is to assist with the design of a ramp and railing to replace the deteriorating wooden structure on the north elevation, we can’t overlook the opportunity to use the project to help tie other elements of the building together so that it continues to feel increasingly cohesive, sophisticated, and grand.

On the next page, we highlight notable differences between our knowledge of the original building and its present condition.





Draft Assessment of Deviations

A. Lost Bell Tower

While the function of the Bell Tower is no longer needed, the element added a significant component to the building's massing and helped shape its identity. To date, there has been no discussion associated with any desire or capacity to restore the Bell Tower.

B. Lost/Reduced Vent Stacks

Vent stacks were likely required to vent turn of the century heating systems. No studies related to HVAC have been commissioned or referenced in this study.

C. Life Safety Requirements

Egress analysis have not been commissioned as a part of this study but it is assumed that the fire escape was installed to meet life safety requirements. Date of installation is unknown at this point. EJ will ask JSAC for the history of construction and maintenance of this structure. At least two windows were converted to doors in order to create egress to the fire escape on upper floors.

D. Accessibility Requirements

The focus of this effort is to respectfully restore the deteriorated ADA compliant ramp from the parking lot to the 1st Floor of the building. The existing timber ramp and railings are a notable departure from the language of the original building and from other steel and iron works present today. Our mission is to redesign the ramp and railings in keeping with the historic presence of the building.

E. General Building Material Inconsistencies

There are many places where it appears that repairs have been made. Failed attempts at matching the original quality and character of materials are noticeable.

F. Landscape

Much can be done to improve the landscape around the Jersey Shore Arts Center. The historic post card image of the building and corner show low hedges defining the edge of the parking area and likely concealing the white painted steel pipe rail that is there today. The image also shows that the corner was well planted with trees approximately 25' tall to create a buffer between the carriageway and the building. The trees are far less noticeable in the image as they are deciduous and the image was created while the trees were bare.

The Language of Security, Life Safety, and Accessibility

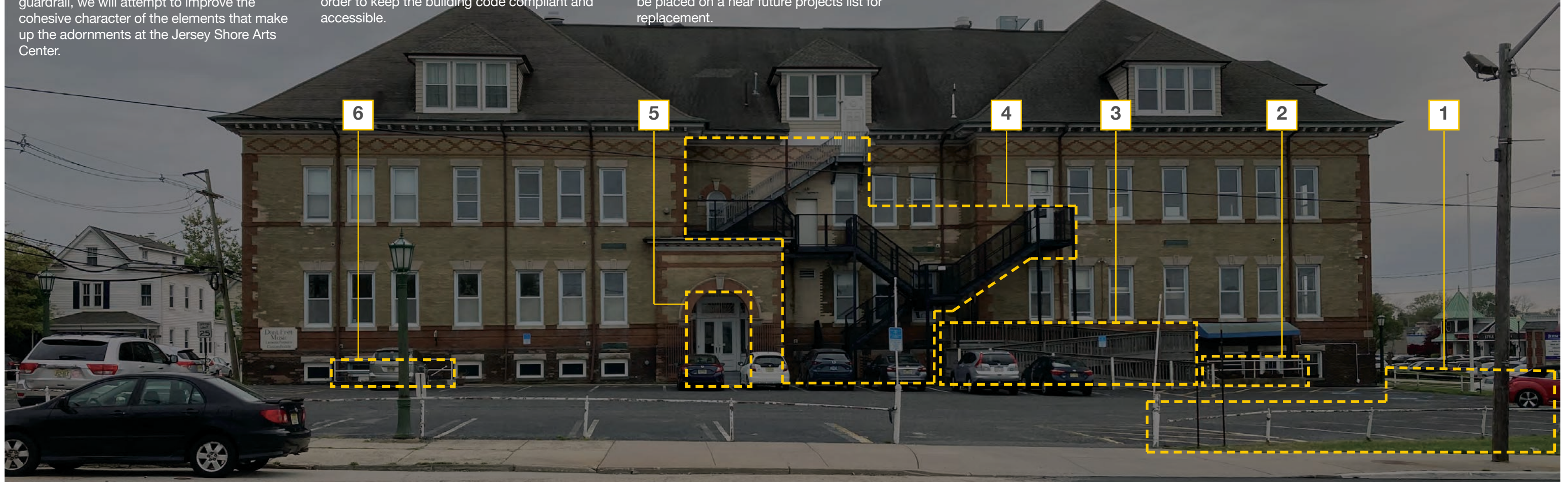
By way of the design of this small ramp and guardrail, we will attempt to improve the cohesive character of the elements that make up the adornments at the Jersey Shore Arts Center.

There are at least six notably different characteristics, methods of fabrication/construction, and/or types of elements that have been added to the building and grounds in order to keep the building code compliant and accessible.

Elements 1, 2, & 6 are in-grade, white painted-pipe rails, yet their details and apparent time of fabrication/level of craft and care vary. Railings 2 and 6 are not code compliant and should be placed on a near future projects list for replacement.

Elements 3 and 5 are primary entrance elements and should be of the same quality and character. As such, they could easily be grouped as a single hierarchical category.

Element 4 is the fire escape system and could be considered a separate category in the hierarchy of elements on the building facade.



6. Rail to Below (Northeast)



5. Entrance Gate



4. Fire Escape



3. Accessibility Ramp



2. Rail to Below (Northwest)



1. Parking Lot Perimeter Pipe Rail

The Language of Security, Life Safety, and Accessibility

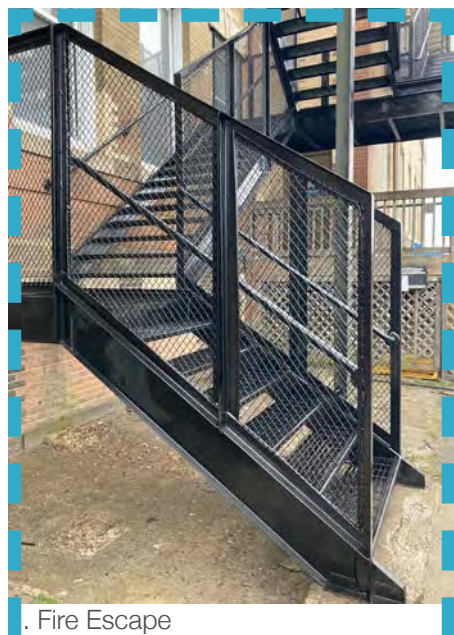
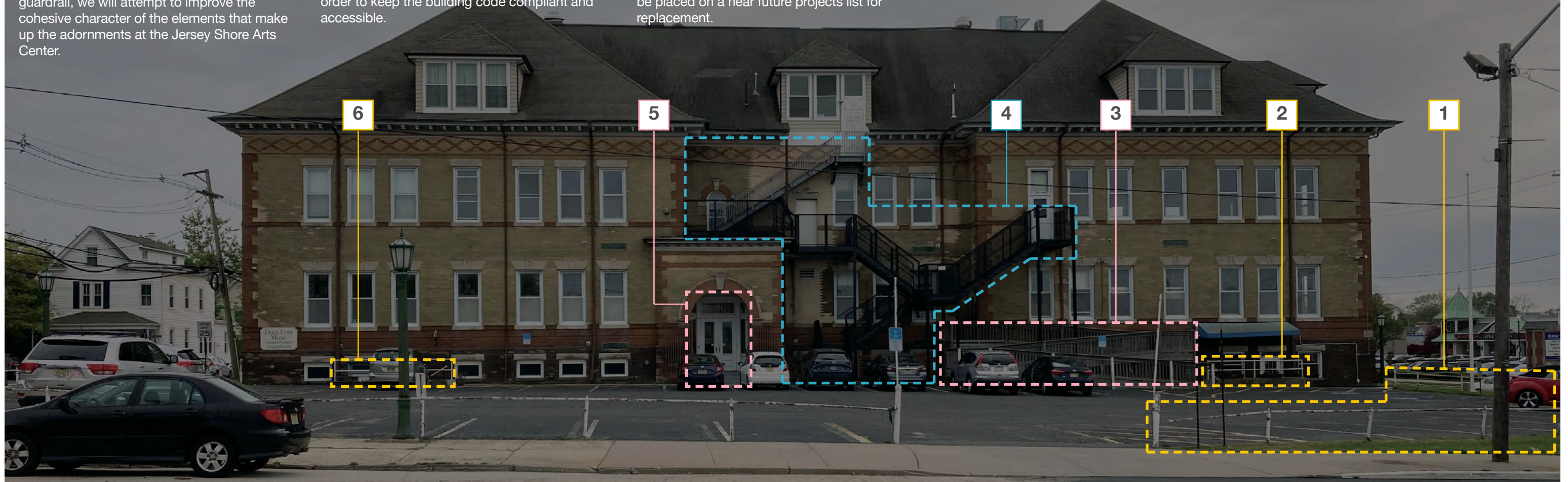
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4. Fire Escape



5. Entrance Gate



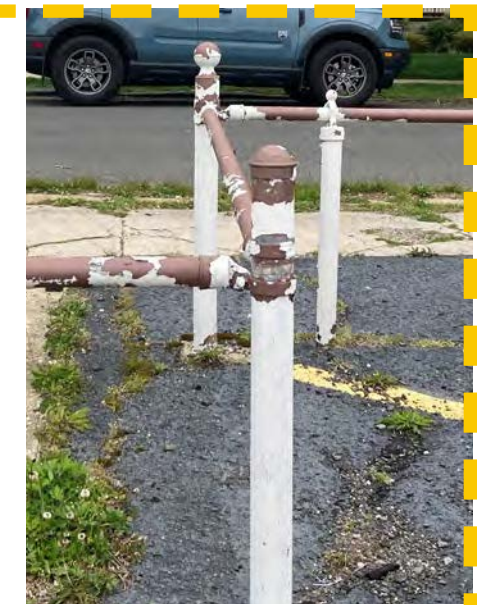
3. Accessibility Ramp



6. Rail to Below (Northeast)



2. Rail to Below (Northwest)



1. Parking Lot Perimeter Pipe Rail

#1 The Parking Lot Perimeter Pipe Rail has been referred to as potentially historically significant. We have no documentation referring to its date of origin on site, but we can assume that the pipe rail was installed after the hedges and landscape shown in the historic postcard were removed.

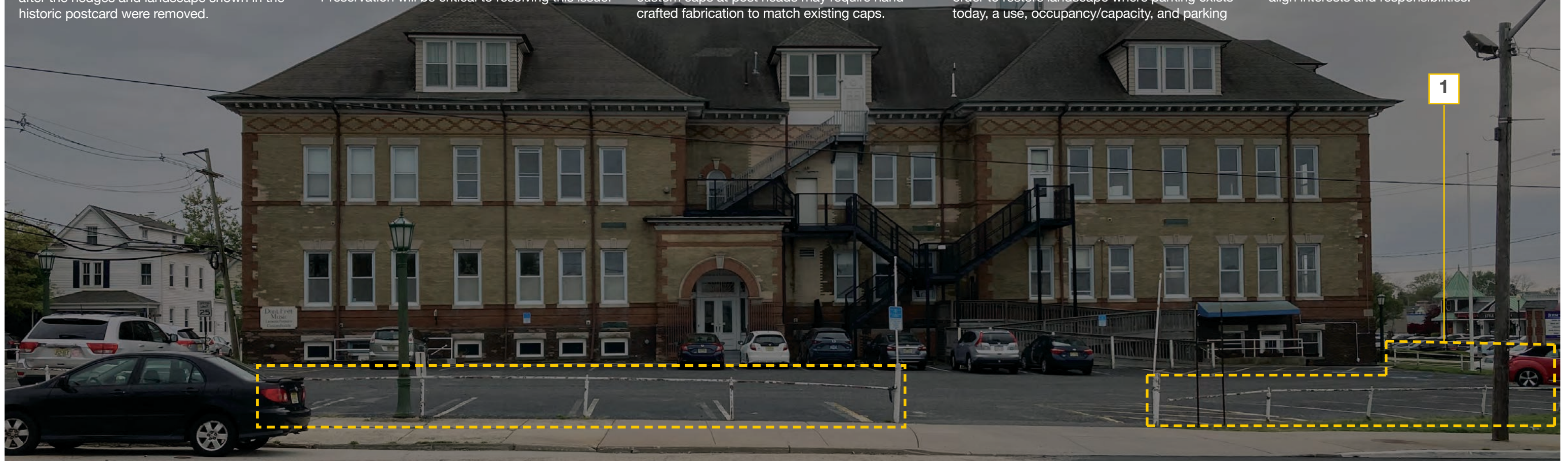
It is likely that the growing popularity of the automobile and demand for parking at the front of a building were catalysts for this change, and that they pre-date the adoption of the NHPA in 1966. Working with the Neptune Twp Historic Preservation will be critical to resolving this issue.

The Post and Rail appear to be easy to replicate as they are standard round tube cross section steel, and cleaning and painting the system will do much to improve its character on site. If any post caps are required for repair and restoration, custom caps at post heads may require hand-crafted fabrication to match existing caps.

It is worth discussing whether the Pipe Rail system should be eliminated and replaced with the landscape that originally defined the perimeter of the north parking lot and other areas of the property. If that were desired, in order to restore landscape where parking exists today, a use, occupancy/capacity, and parking

demand study would need to be referred to or commissioned.

This is not the focus of this scope of work but discussions with the HPO should be had to align interests and responsibilities.



Horizontal Bar Dimension



Vertical Post Dimension



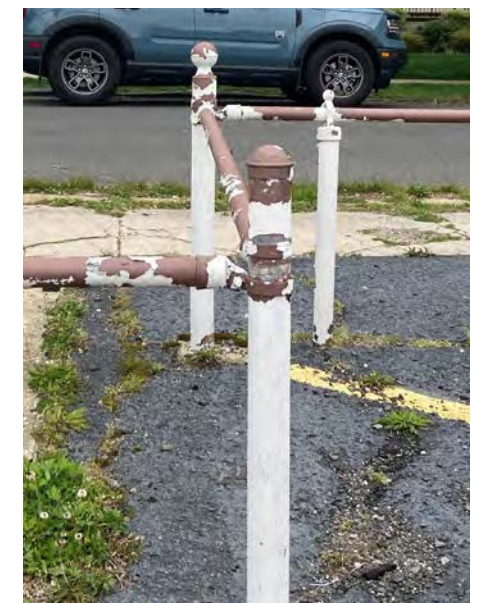
Post Head Cap & Rail Eye Detail 3



Post Head Cap & Rail Eye Detail 2



Post Head Cap & Rail Eye Detail 3



1. Parking Lot Perimeter Rail

#2 & #6 The Rails to Below are also painted white pipe rail, and appear to have been added to the building where egress is required from the basement/cellar level.

The railing detail and craftsmanship differs between the east and west stairs.

While it is not the scope of this work to assess or redesign either of these railings, they have been included in this study for color, character and detail.

Both railings should be measured and reviewed for code compliance as well as historic suitability.

According to 2018 IBC NJ Ed 1015.2, Guards are required for conditions >30" in drop from the upper surface to the lower.



6. Rail to Below (Northeast)



2. Rail to Below Detail (Northwest)



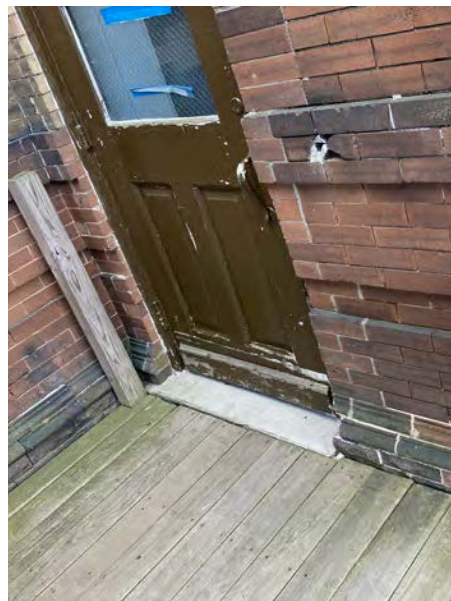
Full Rail to Below (Northwest)

#3 The Accessibility Ramp is required by US Department of Justice 2010 ADA Standards. The date of its original construction has yet to be determined. It is in need of replacement and is the focus of this scope of work.

JSAC is the recipient of a grant to replace this ramp and railing and it is our mission to redesign it so that it is in keeping with the quality and character of the historic building.



Bottom of Ramp Landing at Lot



Top of Ramp Landing at Door



Ramp Underside



3. Accessibility Ramp



Ramp Skirt and Upper Guardrail



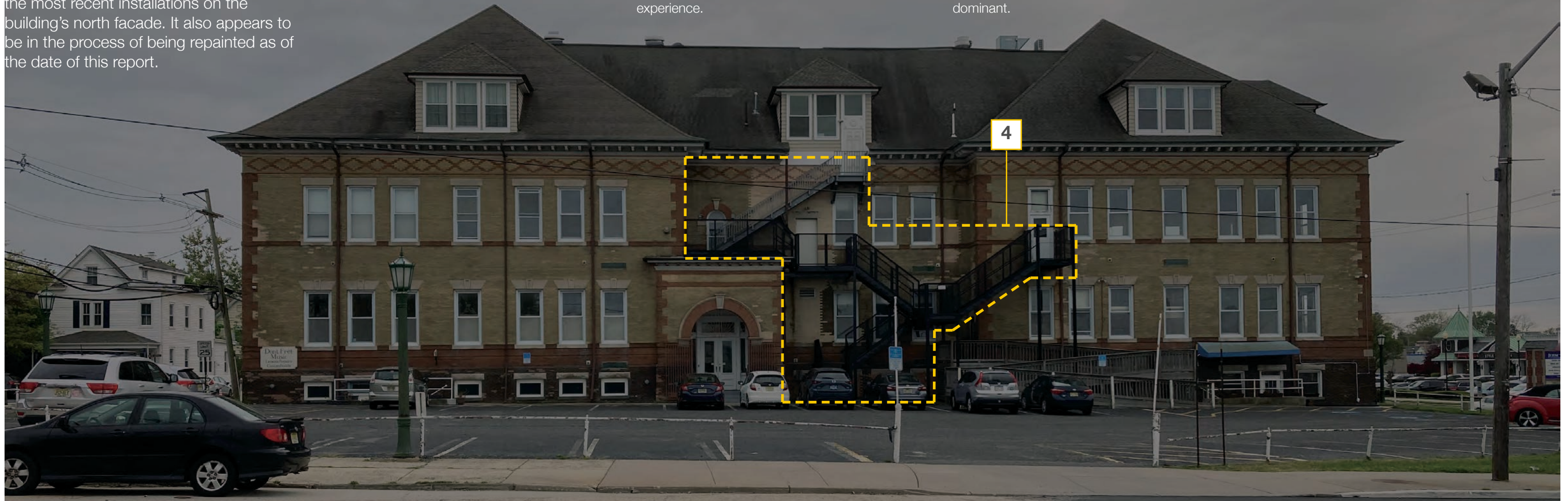
View from Upper Ramp Landing

#4 The Fire Escape is required by life safety codes for egress from upper floors of the building. It appears to be among the most recent installations on the building's north facade. It also appears to be in the process of being repainted as of the date of this report.

The steel details are utilitarian and its craftsmanship is functional.

These attributes are only acceptable on a building of this significance because the Fire Escapes are rarely engaged at times of non-life safety events and they do not represent a primary entrance experience.

The fire escapes have been recently repainted. When their next paint job is required, JSAC should consider whether black is the most appropriate color for these elements as they do feel dark and dominant.



Handrail connection



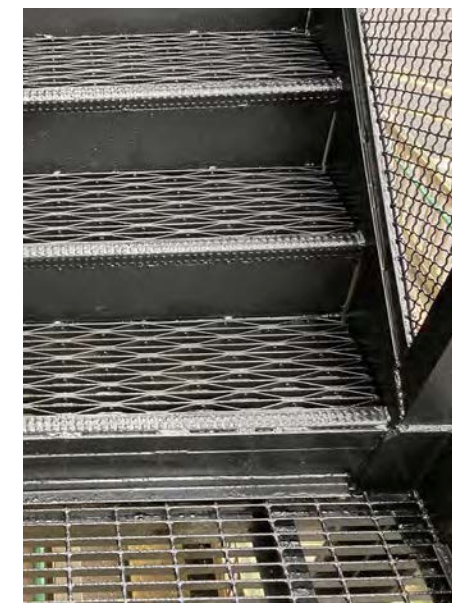
Welded Mesh Detail



4. Fire Escape



Upper Landings of Fire Escape



Treads, Risers, Stringer, and Guardrail



Landing Surface

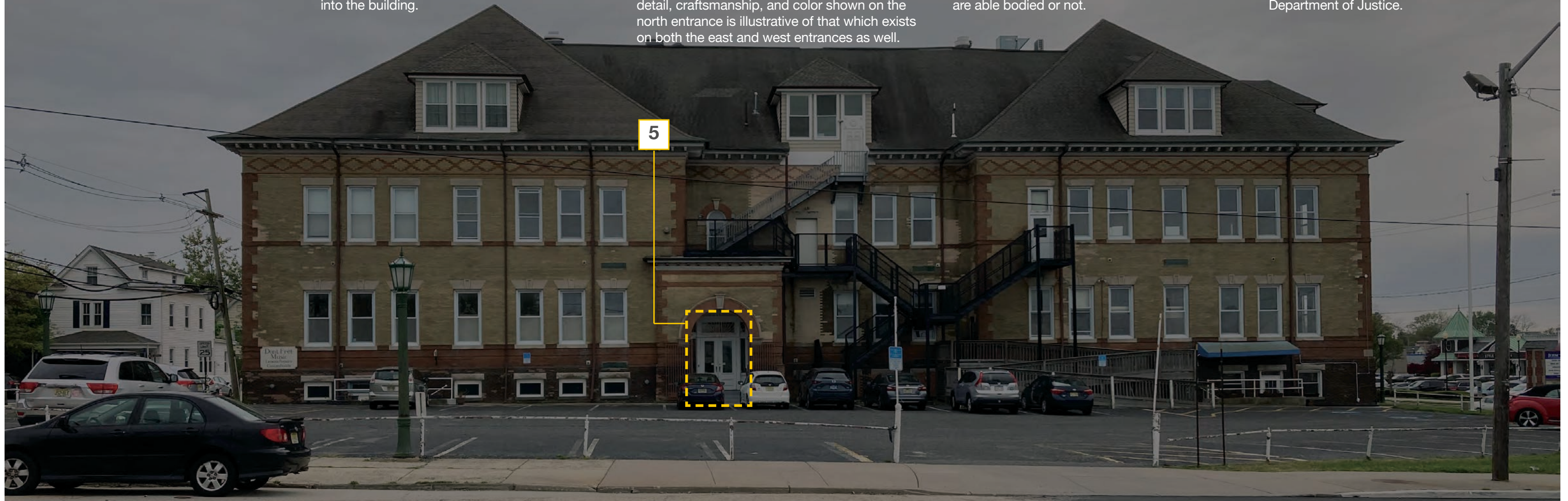
#5 The Entrance Gate looks as though it may have always been a part of the building (though we are quite sure that it was not).

We have no record of when this gate may have been added but note that the terra cotta colored paint and the ironwork details are well integrated into the building.

Our first impression is to suggest that all ironwork created for the building be detailed with such care and painted to match. The material, detail, craftsmanship, and color shown on the north entrance is illustrative of that which exists on both the east and west entrances as well.

The intent of the 2010 ADA Guidelines and the work of the Department of Justice aims to treat all citizens as equals, regardless of whether they are able bodied or not.

We find that creating a ramp and guardrail of equal detail, quality, and craftsmanship to embody the principles set forth by the Department of Justice.



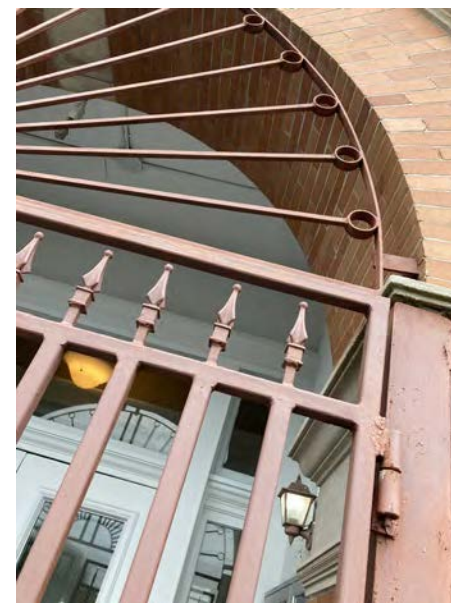
West Entrance Gate



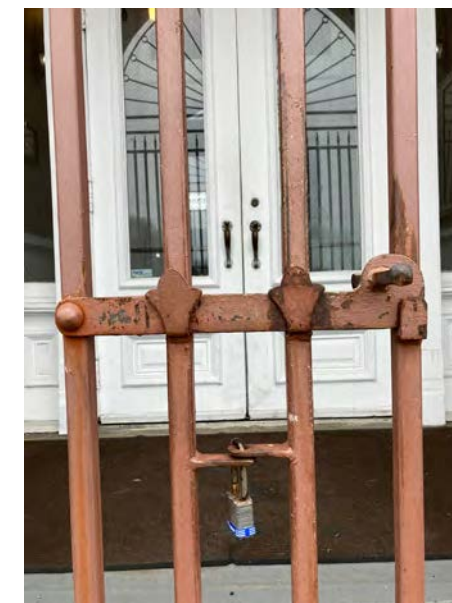
North Entrance Gate



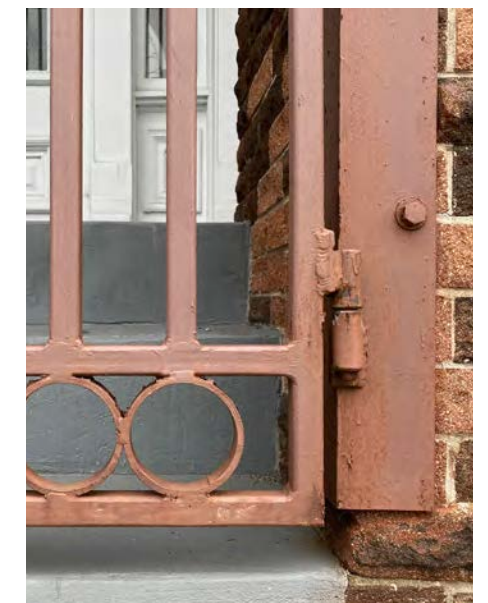
Color in Context of Brick above



Top of Gate Detail



Weld Details



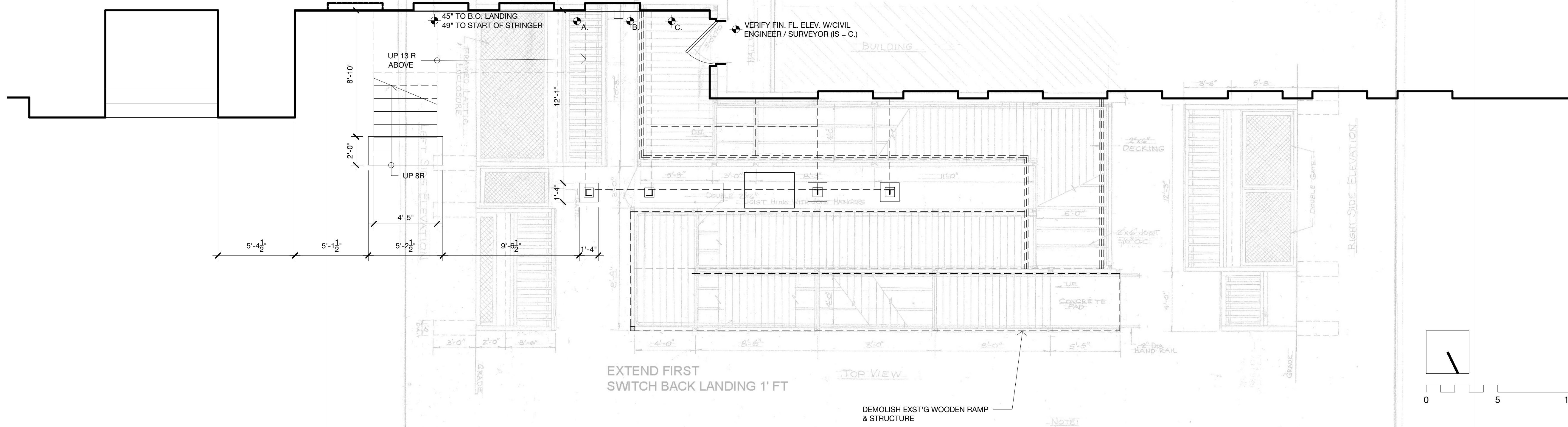
Bottom of Gate Detail

Proposal

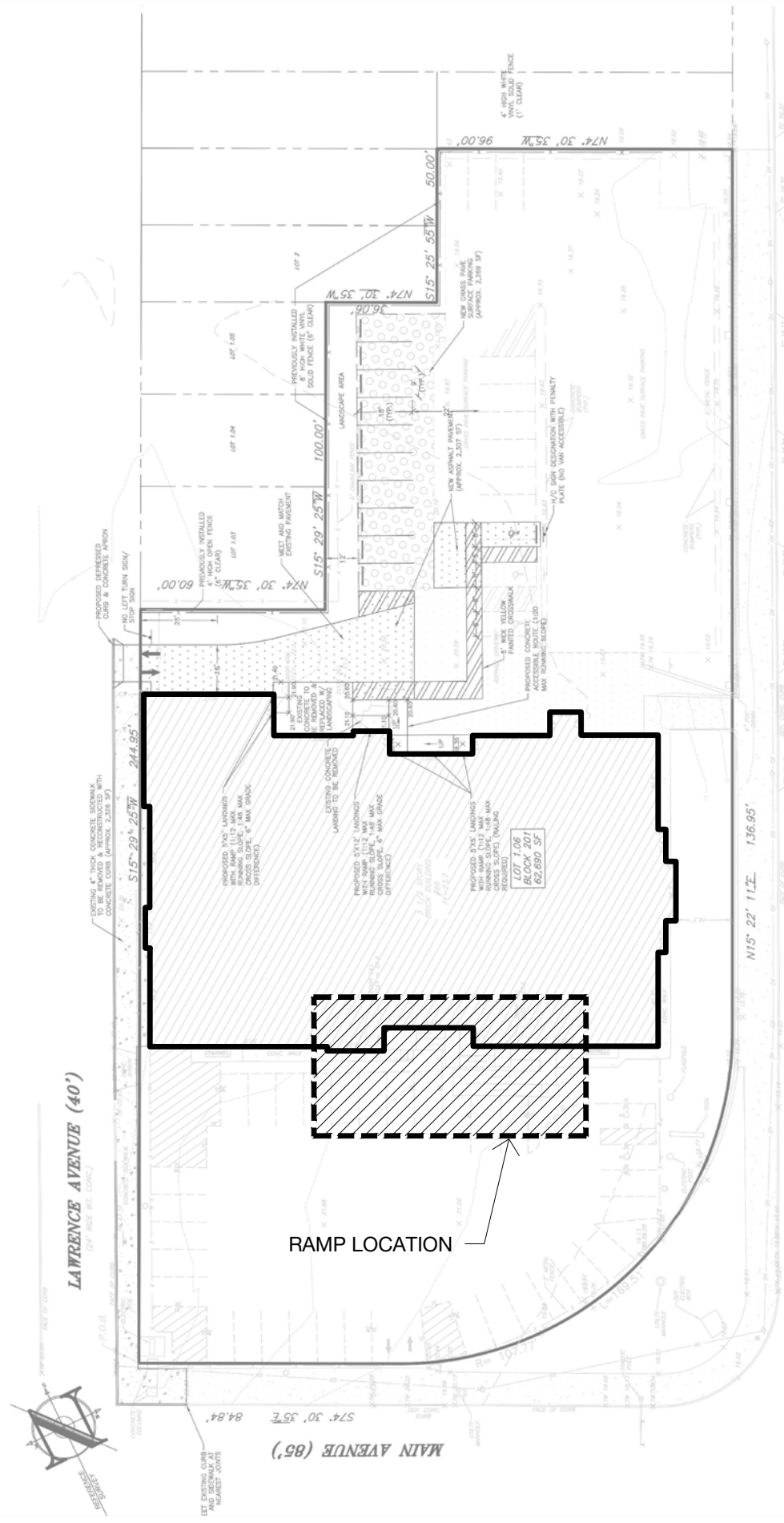
JERSEY SHORE ARTS CENTER - AP2020
JERSEY SHORE ARTS CENTER

- A. FIRE ESCAPE 134 1/2" ABOVE GRADE
- B. GRADE BENCHMARK V.I.F.
- C. RAMP LANDING +66 1/2" ABOVE B.

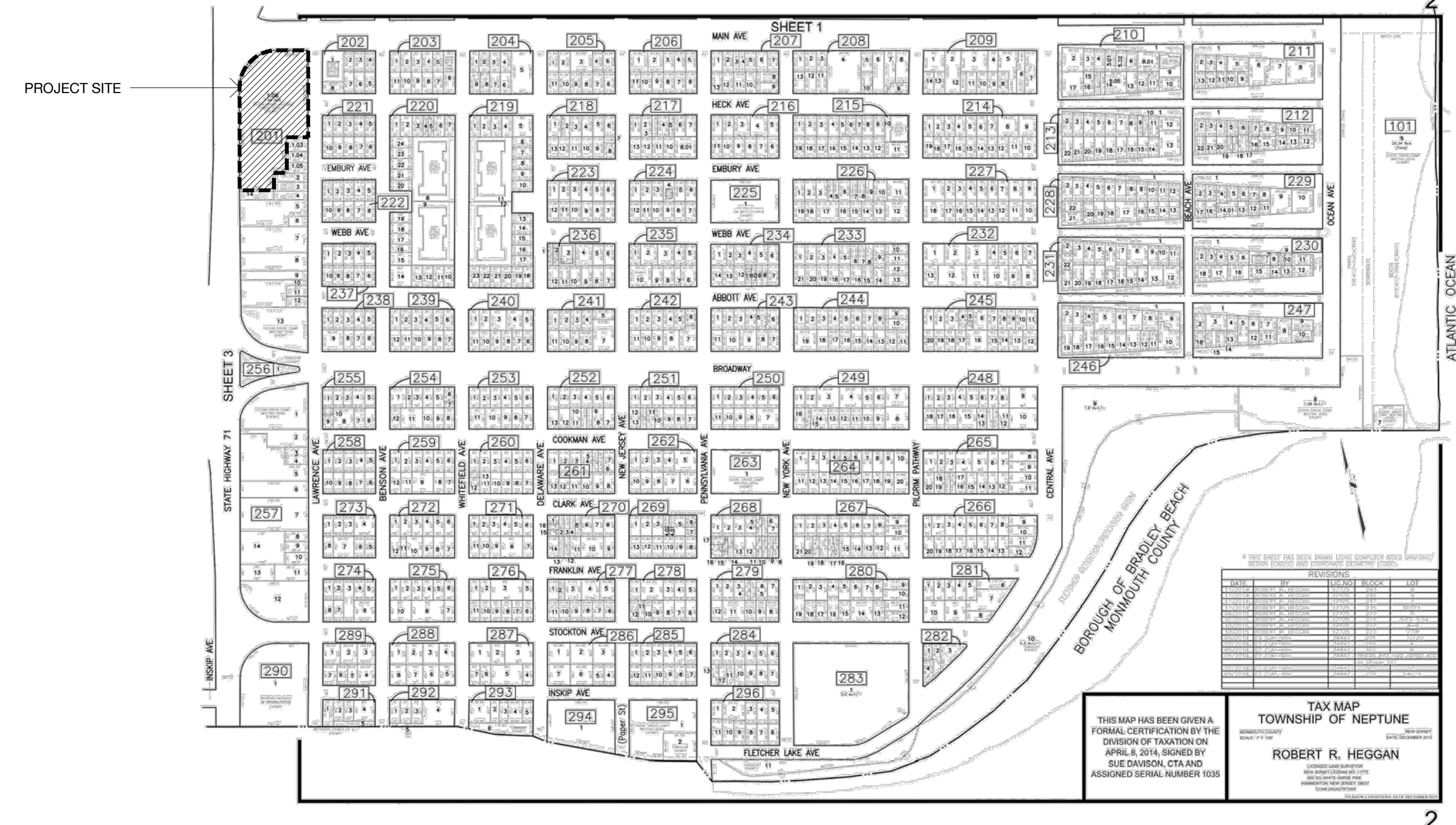
VERIFY FIN. FL. ELEV. W/CIVIL ENGINEER / SURVEYOR (IS = C.)



3 DEMOLITION PLAN
1/4" = 1'-0"



2 SITE SURVEY (BY OTHERS)
1" = 50'-0"



1 PROJECT LOCATION
1" = 300'-0"

GENERAL NOTES

PROJECT SCOPE OF WORK:
REDESIGN OF THE ACCESSIBLE RAMP ON THE NORTH SIDE OF THE JERSEY SHORE ARTS CENTER SUCH THAT IT MEETS THE STANDARDS AND APPROVALS OF THE MONMOUTH COUNTY HISTORIC PRESERVATION COMMITTEE.

SITE/CIVIL ENGINEERING BACKGROUNDS WERE PROVIDED BY THE JERSEY SHORE ARTS CENTER AND WERE COMPLETED BY IN-SITE ENGINEERING. ALL SPOT ELEVATIONS FOR THE PROJECT SHOULD BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION. IF IT IS FOUND THAT THE BOTTOM RAMP OF THE SYSTEM CAN BE RE-ORIENTED TO BEGIN CLOSER TO THE MAIN ENTRANCE, GIVEN SPOT ELEVATIONS IN THE PARKING LOT, IT IS RECOMMENDED TO DO SO.

THIS DESIGN IS ILLUSTRATIVE OF A HYBRID CONSTRUCTION MATERIAL METHOD. STRUCTURAL DIMENSIONS AND FASTENERS SHOULD BE VERIFIED BEFORE CONSTRUCTION. SHOULD IT BE REVEALED THAT IT IS MORE COST EFFECTIVE TO ALTER THE STRUCTURAL APPROACH, WE HAVE NO CONCERN SUPPORTING AN ALL STEEL STRUCTURE FOR THE RAMP.

LATTICE WORK SCREENS SHOULD BE INSTALLED AT THE VERTICAL FACE BELOW THE SLOPE OF THE RAMP TO GUARD AGAINST INFORMAL HABITATION. A GATE COULD BE PROVIDED AT THE WEST END TO ALLOW FOR ACCESS FOR MAINTENANCE PURPOSES.

TNEMEC PAINT IS RECOMMENDED FOR THE NEW STEEL HAND AND GUARDRAILS. COLOR TO MATCH THE EXISTING COLOR OF THE MAIN ENTRANCE GATE. WE RECOMMEND RE-PAINTING THE MAIN ENTRANCE GATE AND FIRE ESCAPE TO MATCH AT THE TIME OF PAINTING THE RAMP RAILINGS AND POSTS. WE RECOGNIZE THAT IT IS LIKELY THAT THE JERSEY SHORE ARTS CENTER MAY NOT HAVE BUDGET TO PAINT EVERYTHING AT THIS TIME AND RECOMMEND THAT COLOR BE MATCHED WHEN IT IS FINANCIALLY FEASIBLE.

Notes:

Legend

Ocean Grove HPC Review
Not For Construction

Schematic Design
ADA Ramp & Railings

REVISION:

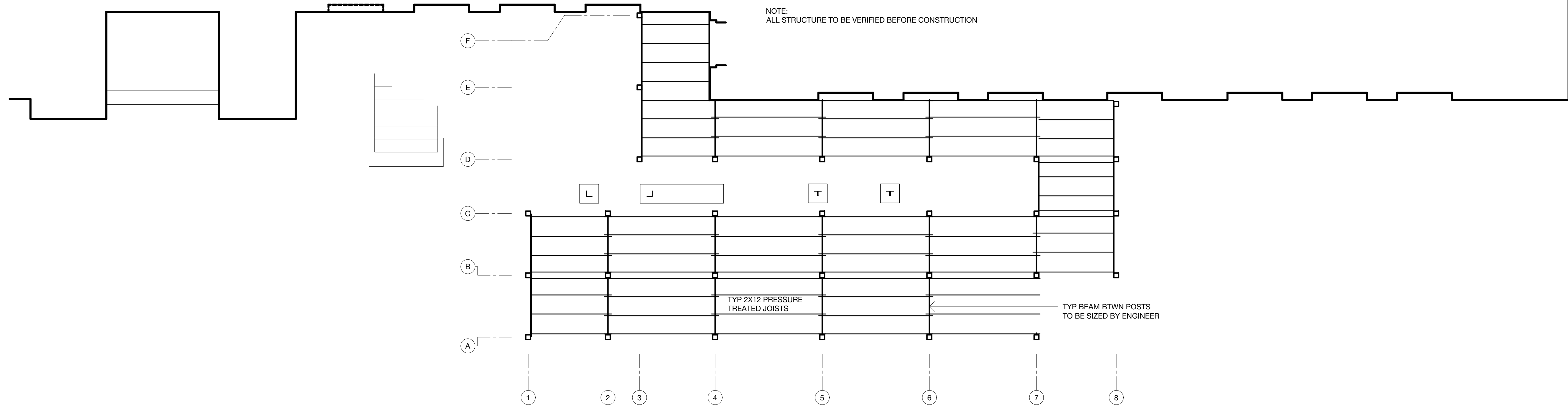
Jersey Shore Arts Center

66 South Main Street
Ocean Grove, New Jersey 07756

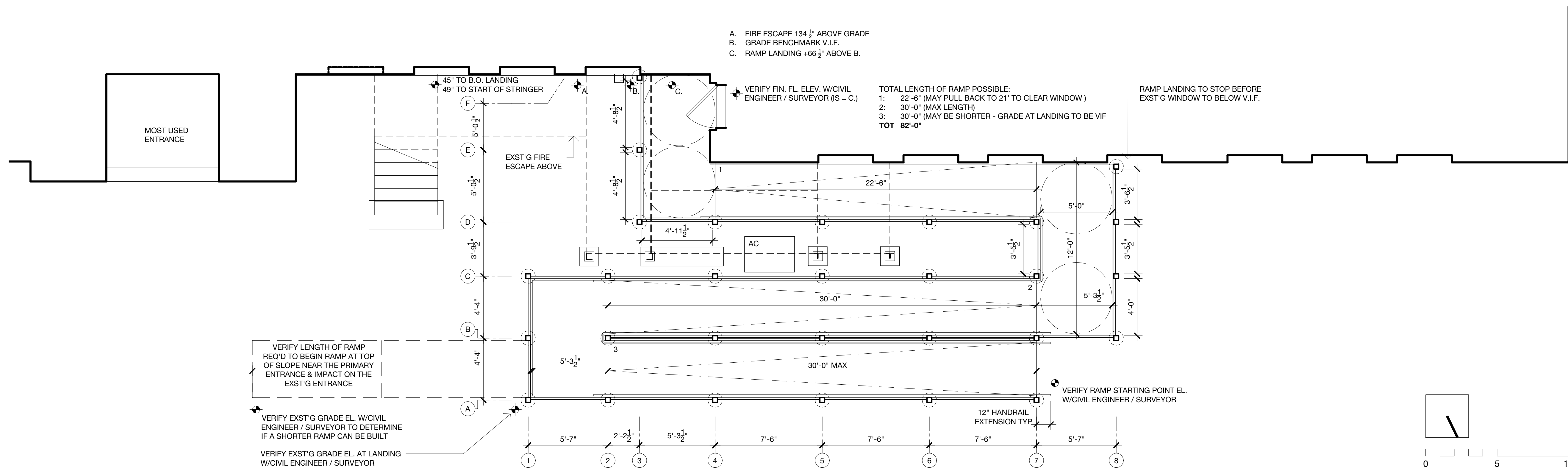
SITE PLAN & DEMO PL

SCALE: AS NOTED
DATE: July 26, 2022

A050



2 FRAMING PLAN
1/4" = 1'-0"



1 DESIGN PLAN
1/4" = 1'-0"

Notes:

Legend

Ocean Grove HPC Review
Not For Construction

Schematic Design
ADA Ramp & Railings

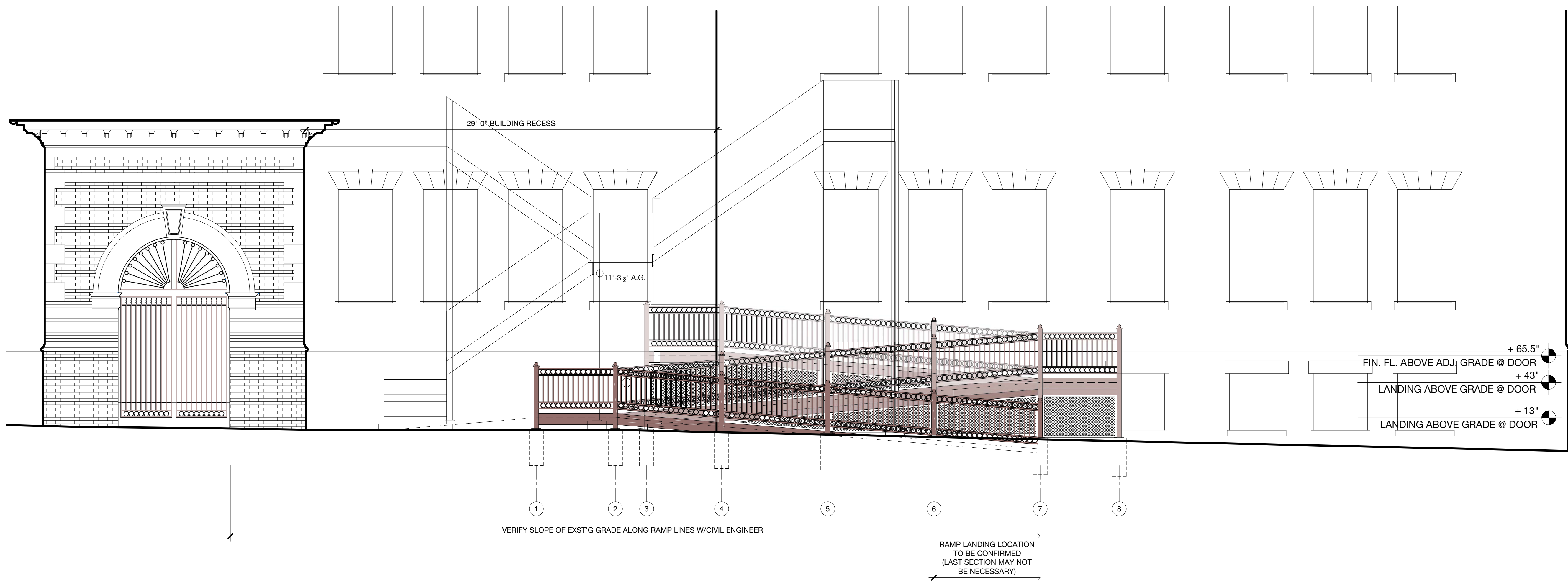
REVISION:

Jersey Shore Arts Center

66 South Main Street
Ocean Grove, New Jersey 07756

PLAN

SCALE: AS NOTED
DATE: July 26, 2022



/Users/earl/j4/Library/Mobile Documents/com-apple-CloudDocs/03_WORKSHOP/00_Projects/202111-Jersey Shore Arts_Design/SD Set 20220714.dwg

1 NORTH ELEVATION
1/4" = 1'-0"

Notes:

Legend

Ocean Grove HPC Review
Not For Construction

Schematic Design
ADA Ramp & Railings
REVISION:

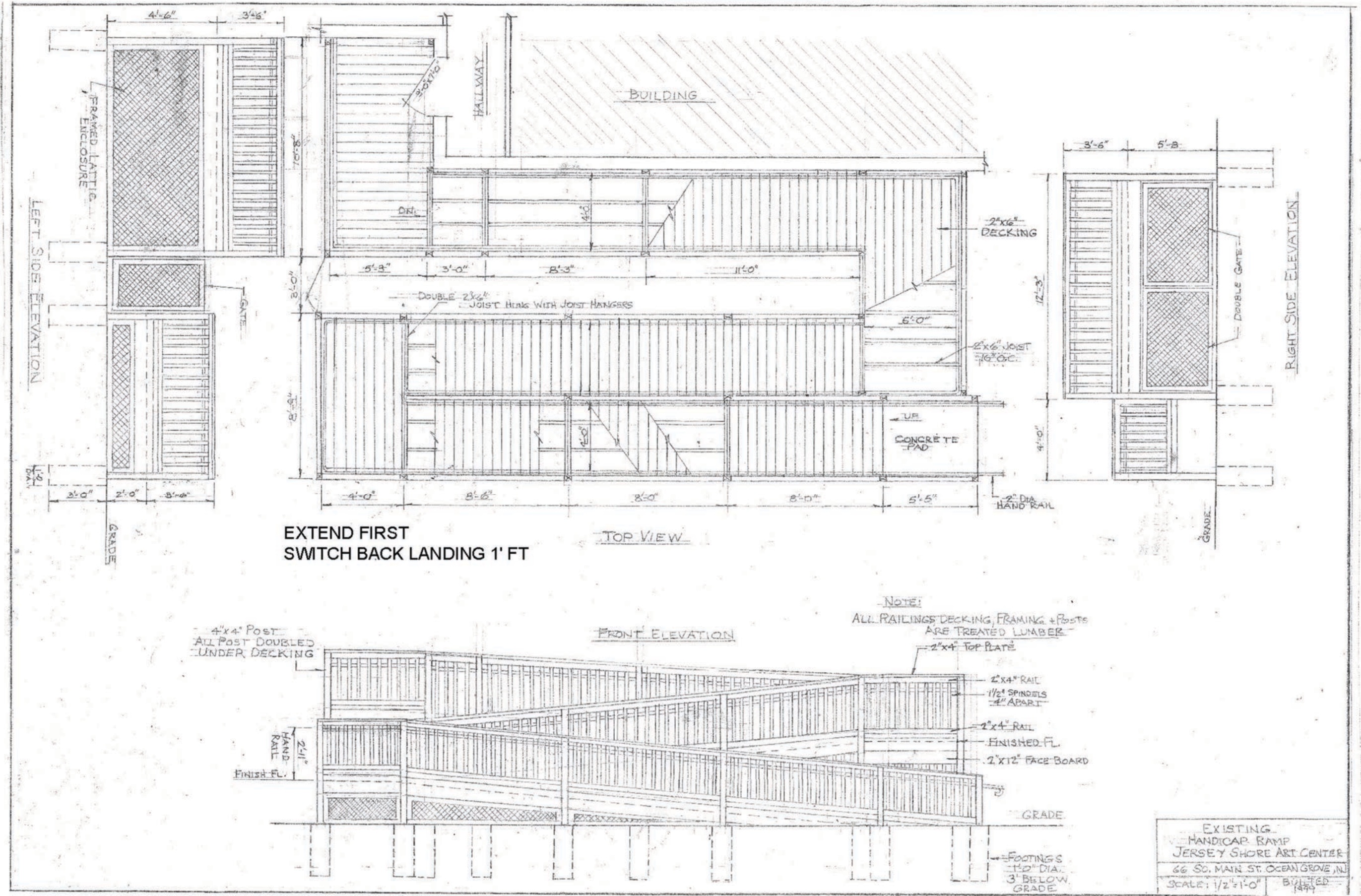
Jersey Shore Arts Center

66 South Main Street
Ocean Grove, New Jersey 07756

Elevations

SCALE: AS NOTED
DATE: July 26, 2022

Material

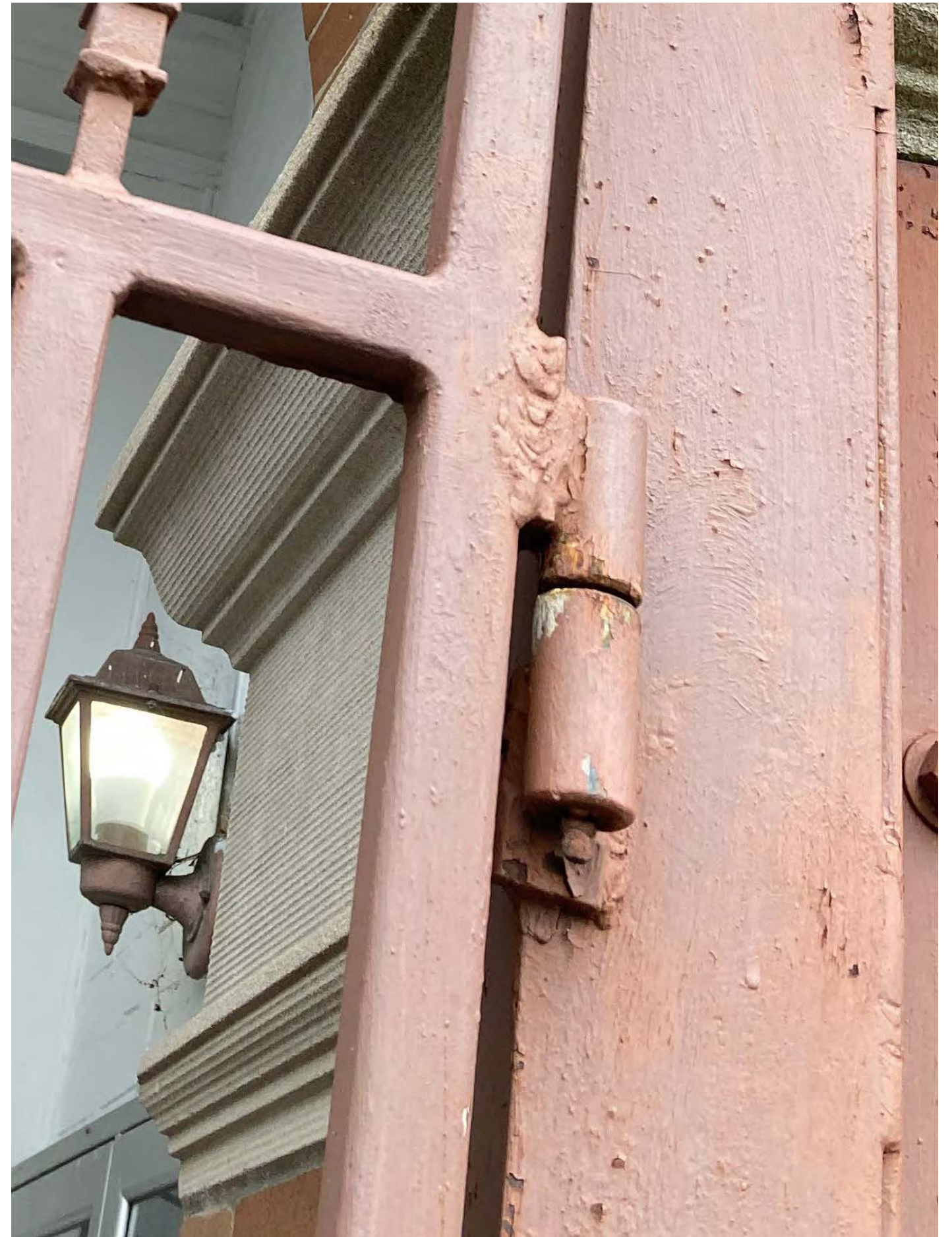


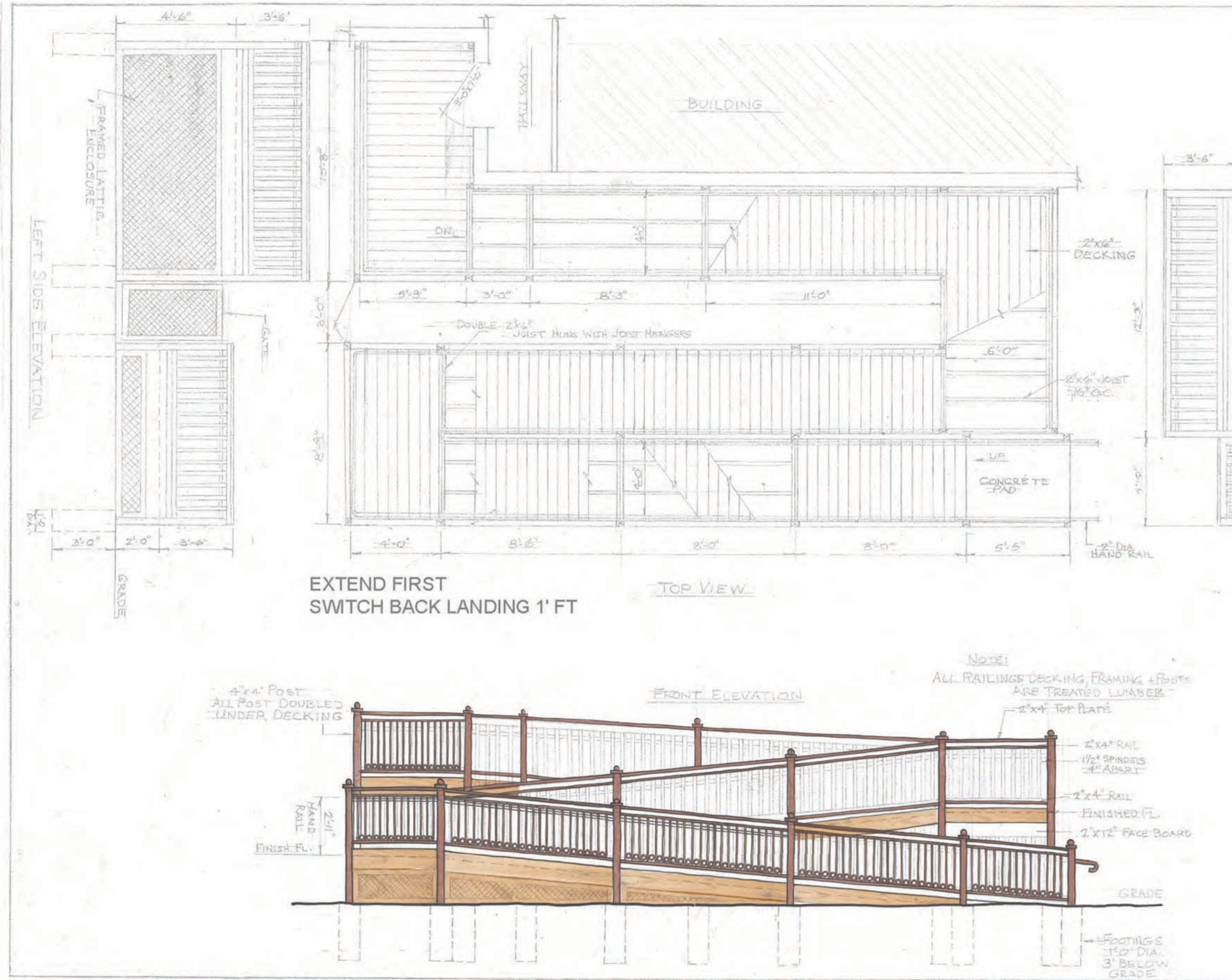
EXTEND FIRST SWITCH BACK LANDING 1' FT

EXISTING HANDICAP RAMP
 JERSEY SHORE ART CENTER
 66 SO. MAIN ST. OCEAN GROVE, NJ
 SCALE: 1/2" = 1'-0" BUILT 1999



Jersey Shore Arts Center Historic Preservation Discussion





EXTEND FIRST SWITCH BACK LANDING 1' FT

TOP VIEW

FRONT ELEVATION

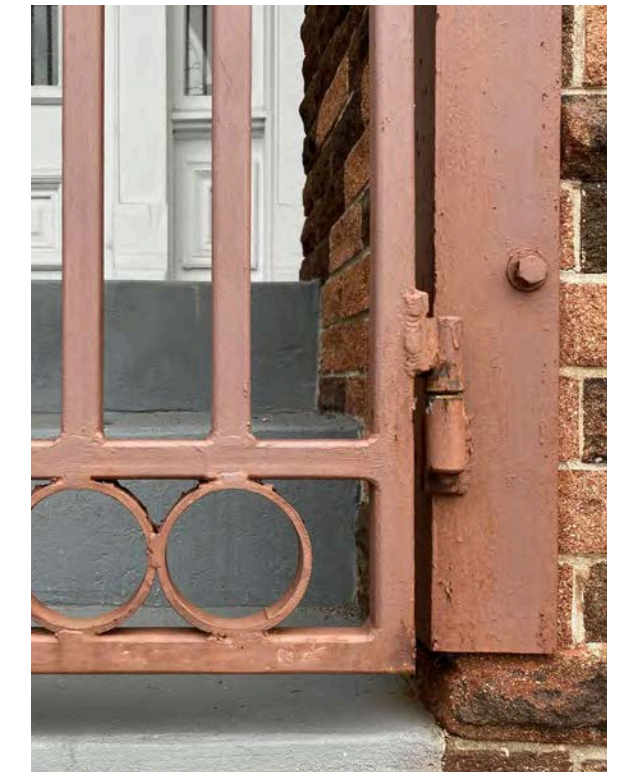
NOTE:
 ALL RAILINGS, DECKING, FRAMING & POSTS
 ARE TREATED LUMBER

- 2"x4" TOP PLATE
- 2"x4" RAIL
- 1 1/2" SPINDELS 4" APART
- 2"x4" RAIL
- FINISHED FL.
- 2"x12" FACE BOARD

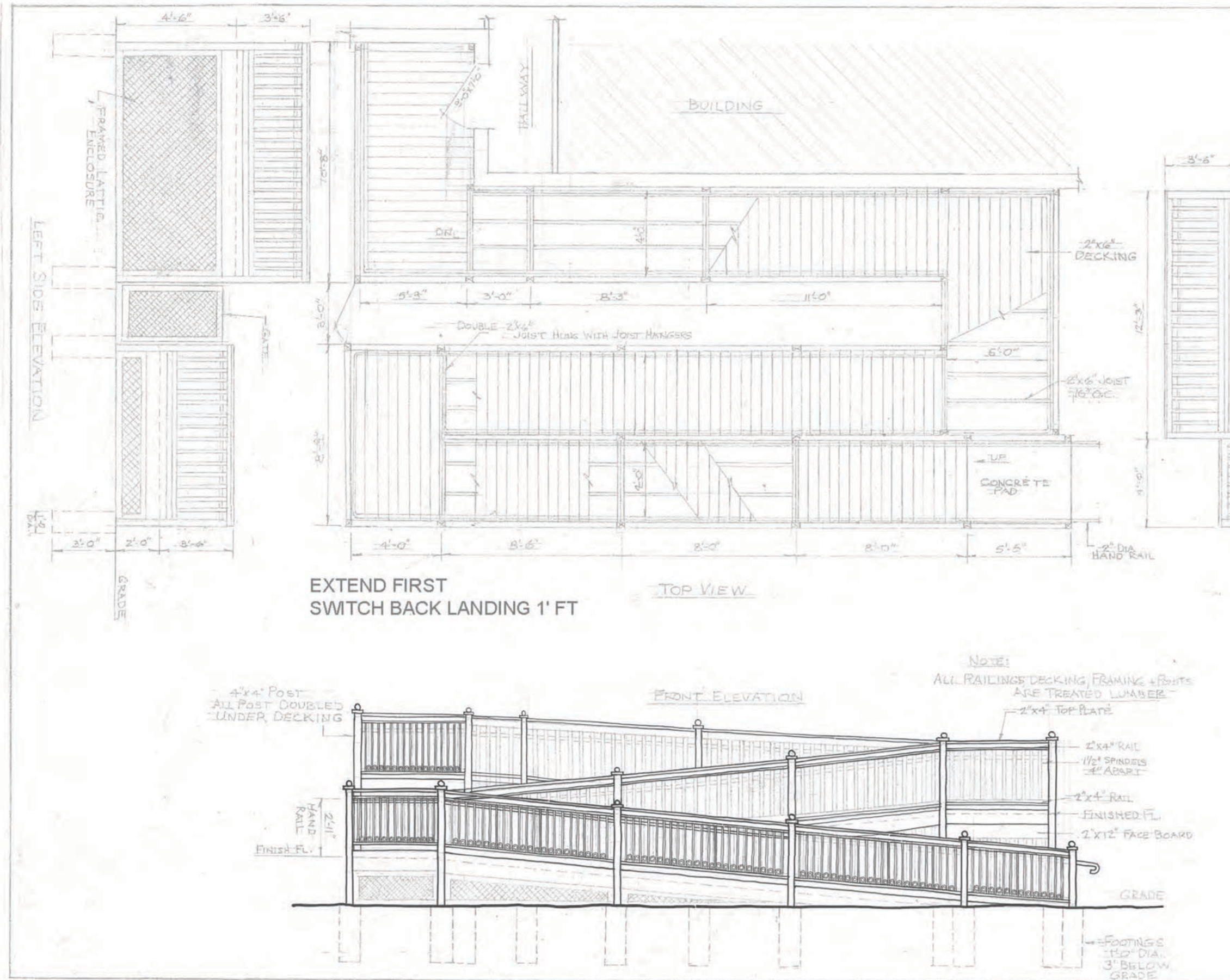
FOOTINGS 150" DIA. 3' BELOW GRADE

Materiality

Steel Guard and Handrails that are painted to become a part of the building and recede from prominence should be our goal. Using color that is already present on the building and that seems to work well to serve that end feels more integral to the history of the building than a wood hand and guardrail does. We find the gates at notable entrances to be a fitting design approach to create a ramp and railing system that treats those that are in need of the ramp as equals to those that use the main entrances.



Detail



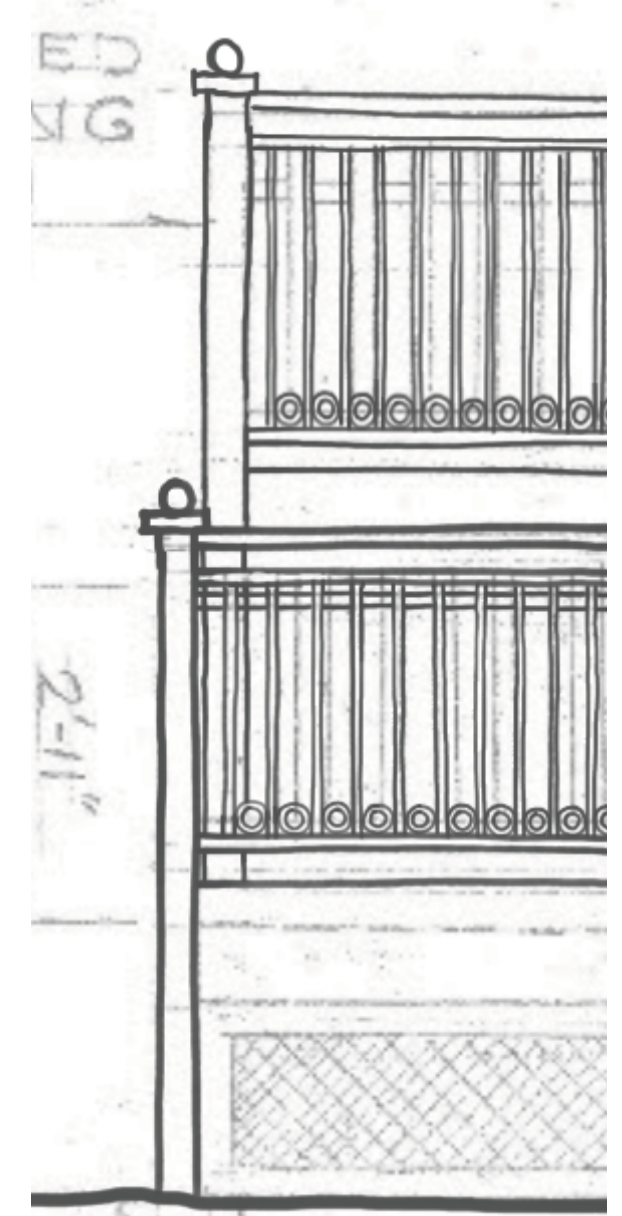
EXTEND FIRST SWITCH BACK LANDING 1' FT

Detail

The general form and scope of the ramp and hand/guardrail system is governed by ADA requirements and is informed by the natural topography and limitations of the site.

As such, we intend to keep the form as is and had been redesigned. The evolution of the design proposes a hybrid system, where wood structure and deck are complemented by steel guardrail detailing.

Posts should be capped and the guardrail should take on an artful form illustrative of the period during which the building was constructed.



Notes:

Legend

Ocean Grove HPC Review
Not For Construction

Schematic Design
ADA Ramp & Railings

REVISION:

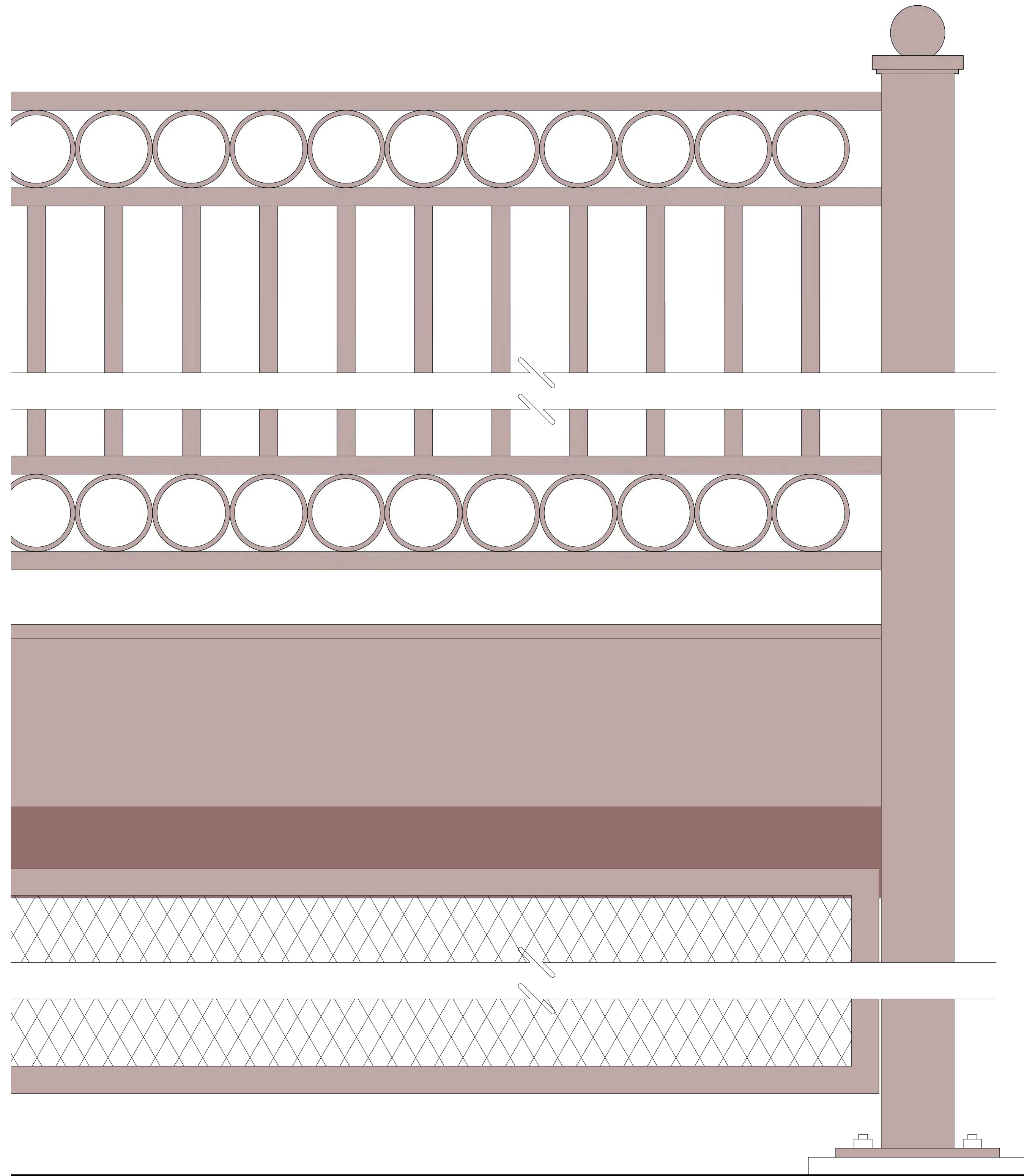
Jersey Shore Arts Center

66 South Main Street
Ocean Grove, New Jersey 07756

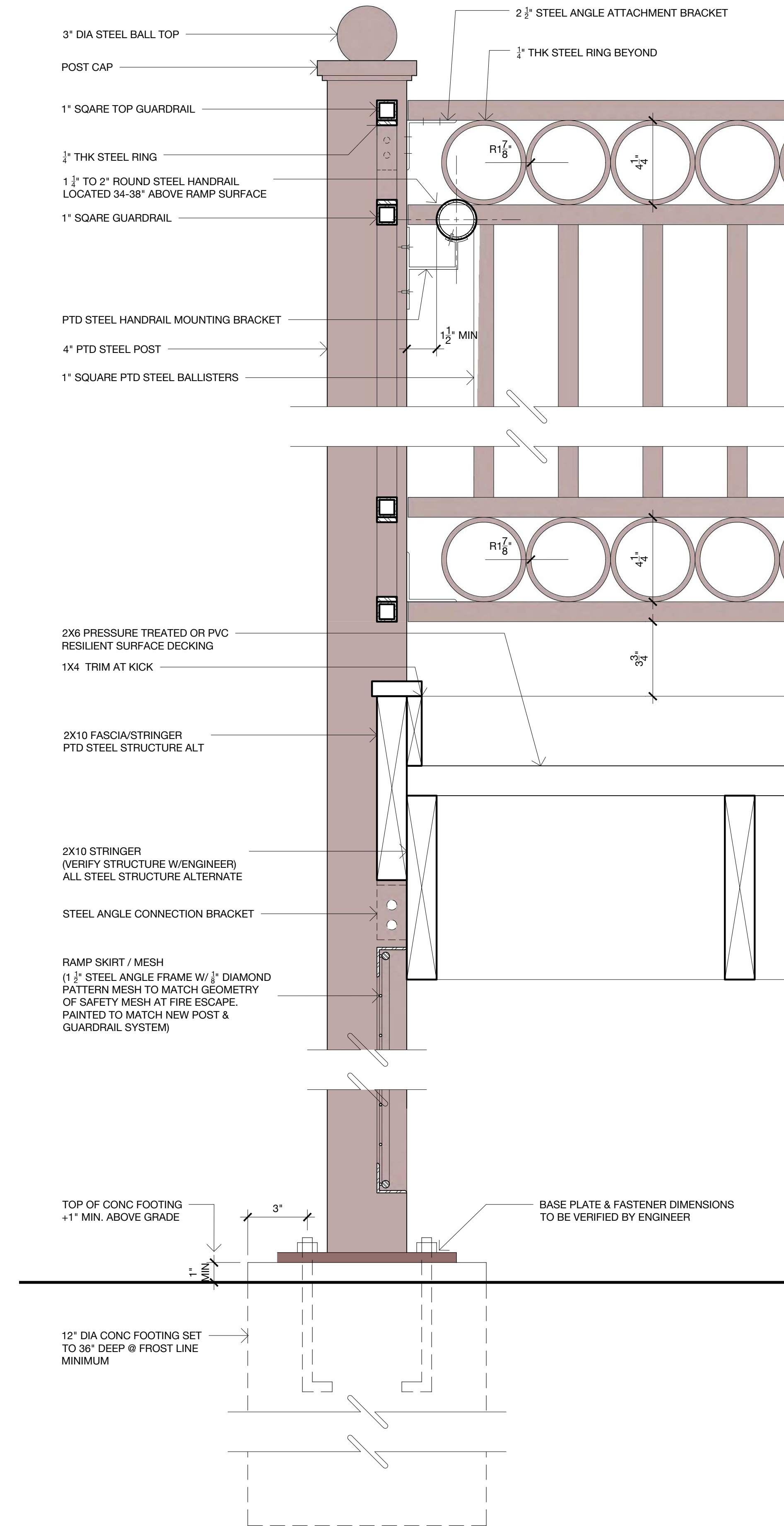
Details

SCALE: AS NOTED
DATE: July 26, 2022

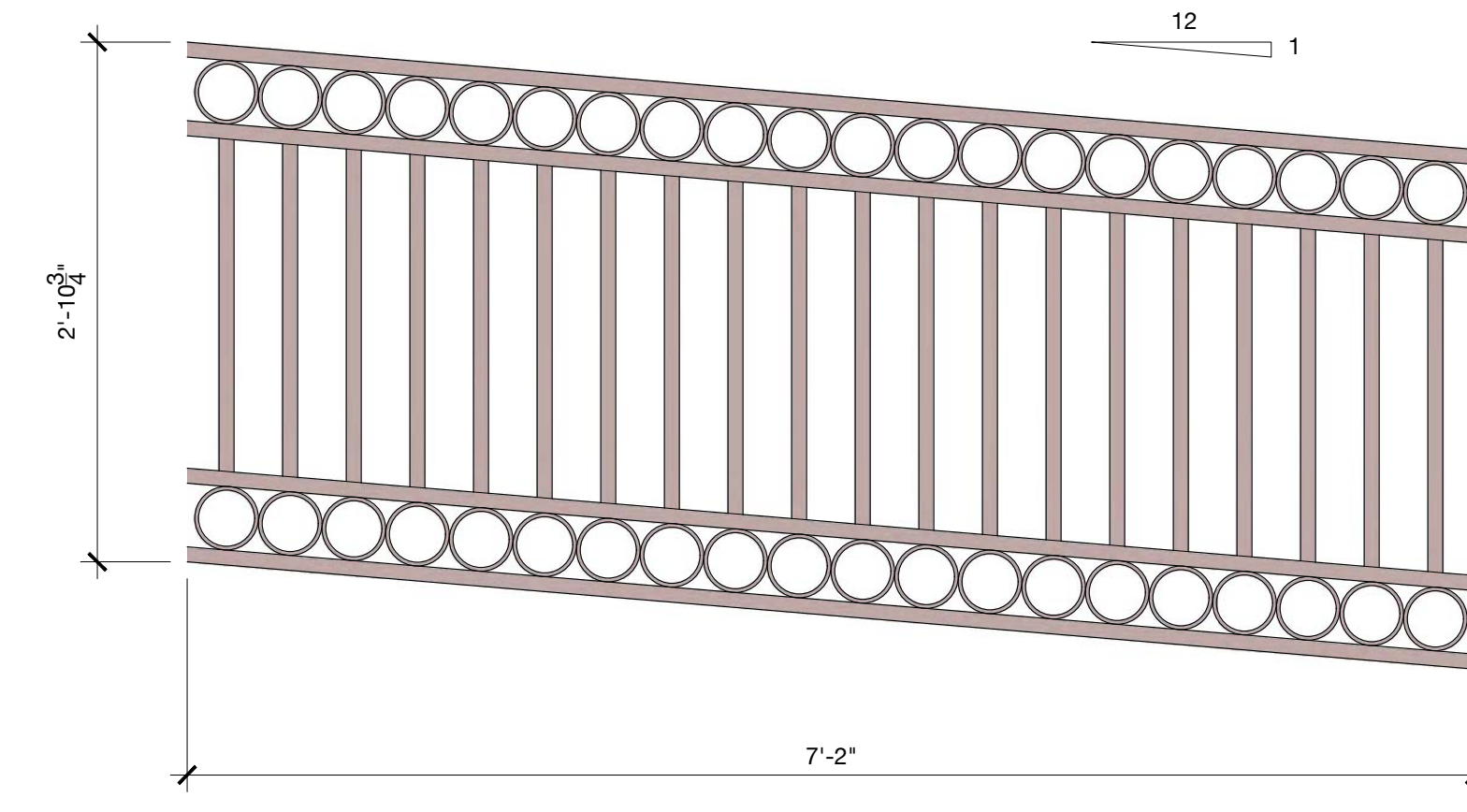
A700



2 TYP. ELEVATION
1" = 1'-0"

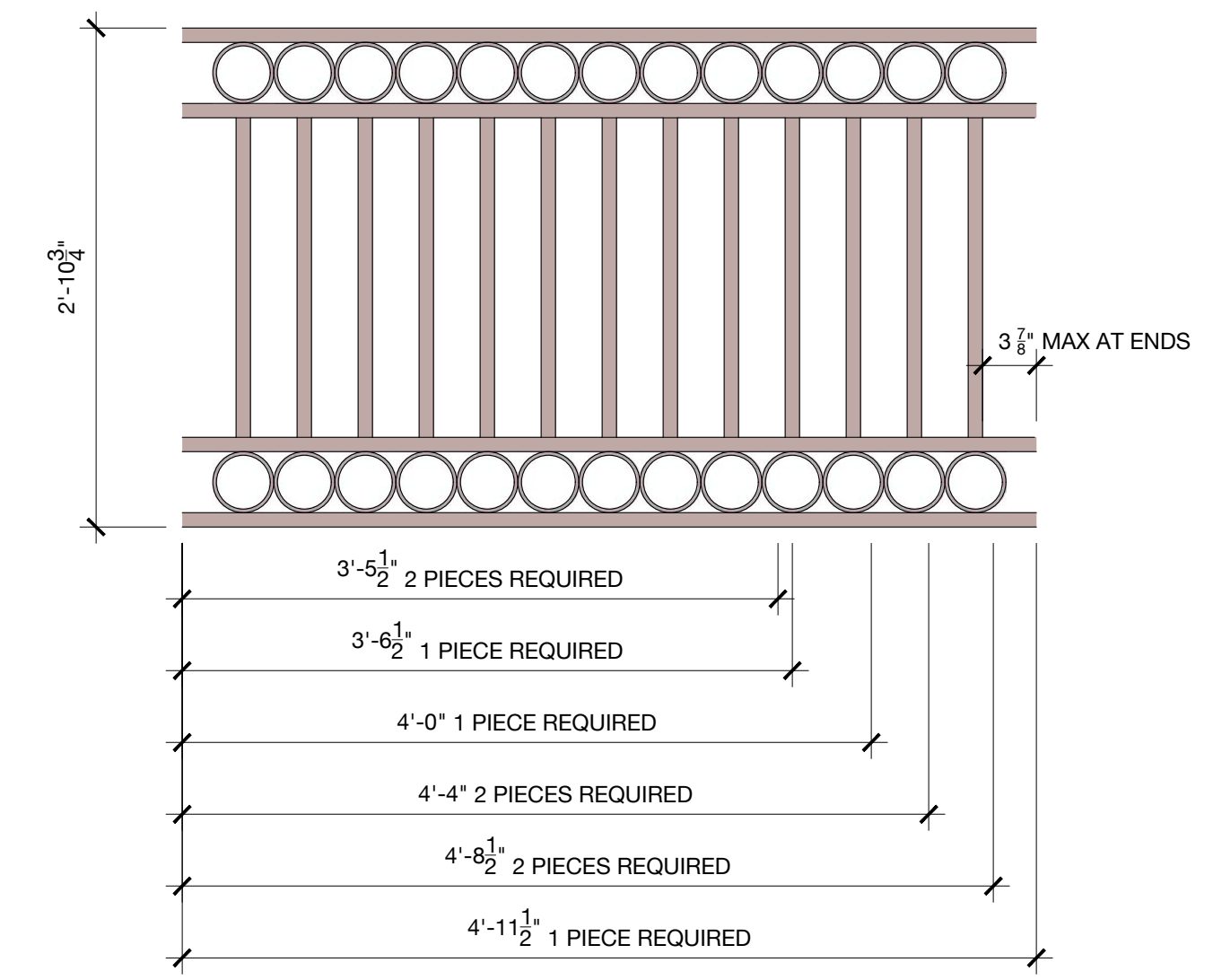


1 TYPICAL SECTION DETAIL
3" = 1'-0"

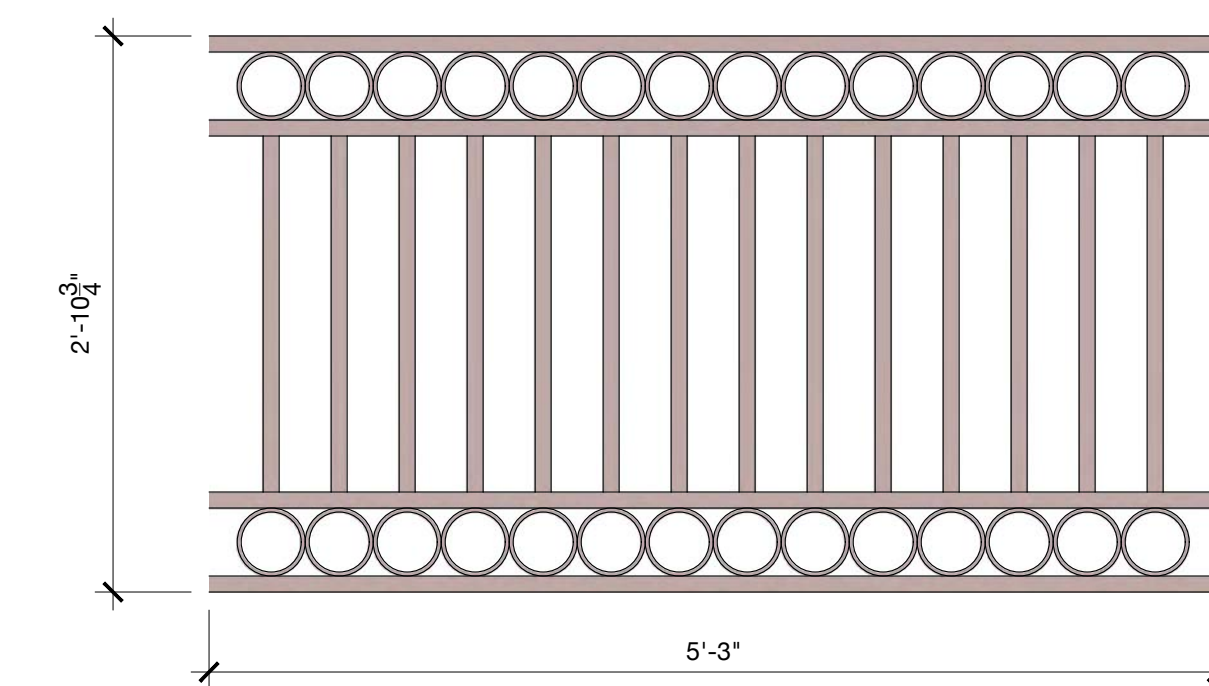


15 PIECES REQUIRED

3 TYP. RAMP PANEL
1" = 1'-0"

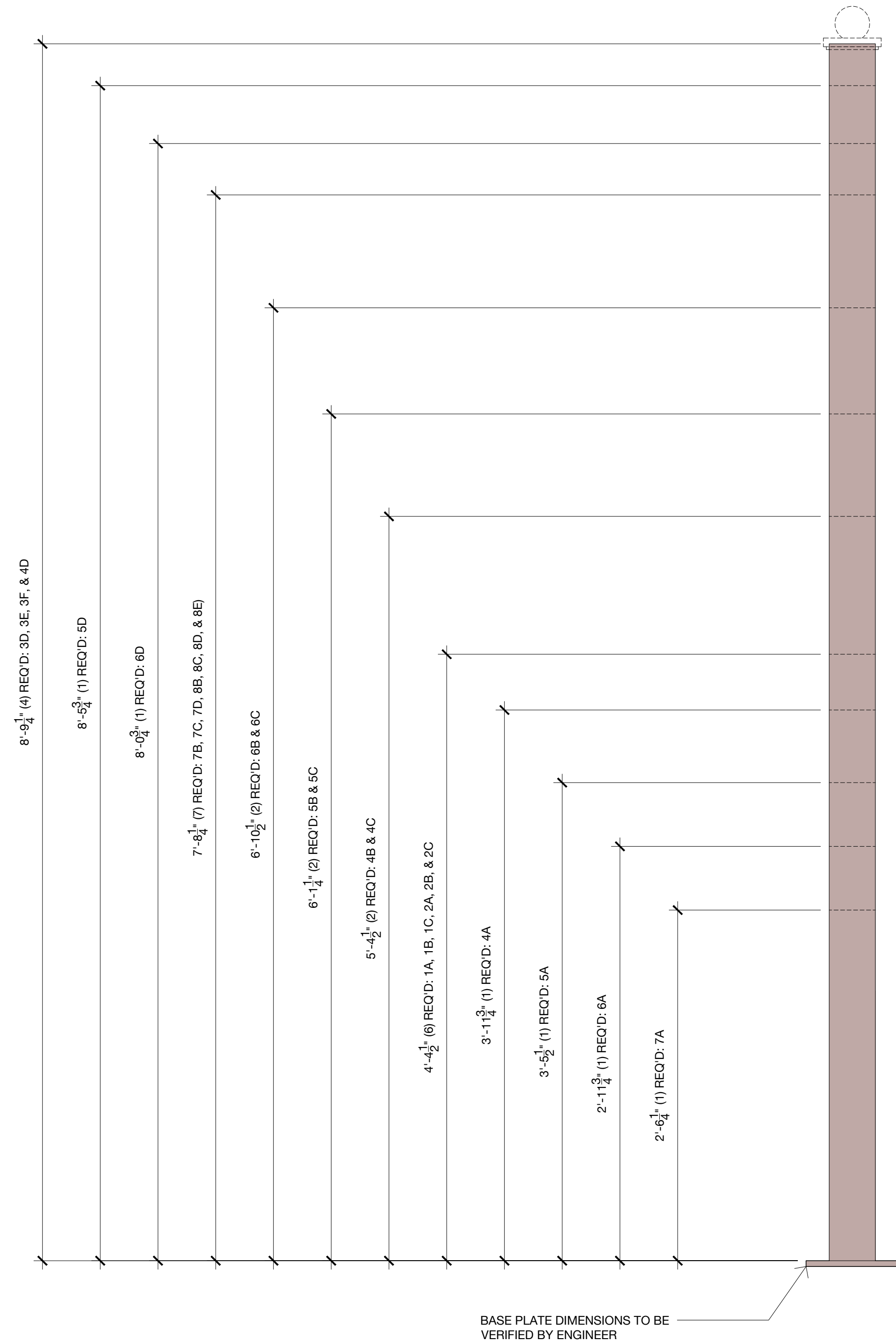


2 OTHER LANDING PANELS
1" = 1'-0"



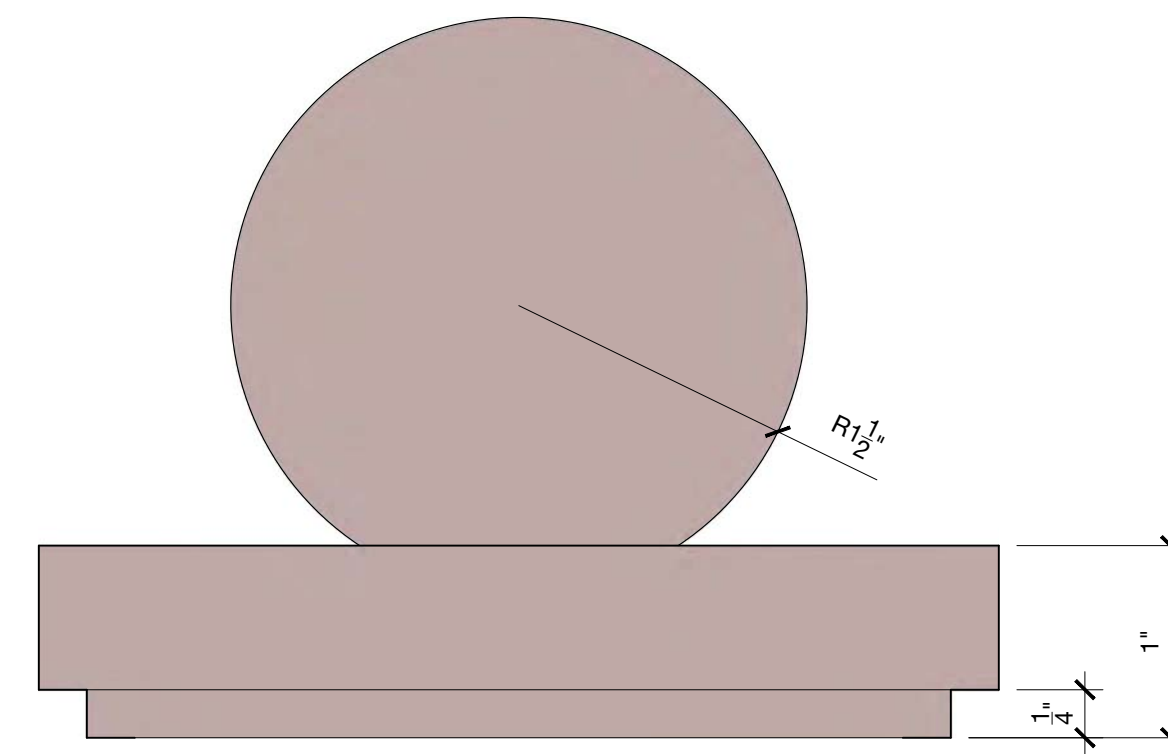
3 PIECES REQUIRED

1 TYP. LANDING SIDE PANEL
1" = 1'-0"



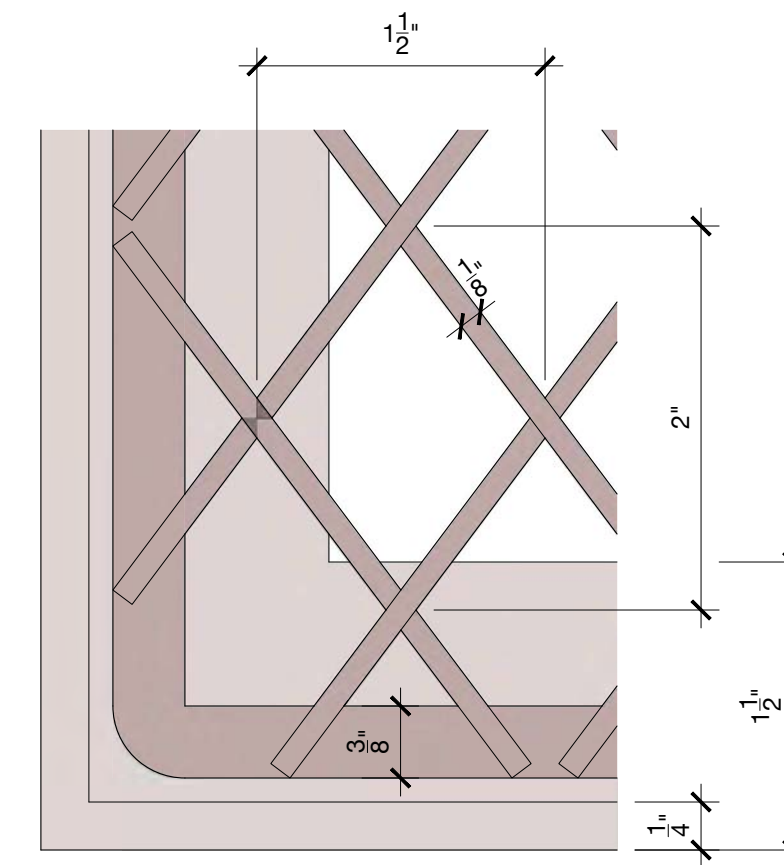
BASE PLATE DIMENSIONS TO BE VERIFIED BY ENGINEER

6 POST ROSTER
1 1/2" = 1'-0"



ROUGH OUTLINE FOR BALL TOPPED CAP.
FINAL PROFILE TO BE DEVELOPED
W/FABRICATOR/SPECIFIED IN CONSTRUCTION
DOCUMENTS

5 POST CAP
3" = 1'-0"



TYPICAL MESH DETAIL FOR THE SKIRT /
UNDERSIDE OF THE RAMP. DETAIL MATCHES
THE MESH ON THE EXIST'G FIRE ESCAPE AS
RECOMMENDED BY THE HISTORIC
PRESERVATION TECHNICAL REVIEW TEAM.

MESH WELDED TO 1 1/2" X 3/4" STEEL ANGLE
APPROX 1/8" THK.
(CONFIRM W/FABRICATOR FOR EFFICIENCY)

4 RAMP SKIRT / MESH DETAIL
3" = 1'-0"

Notes:

Legend

Ocean Grove HPC Review
Not For Construction

Schematic Design
ADA Ramp & Railings

REVISION:

Jersey Shore Arts Center

66 South Main Street
Ocean Grove, New Jersey 07756

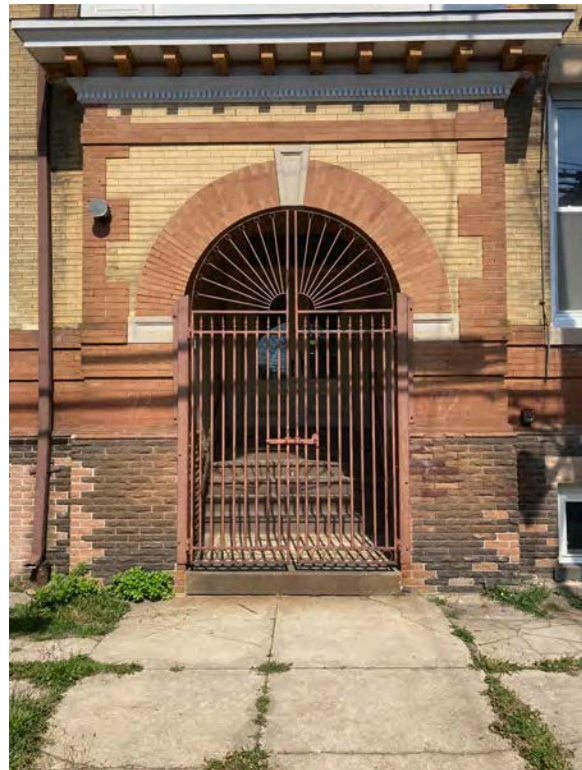
Component Roster

SCALE: AS NOTED
DATE: July 26, 2022

A701

Color





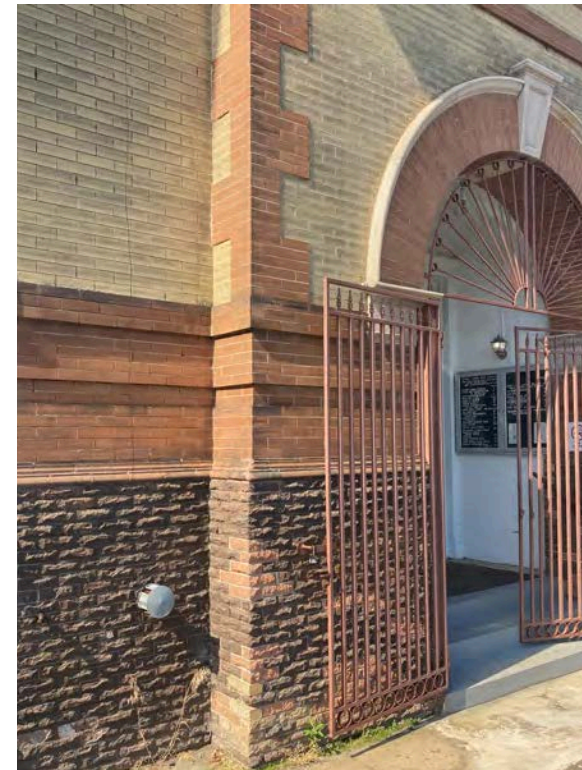
East Entrance (Lawrence Avenue)



North Entrance (Main Avenue)



West Entrance (South Main Street)



North Entrance in partial morning sunlight

Color

We find the Historic Neptune High / Jersey Shore Arts Center to be a vividly colorful building.

In our 7/12/2022 design review with members of the Historic Tech Team, There were a range of options discussed to help define the color that would be specified for the new ramp and guardrail system that the Jersey Shore Arts Center is proposing.

Our team took stock of the many colors and details around the base of the building as noted in the photographs at left.

We find that in the context of the existing variations of color and material in the base of the building that the color of the existing entrance gates is well suited for the building and we intend to work with that color or one similar to it in order to continue to develop a language for metal work that adorns the building exterior in response to security, life safety, building codes, and accessibility requirements that have come about since the building's original creation in 1889.



Detail at West Entrance Gate (am sun)



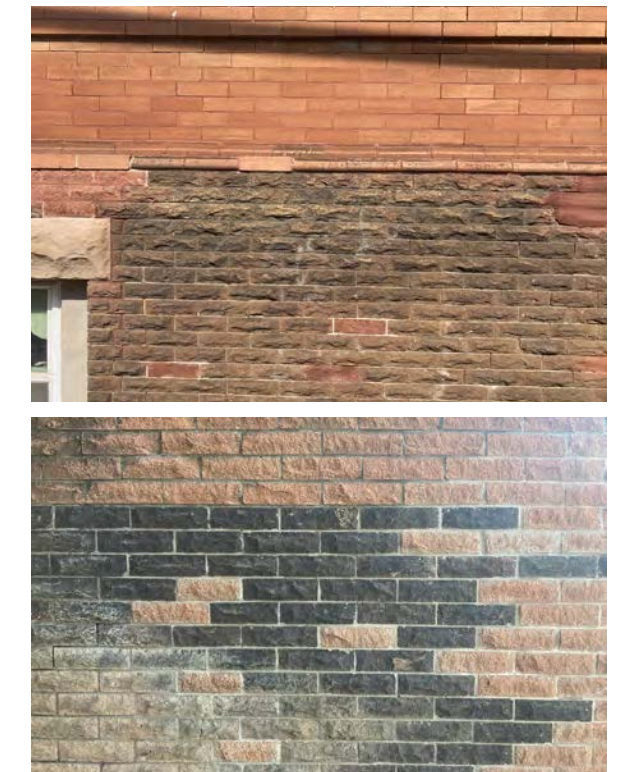
North Facing NE Corner Elevation (am sun)



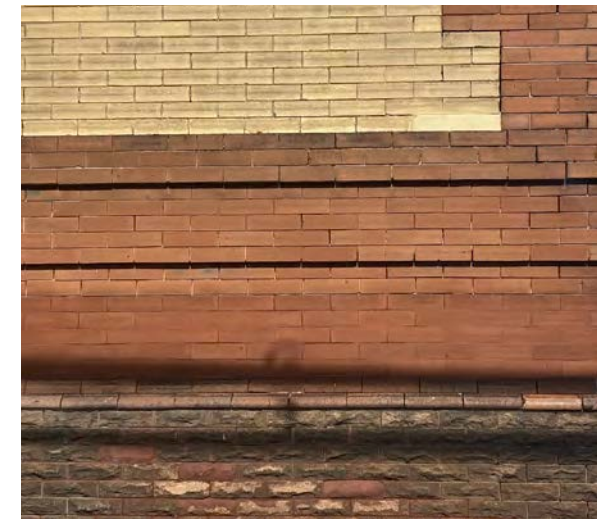
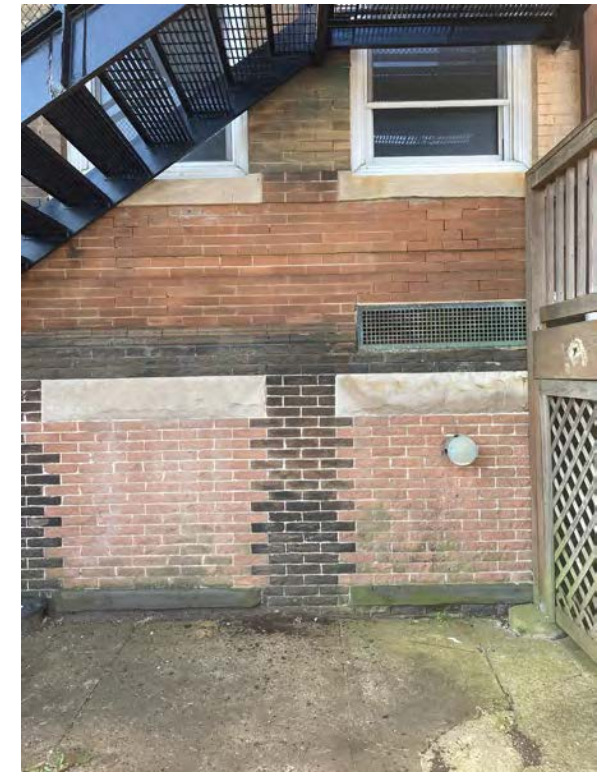
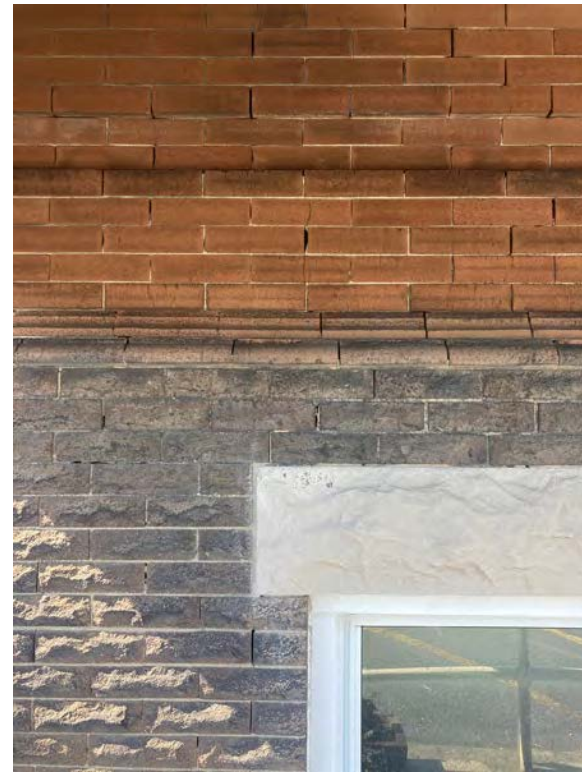
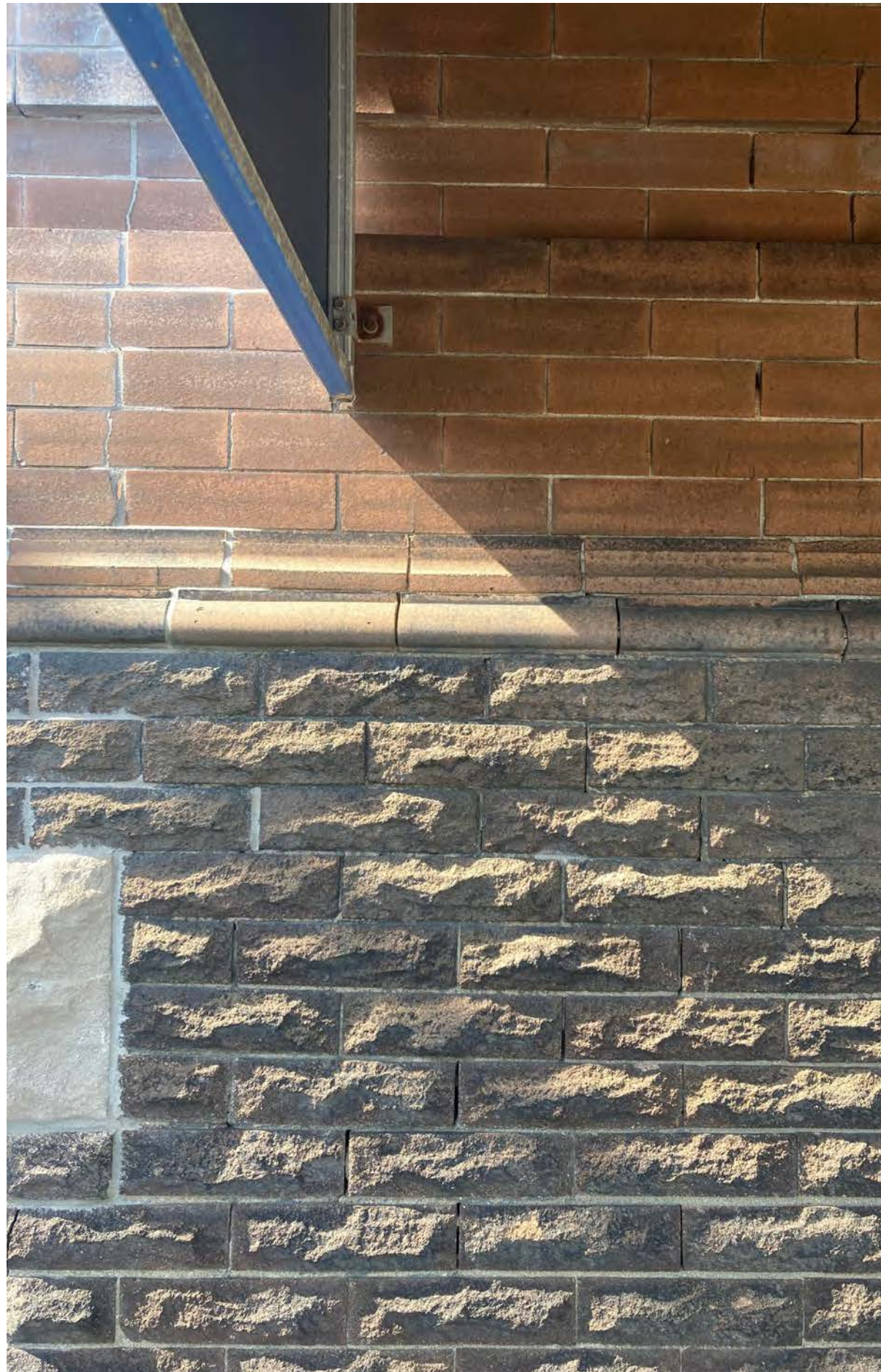
North Facing NW Corner Elevation (am sun)

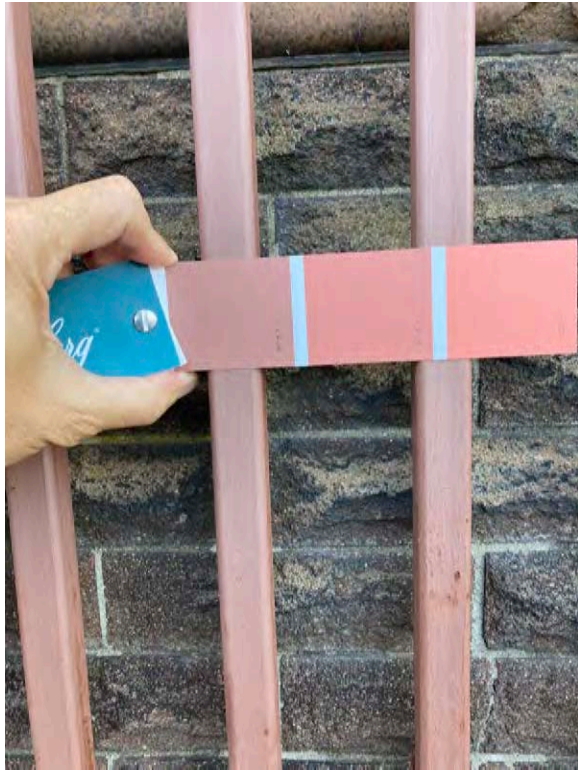


West Facing SW Corner Facade (am sun)



Color Variation in all parts of the building around



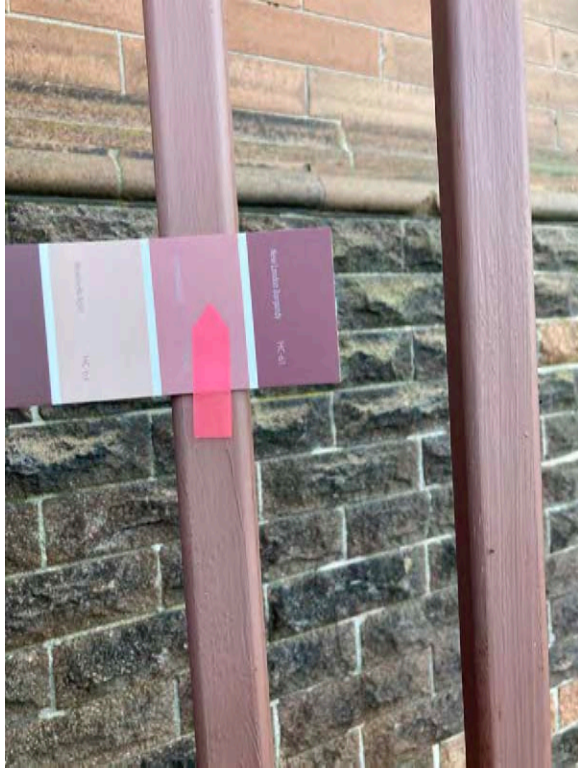


Color

After reviewing numerous colors that were in the range of the existing metalwork we identified two colors from the Benjamin Moore spectrum that were appropriate for the design.

Color HC-62 Somerville Red, is on the Ocean Grove Historic Preservation Commission's Pre-Approved Exterior Color Chart and is an excellent match to the existing gates.

We propose that metalwork for the new ramp and railing be painted with HC-62 Somerville Red, that the entrance gate on the north facade be cleaned and painted with the same color to match, and that the gates on the east and west sides be painted to match as soon as it is financially feasible to do so (if for whatever reason it is not in the scope of the current grant).



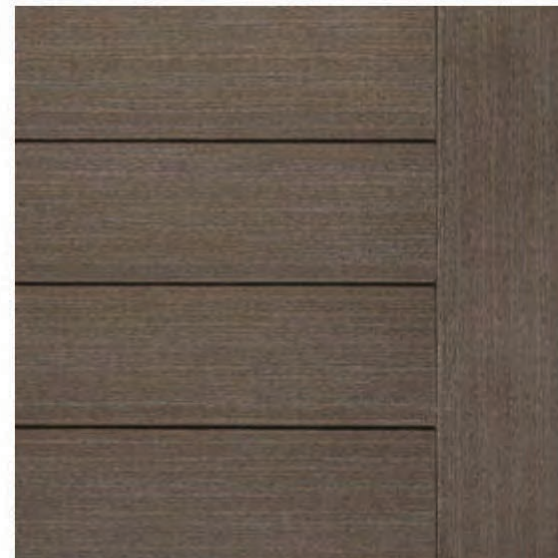


Prime+ Collection
Sea Salt Gray

QUICK VIEW

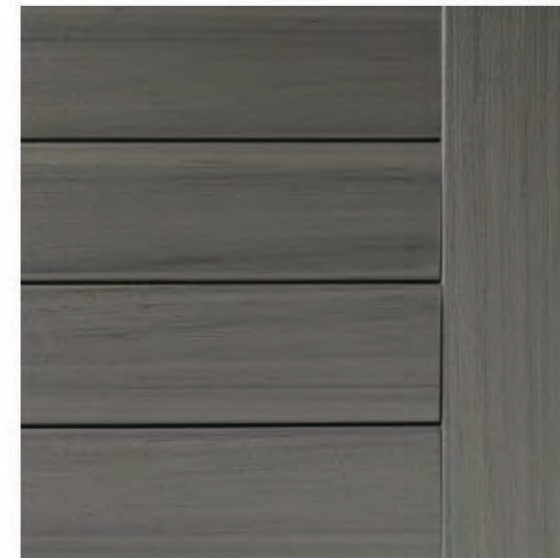
Deck/Ramp Surface

A resilient deck material is envisioned for the proposed replacement of the accessible ramp at the Jersey Shore Arts Center. PVC surface with adequate anti-slip performance criteria in a color (gray/light-desaturated brown) is the current selection for pricing purposes. Once approvals have been granted by the Historic Commission, the exact manufacturer and final color will be specified based on price and availability and included in the construction documents for the element.



Prime+ Collection
Dark Cocoa

QUICK VIEW



Prime+ Collection
Sea Salt Gray

QUICK VIEW



Prime+ Collection
Coconut Husk

QUICK VIEW

Notes from April 12, 2022

Attendees:

Tracey - Neptune Twp. Historic Comm. (NTHC)
Deb - Neptune Twp. Historic Comm. (NTHC)
James - Neptune Twp. Historic Comm. (NTHC)
Joe - Neptune Twp. Building Inspector (NT)
Nichole - Jersey Shore Arts Center (JSAC)
Earl - Earl Jackson Architecture Workshop (EJ)

1. Team introductions

2. Project intent was described by JSAC - Seeking approval for an updated design that will make use of grant money that will be expiring soon, to replace the deteriorating ramp and guardrail on the north side of the building. Recognizing that the original proposal to replace the timber structure with the same was not met with favorable response, all discussed material alternatives to be explored including:
wrought iron
cast iron
aluminum

3. NTHC inquired whether the ramp could be removed from the north side of the building entirely and placed only on the south side. EJ replied that this intent would not be in keeping with the goals of the Department of Justice as it relates to accessibility and the intent to treat all citizens equally.

4. The next meeting will be to review sketch design intent.

Notes from May 31, 2022

Attendees:

Tracey - Neptune Twp. Historic
Deb - Neptune Twp. Historic
James - Neptune Twp. Historic
Nichole - Jersey Shore Arts Center
Earl - Earl Jackson Architecture Workshop

1. There was a general sense of appreciation for the approach and change from a timber guardrail proposal to a metal guardrail design.

2. There was an informal “go ahead” with design drawings based on the discussions held during the meeting.

3. Design discussion and comments from the Neptune Twp. Historic Team included:

a. Guardrails could be detailed more like the elements at the entrance. Instead of circles between spindles. They could be set beneath spindles so that they more closely matched the entrance gate. Circle elements could be added to the top of the guardrail as well to create a more horizontal articulation. Earl will adjust in response to comments.

b. Lattice work and the base of the ramp are envisioned as a hybrid wood and metal structure. Comments included articulating the base better and depicting a range of colors that might be worth consideration as opposed to leaving the base in a natural wood finish. The role that the mesh plays in keeping the grounds secure was reinforced and agreed upon.

c. NTHC asked whether the design should be contemporary to match the fire escape. All seemed to consider but given positive feedback throughout the meeting on the current state of design there wasn't much further discussion on the matter.

d. NTHC recommended that the underside of the ramp/structure would rarely be acceptable if left unfinished in a natural wood state and that the JSAC Team should consider the element and finish further.

Notes from July 12, 2022

Attendees:

Tracey - Neptune Twp. Historic
Lucinda (Cindy) - Neptune Twp. Historic
James - Neptune Twp. Historic
Melinda - Jersey Shore Arts Center
Earl - Earl Jackson Architecture Workshop

1. Updated designs were presented inclusive of:
a. full ramp layout
b. schematic design section details
c. draft BOM/Elements Roster
d. adjusted guardrail details
e. ramp skirt lattice screen

2. NTHC raised a counterpoint concept asking if the railing should be more utilitarian or contemporary. NTHC questioned whether the design should match the fire escape and not the entrance gates.

3. NTHC asked whether an off the shelf aluminum system had been explored. EJ stated that the if the design could be bought off the shelf at a cost savings, it would be worth considering.

4. NTHC asked for greater detail to describe the ramp skirt/lattice work/mesh. NTHC asked if the JSAC & EJ would consider using the fire escape mesh to replace the skirt that had been drawn.

5. All discussed the diagonal nature of the drawings and it was concluded that the mesh on the fire escape was also diagonal.

6. NTHC asked whether the spindles/balusters could be removed from the ramp. EJ replied that they are needed for safety/code compliance. NTHC asked if they could be removed from the lower parts where code allows to go without. EJ's first reaction was that the inconsistency in the element may make it look like a hodge podge of random acts of construction.

7. EJ noted that the civil engineers are getting back to the team with final spot elevations that will allow us to more accurately depict the extent of the ramp.

8. EJ noted that he had spoken with a fabricator and they had a few value engineering/cost savings ideas that could be explored, including using slightly narrower spindles/balusters. NTHC asked whether that would change the spacing to exceed allowances. EJ replied we would certainly remain code compliant.

9. It was not clear that this meeting was not the last before a full historic preservation board/commission review. NTHC stated that there needs to be a Tech Review before going to the full board. It was JSAC and EJ's understanding that these meetings were the tech reviews. EJ asked for clarity on the way forward. JSAC & EJ understood the way forward to be:

a. create a formal submission/application before Friday morning 7/15/2022 to Tracey James.

b. hold the Tech Review for final comments on Tuesday 7/19/2022 so that we can get onto the agenda in August 2022.

(it was not clear how long the Tech Team had to review and revert comments pertaining to content and completion, but it was described that there could be another review and comment period before the submission for the full board review/hearing.

c. make final preparations for the Full Board Hearing.

d. attend and present at the Full Board Hearing.

Notes from July 19, 2022

Attendees:

Tracey - Neptune Twp. Historic
Deb - Neptune Twp. Historic
Jeff - Neptune Twp. Historic
Bernie - Neptune Twp. (BH)
Elyse - Jersey Shore Arts Center
Nichole - Jersey Shore Arts Center
Earl - Earl Jackson Architecture Workshop

1. EJ and JSAC presented the design work to date and referenced adjustments in response to comments from the July 12th meeting.

a. clarity around the character and equity required for two entrances at the north facade of the building unites the ramp/railing with similar metal work at the primary northern entrance.
b. material: metal - currently proposed as painted iron but could be steel or aluminum should cost challenges arrive during bidding.
c. detail: design character and detail to fall in line with craft and quality of metal work at the primary entrance gate. Note that infill panels for the skirt of the ramp are proposed to match the mesh and frame of the fire escape.
d. color: studies were conducted at the building in different light to find a good match from the Benjamin Moore palette. Color HC-62 “Somerville Red” is a near match to the color of the existing gate and is a pre-approved Ocean Grove Exterior Color Chart. It is proposed for paint for the ramp structure and rails.

2. Review of other elements that are being considered for restoration on the JSAC grounds included the Pipe Rail at the perimeter of the parking lot, historic hedge along the edge of the pipe rail, and sidewalk work along the east facade were decidedly placed on the “next to review” list so this submission can focus on the ramp and railing.

3. JSAC to submit eleven (11) copies of the proposal on 11x17 pages for review before the planned August 9th hearing.

4. EJ noted that he is awaiting a more refined topographic map from the surveying team to finalize the touch down points for the start of the ramp.

5. NTHC confirmed that if modest changes arise due to cost, fabrication, or availability issues, that there can still be tech reviews as the project develops after an Historic Committee approval has been obtained to keep everyone engaged.



66 South Main Street, Ocean Grove, NJ 07756 • (732) 502-0050
www.JerseyShoreArtsCenter.org

Ocean Grove Historic Preservation Society
Jersey Shore Arts Center
66 South Main Street,
Ocean Grove, NJ 07756

Project Narrative for the Accessibility Project

The Ocean Grove Historic Preservation Society (OGHPS) received a grant for the JSAC Accessibility Grant through the Monmouth County Freeholders in 2021 through the Community Development Block Grant for accessibility improvements at the Jersey Shore Arts Center. The Jersey Shore Arts Center (JSAC) is located at 66 South Main Street, Ocean Grove, New Jersey. This corner building sits just before the gates of Ocean Grove on Main Street and Main Avenue.

Once the grant agreement was finalized in March 2021, the OGHPS was required to acquire a Certificate of Appropriateness from Neptune Township Historic Commission as part of the grant requirement from the Monmouth County Freeholders before any work can advertised for bid. The executive director, Nichole Nappi, applied for the Certificate of Appropriateness in March 2021 and the application was denied due to approvals needed from engineering and zoning. After many months of application submissions and waiting for approvals from engineering and zoning, the OGHPS finally received the approval and proceeded to resubmit the application (dated March 2022) for Certificate of Appropriateness once again.

When the Certificate of Appropriateness was resubmitted in March 2022, the Neptune Historic Commission was not in support of the wooden wheelchair ramp replacement proposal. After many conversations, Nichole Nappi hired Earl Jackson from Architecture Workshop in Allenhurst, NJ to assist in the historic redesign of the wheelchair ramp in a manner that would coordinate with the Victorian design elements already in place and would be in keeping with the historic nature of Ocean Grove's Historic downtown.

The wheelchair ramp takes design elements from the entry gate located in the same area (see attached proposal for pictorial reference) and color proposed from the approved color palette of Neptune Historic, Somerville Red. The wheelchair ramp will be metal fabricated in the current style of the North Entry Gates already in place and the decking will be the approved manufactured wood product already approved by Neptune Historic for use on decks and porches. Design elements taken from the gate will also be implemented in the construction of the wheelchair ramp. Colors proposed are stated in the presentation packet included in this submission.



66 South Main Street, Ocean Grove, NJ 07756 • (732) 502-0050
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The “Ramp” door atop of the wheelchair ramp entry is set facing East on the North side of the building and is not easily seen from the North and East side of the building. The doorway is an original entrance to the building due to the establish bottom lentil and surrounding brickwork. The current door in place is warped, heavy for people with disabilities to manage and is held open with a brick when events and programs are in progress. The door has a gap at the top and bottom which leaks heat during the winter months and is near complete failure as the doorway hardware is extremely damaged.

The “Ramp” door being changed to a white prefabricated metal door with wood finishing with a double pane of safety glass at the top and a single inset panel at the bottom with dull brass kick plate. Currently all the doors on the North side of the building are white and different in style and finish. The new “Ramp” door will emulate the North Entryway Doors in color and style - a single inset panel at the bottom and dull brass hardware. The metal material was strongly recommended due to the ocean environmental exposure and extreme weather (snow and rain) and the longevity of the material versus the wood which is projected to last six years at most. The door will be operated with automatic door openers for people who use wheelchairs, canes, and walkers.

The overall mission of these improvements is to provide people with disabilities the capability to participate in JSAC arts programs and cultural events independently. JSAC realizes the importance to provide unencumbered access to its affordable programs and events for the Jersey Shore communities. JSAC hopes the Neptune Historic Commission supports this proposal and its mission for people with disabilities.

Please note, that as of July 2022, the following items are not being included in the proposal being submitted:

- North Parking Area Fence or Hedge Row
- North Entryway Awning
- South Entry Doors



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Ocean Grove Historic Preservation Society
Jersey Shore Arts Center
66 South Main Street,
Ocean Grove, NJ 07756

RE: Items removed from Accessibility Project COA application #2021-054

To whom it may concern,

The following items are being removed from our proposal before the 7pm committee hearing on August 9 with the Neptune Historic Commission.

- North Entry Awning
- South Entry Doors
- North Parking Area fencing and hedging

Items remaining on the Certificate of Appropriateness application are:

- ADA Wheelchair Ramp located in the North Parking Area
- Door replacement in the ADA Wheelchair Ramp area that leads into the Main Lobby of the building.

If you have any questions, please feel free to contact me at (732) 502-0050 or by email, nnappi@jerseyshoreartscenter.org.

Regards,

Nichole Nappi
Executive Director



Property Location: 66 SO MAIN ST
Application No: HPC2021-054
Application Date: 04/06/2021

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|--|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input checked="" type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input checked="" type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS/BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input checked="" type="checkbox"/> OTHER ADA Wheelchair Ramp/South Parking Access/Sidewalks | | |

PROPERTY IDENTIFICATION

Property Address: 66 SO MAIN ST
Block: 201

Lot: 1.06

Qualifier:

OWNER INFORMATION

Name(s): OCEAN GROVE HISTORIC PRESV SOCIETY
Address PO BOX 55 OCEAN GROVE, NJ 07756
Phone: (732)502-0050

Email:

APPLICANT INFORMATION

Check if same as Owner

Names(s): Nichole Nappi

Company:

Address: 66 South Main St OCEAN GROVE, NJ 07756

Phone: (732)245-7439

Email: nnappi@jerseyshoreartscenter.org

PROPERTY INFORMATION

Property Type?(check one)

- Single Family Multifamily: Units Commercial Condo Mixed Use

Architectural Period / Year Built:

Architectural Style:

Demolition hearing required? YES NO

IF YES:you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired? YES NO N/A

Zoning Permit ID# (from Zoning Permit)

DATE APPROVED:

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below:

Description of Work

Please refer to the Engineering and Zoning Department before HPC.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Alison Walby, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Alison Walby, HPC Administrative Officer/Secretary
Administration Offices
25 Neptune Boulevard
Neptune, NJ 07756.



Alison Walby, HPC Administrative Officer/Secretary

Date: 4/14/21

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC:

Application #: HPC

Application Date: 3/31/21

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input checked="" type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input checked="" type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
- OTHER ADA WHEELCHAIR RAMP/SOUTH PARKING ACCESS/SIDEWALKS

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink. Incomplete applications will not be accepted.

REQUIRED INFORMATION: With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION

ADDRESS: 66 SOUTH MAIN STREET, OCEAN GROVE, NJ 07756
BLOCK: 201 LOT: 1 QUALIFIER: .06

OWNER INFORMATION

NAME(S): THE OCEAN GROVE HISTORIC PRESERVATION SOCIETY (OGHPS)
ADDRESS: 66 SOUTH MAIN STREET, OCEAN GROVE, NJ 07756
PHONE: 732-502-0050 EMAIL: nnappi@jerseyshoreartscenter.org

APPLICANT INFORMATION

Check if same as Owner

NAME(S): NICHOLE NAPPI COMPANY: OGHPS
ADDRESS: 66 SOUTH MAIN STREET, OCEAN GROVE, NJ 07756
PHONE: 732-245-7439 (cell) EMAIL: nnappi@jerseyshoreartscenter.org

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

Lessee Agent Architect Contractor Attorney Other: EXECUTIVE DIRECTOR

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family Multifamily: _____ Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1897 ARCHITECTURAL STYLE: VICTORIAN

Does your project include demolition of 15% or more of exterior of existing structure? YES NO
If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? YES NO N/A

ZONING PERMIT ID# (from Zoning Permit): _____ DATE APPROVED: _____

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

See attached

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 a public hearing before the Commission.

Melinda Kelley

OWNER NAME - Please PRINT

[Signature]
OWNER SIGNATURE

3/15/21
DATE

NICHOLE NAPPI

APPLICANT NAME - Please PRINT

[Signature]
APPLICANT SIGNATURE

3/7/21
DATE

Application #: HPC

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
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| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |

OTHER HANDICAP RAMP ON NORTH IN NORTH PARKING AREA

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Lessee Agent Architect Contractor Attorney Other: grant manager

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ZONING PERMIT ID# (from Zoning Permit): _____ DATE APPROVED: JAN 2022

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. Incomplete applications will not be accepted.

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

REPLACEMENT OF WOODEN ADA RAMP LOCATED IN NORTH PARKING AREA
DRAWING, MATERIALS AND COLORS INCLUDED IN PRESENTATION SUBMITTED
BY ARCHITECT.

REPLACEMENT OF DOOR IN HANDICAP RAMP ENTRY WAY
↳ WHITE
↳ PREFABRICATED METAL DOOR WITH WOOD FINISH DETAIL
DRAWING, MATERIAL, AND MEASUREMENTS IN PRESENTATION
SUBMITTED BY NICOLE NAPPI.

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.
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Melinda Kelley
OWNER NAME - Please PRINT

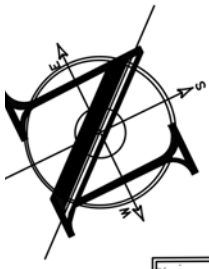
[Signature]
OWNER SIGNATURE

7/29/22
DATE

[Signature]
APPLICANT NAME - Please PRINT

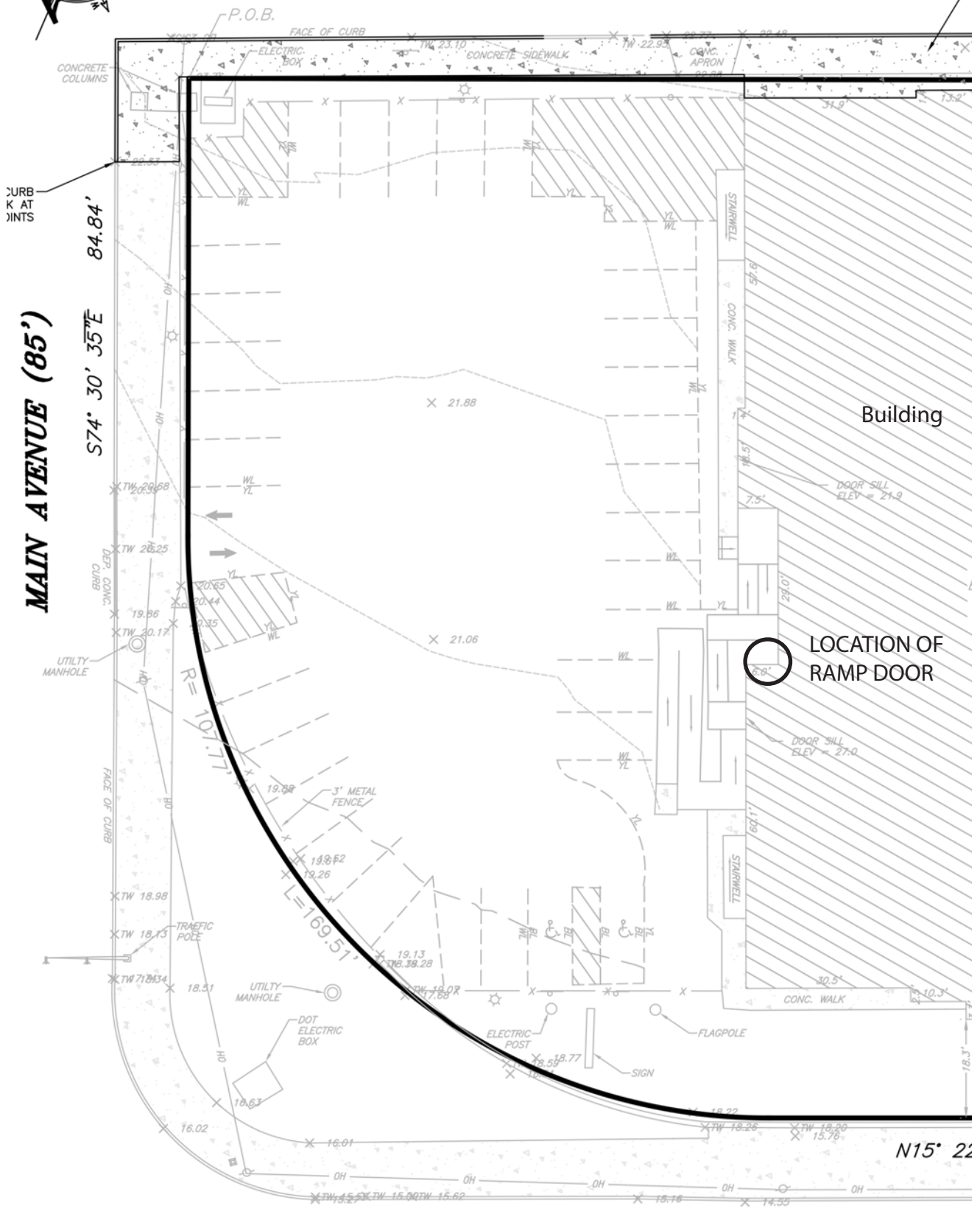
NICOLE NAPPI
APPLICANT SIGNATURE

7/29/22
DATE



LAWRENCE AVENUE (40')

(24' WIDE BIT. CONC.)

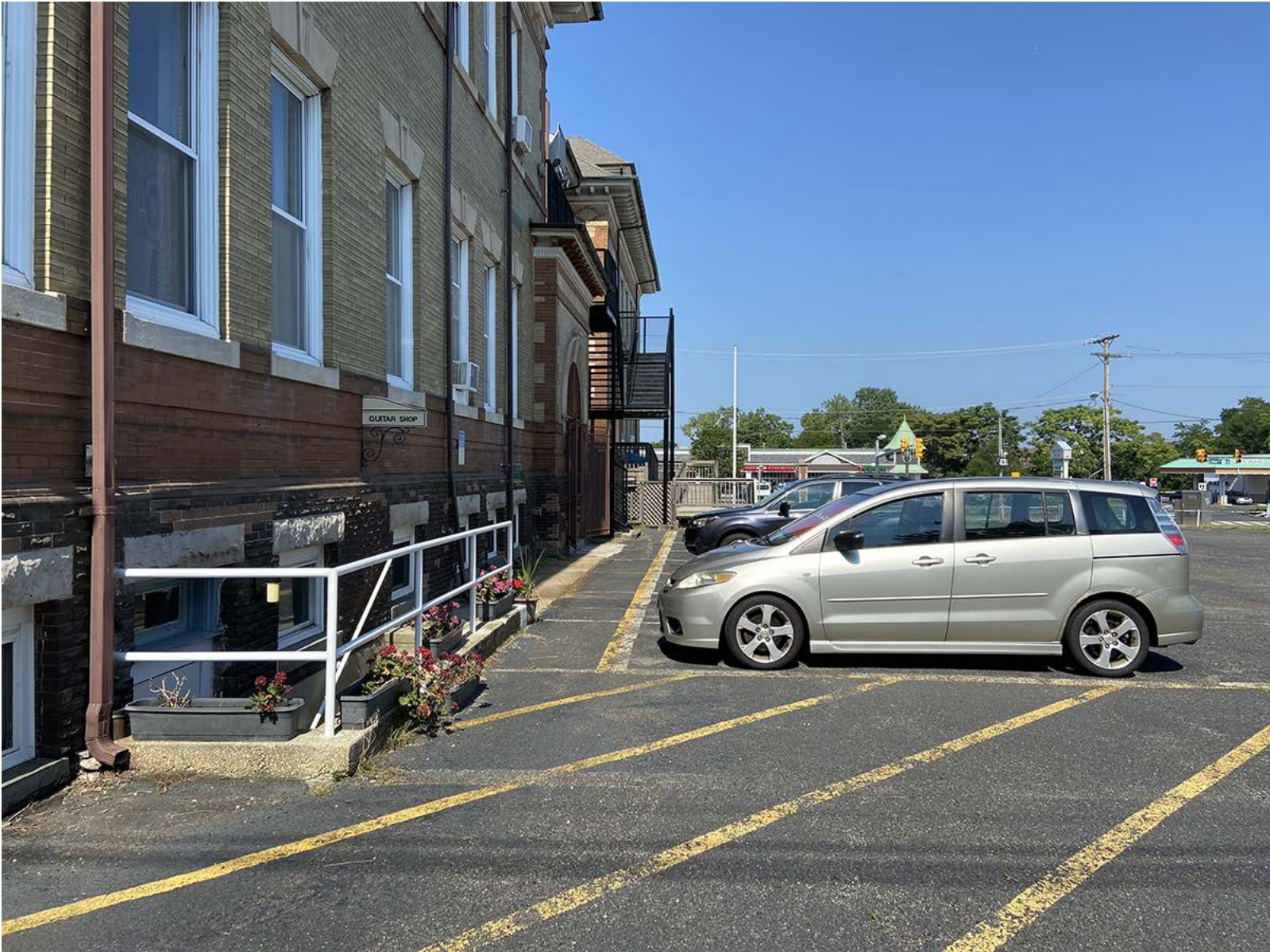


LOCATION OF RAMP DOOR

Main Street



Main Avenue View from entrance to parking area



Lawrence Avenue View from parking area



Corner View from parking area

current door in place



closed view - outside



open view - outside



closed view - inside

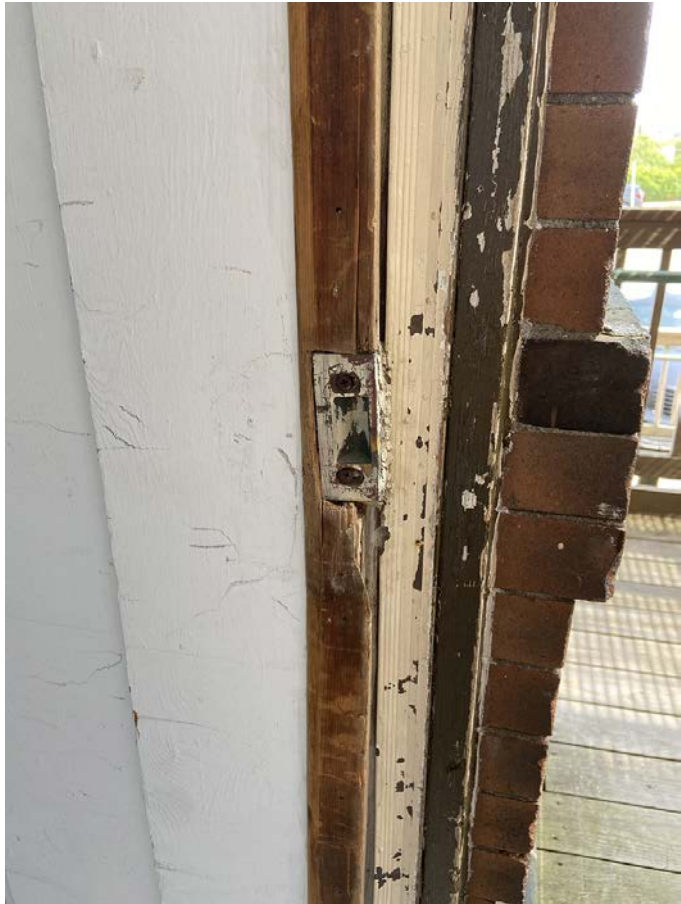
Inside door is not painted



exterior side is painted



door details



inside door jam



door handle



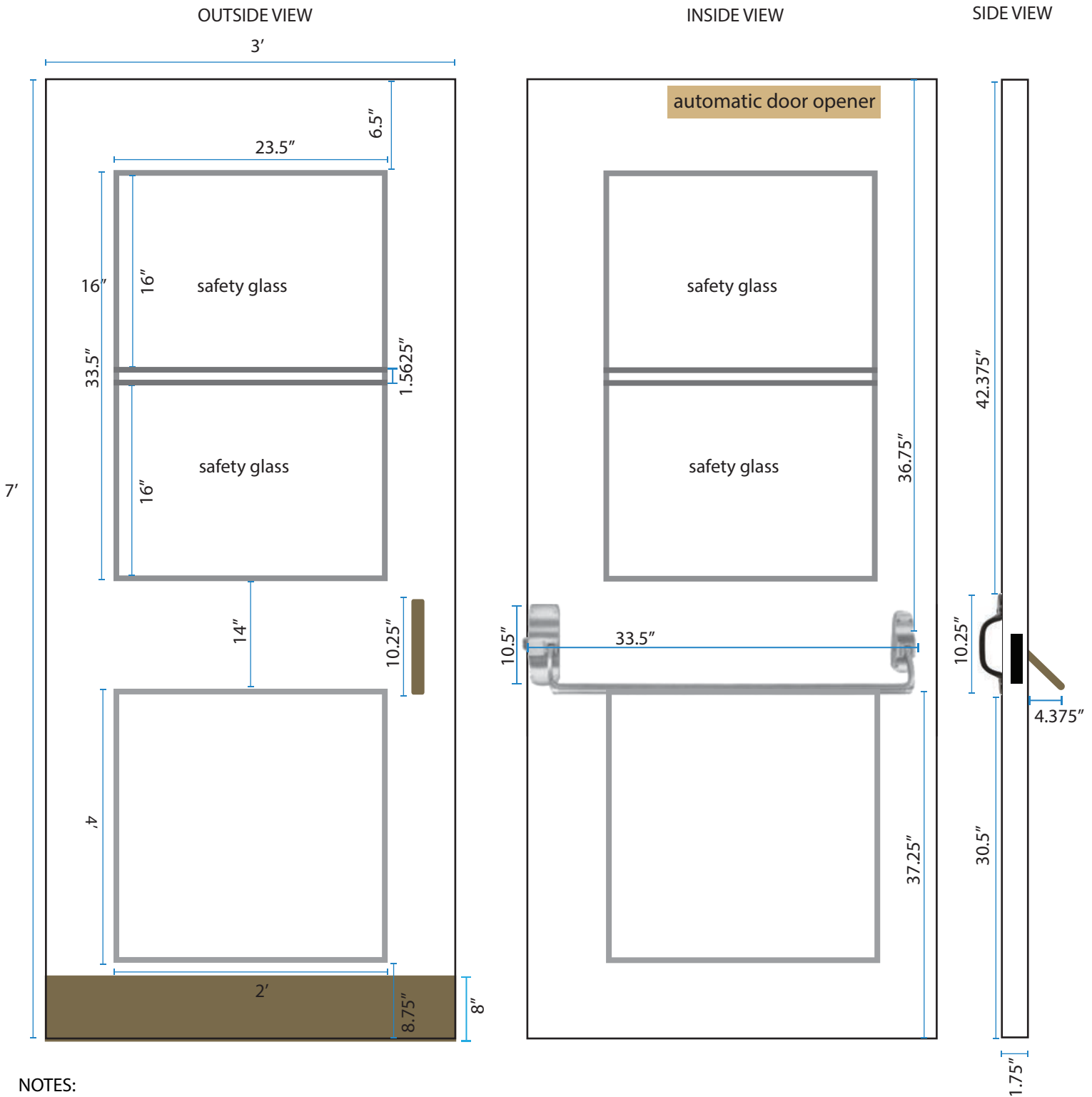
hinge detail



consistency of color, design and use for Noth Entryway

exterior of North Entryway Doors





NOTES:

Brass hardware similar to the other entry doors.

Door will be white just like the other doors.

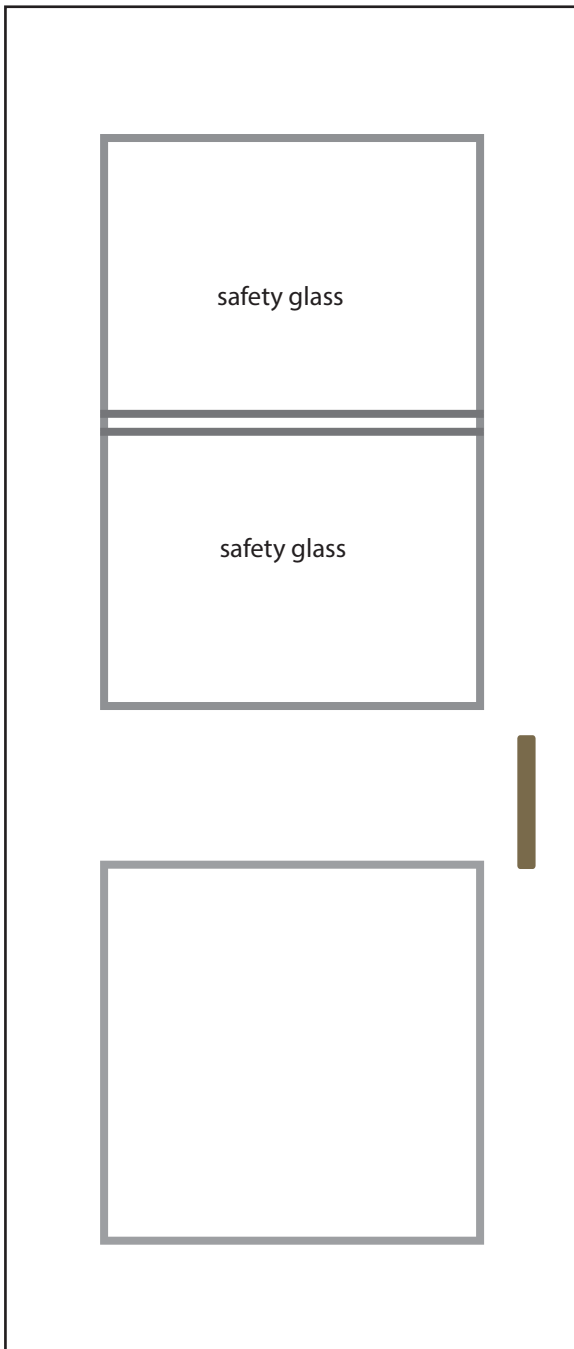
Instead of 2 inset panels, one inset panel will be set at the bottom part of the door just like the other doorways/entrances.

Proposed: Metal fabricated with wood texture for visual aesthetic.

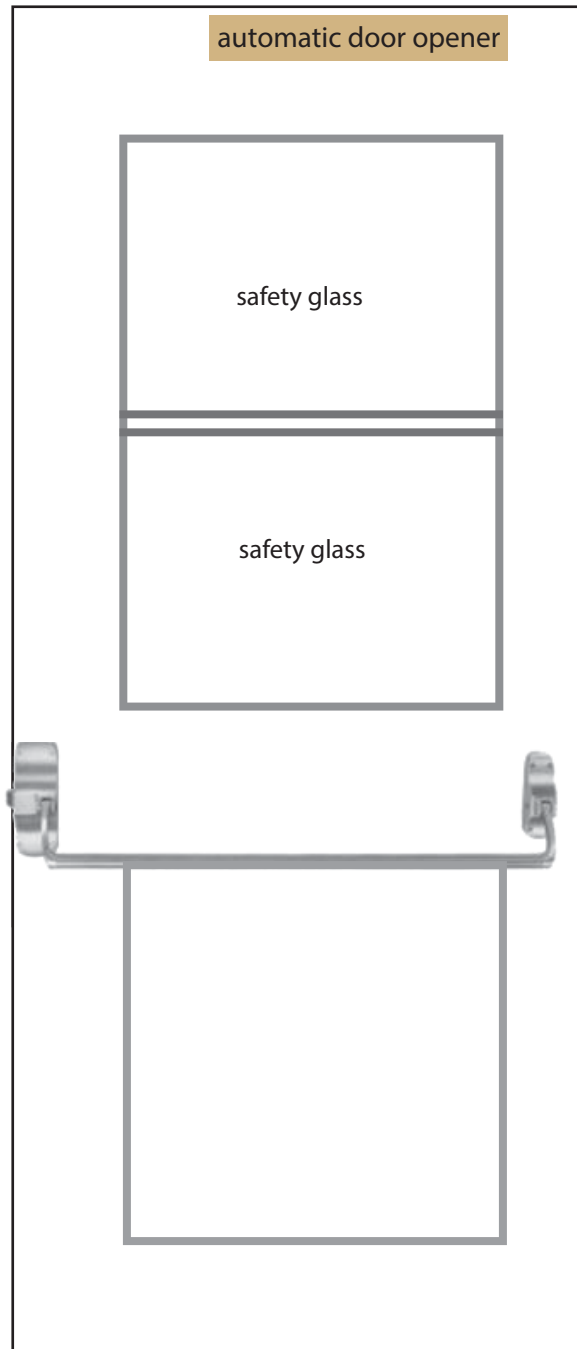
Purpose:

- * Better suited for the extreme weather environments. The door is exposed to direct sun and rain and snow.
 - Snow will blow and sit on top of this doorway for hours and days when storms hit on the weekend.
- * Longevity of the door. Typically wood will swell and absorb water according to the environment. The coating on the door will protect the door from these elements.
- * More energy efficient - currently this entrance has a huge gap at the top and bottom of the door.
- * More secure. Current door is not structurally sound.

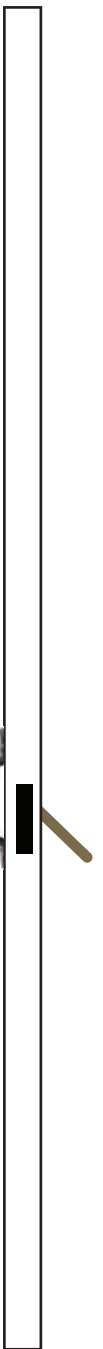
OUTSIDE VIEW



INSIDE VIEW



SIDE VIEW



Details:

The "ramp" door opens/swings left therefore the mortise hinge will not show on the exterior of the door while closed.

This door is not visible to Main Avenue or Lawrence Avenue street view and is level with the current proposed iron handicap ramp end point. This "ramp" doorway is not level with any of the 4 main entryways (North, South, East and West). This door leads directly to the main/first floor level of the building.



FULL MORTISE CONTINUOUS HINGE IN DULL BRASS

Large Door Handle with Thumb Piece



Proposed hardware for the exterior door.

- Current handle is non-operational - exit-only door painted brown and does not engage the interior locking mechanism.
- The automatic door opener for this door will be operational during events, programs and normal building activities. After hours/when the facility is closed for the evening, the door will be locked/secured internally.

Details include:

simila traditional S grip entry handle to be used with entry mortise locks for thumb to thumb or thumb to knob functions. Made of solid forged brass and measures 9 1/2" tall by 2 3/4" wide including the bevelled mounting plates. The handle projects 3" and C-C of mounting bolts is 6 1/2". Includes steel thru bolts and finish matching bolt covers for the inside of the door. The handle can be made operational when the opener is not engaged.

Source:

www.houseofantiquehardware.com

Other items, the exit bar on the interior side of the door can be salvaged. The Door return will be replaced with an automatic door opener but the hardware will be kept for future door replacements elsewhere in the building.

ADVANTAGES OF LINETEC WOOD GRAIN FINISHES

- COLOR STABILITY
- WEATHER AND HUMIDITY PROOF
- CORROSION RESISTANT
- FIRE RETARDANT
- NO MAINTENANCE REQUIRED
- HIGH UV RESISTANCE
- EASY TO FABRICATE
- HIGH SCRATCH RESISTANCE
- DOES NOT SWELL, ROT OR WARP
- LESS COSTLY THAN WOOD
- TERMITE AND INSECT PROOF



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WOOD GRAIN FINISHES
MAINTENANCE - FREE BEAUTY





SECTION 08 17 13
ARCHITECTURAL SPECIFICATIONS – record-usa SERIES 8100 AUTOMATIC
SWING DOOR SYSTEMS

PART 1: GENERAL

1.01 SUMMARY

- A. The heavy-duty low energy automatic swing door operator shall consist of aluminum operator housing, electro-mechanical motor, operator assembly, swing arm and electronic control. Installation shall be performed by a local AAADM certified installer.

1.02 SUBMITTALS

- A. Submit under provisions of Section 071300
- B. PRODUCT DATA: Submit manufacturer's product data and standard details for automatic operators.
- C. SHOP DRAWINGS: Submit shop drawings exact dimensions for each door unit including door operator details, activation components, and electric hardware interface, wiring details and electrical requirements.
- D. Anodized/Finish Samples
- E. Provide manufacturer's warranty documentation and Owner's Manual.

1.03 QUALITY ASSURANCE

- A. Operator shall be manufactured by an AAADM registered manufacturer. Operator shall be manufactured to meet or exceed the American National Standard for Low Energy Power Operated Pedestrian Doors ANSI/BHMA 156.19.
- B. SOURCE LIMITATIONS: Obtain automatic door operators and installation services through one source from a single manufacturer.

1.04 REFERENCES

- A. UNDERWRITERS LABORATORIES (UL):
 - 1. UL 325 – Standard for Door, Drapery, Gate, Louver, and Window Operators and Systems.
- B. American National Standards Institute (ANSI) / Builders Hardware Manufacturers Association (BHMA):
 - 1. ANSI/BHMA A156.19: Standard for Low Energy Power Operated Pedestrian Doors



- C. American Society for Testing and Materials (ASTM):
 - 1. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
- D. American Association of Automatic Door Manufacturers (AAADM)
- E. National Fire Protection Association (NFPA):
 - 1. NFPA 101 – Life Safety Code.
 - 2. NFPA 70 – National Electric Code.
- F. International Code Council (ICC):
 - 1. IBC: International Building
- G. Building Officials and Code Administrators International (BOCA), 1999:
- H. International Conference of Building Officials (ICBO):
 - 1. UBC 1997: Uniform Building Code
- I. National Association of Architectural Metal Manufacturers (NAAMM):
 - 1. Metal Finishes Manual for Architectural and Metal Products.
- J. American Architectural Manufacturers Association (AAMA):
 - 1. AAMA 607.1 - Clear Anodic Finishes for Architectural Aluminum.
- K. Listed in accordance with the Uniform Building Code standard 7-2, "Fire Tests of Door Assemblies" (1997) Part I in addition to UL 10C.

1.05 PERFORMANCE REQUIREMENTS

- A. Operator capable of operating within temperature ranges of -40°F and 140°F
- B. Operator to be used on door weighing up to 350 pounds per leaf.

1.06 WARRANTY

- A. All automatic door components are warranted to be free of defects in materials or workmanship under normal use for a period of **two years** from the date of substantial completion.

PART 2: PRODUCT

2.01 MANUFACTURER

record-usa
Monroe, North Carolina, USA
(800) 438-1937

Consideration will be given to products proven to be equivalent or better than those specified. Only those manufactures listed or a product approved by the architect as an equivalent will be allowed to be used.



2.02 EQUIPMENT

- A. The swing door package consists of operator housing, swing power operator, electronic control, wire harnesses and connecting hardware.

2.03 AUTOMATIC SWING DOOR OPERATOR

- A. OPERATOR: Electro-mechanical operator, powered by 24 volt, ¼ hp pulse-modulated motor. The pulse-modulation allows for the motor to turn on and off very quickly during use, eliminating heat and excessive wear and tear. This also allows the motor to last longer and use up to six times less energy than the industry standard.
- B. Operator is to be non-handed to ensure maximum versatility in adapting to varying field conditions.
- C. Opening Force shall be adjustable by means of one screw, to compensate for different manual push forces required on varying door widths.
- D. The non-handed operator is completely contained in an extruded aluminum housing. All aluminum sections are 6063-T5 alloy while the structural walls of the base plate have a minimum thickness of 0.187" (3/16"). The access cover (non-structural) has a minimum wall thickness of 0.09" (3/32"). The operator housing width by height shall not exceed 4-1/2" x 5". The Length of the operator housing determined by site conditions and/or specifications herein. The Motor/gear box shall be secured to the operator housing via a tamper proof extruded channel on the back member of the operator housing.
- E. ELECTRONIC CONTROLS: Microprocessor controlled unit shall control the operation and switching of the swing power operator. The microprocessor control to provide low voltage power supply for all means of actuation. No external or auxiliary low voltage power source will be allowed. The controls include time delay for normal cycle. This eliminates problematic external limit switches and other hardware
1. Can/Bus based control that will accept can/bus signals from peripheral devices such as motion and safety sensors.
 2. On board system monitoring with 24/7 feedback when equipped with a S.M.A.R.T. Panel LCD Display.
 3. Easily updated with new software versions. No hardware replacement required.
- F. CONNECTING HARDWARE: Surface mounted operator is connected to the door by means of an aluminum door arm.
1. The door arm is secured to the top rail of the swing door using one piece of threaded tubular inserts for aluminum doors, ¼-20 binding head and post screws (sex bolts) for wood and hollow metal doors.
 2. The standard power arm and connecting arm shall accommodate up to 12" reveals and opening angles to 130 degrees.
 3. The arm will be equipped with a mechanical device which will in the case of extreme force, "sheer", thus protecting any internal



mechanical components from damage, in the case of abuse or high wind.

- G. **EXTERNAL CONTROL:** A three position switch will be mounted in the end cover of the housing, along with a “fault warning” LED. The switch will be clearly marked, ON/OFF/HOLD OPEN. The LED will flash if the microprocessor detects a fault of any kind.
- H. **SIMPLIFIED ACCESS:** An access port that eliminates the need to remove the cover for service or adjustment is available and located on the bottom of the unit unless specified elsewhere.
- I. **POWER OPEN:** When an opening signal is received by the control unit, the door shall be opened at the operator-adjusted opening speed. Before the door is fully open at back check, it slows automatically to low speed. The motor stops when the selected door opening angle has been reached. The open position is held by the motor. If the door is obstructed while opening, it will either stop or reverse (field selectable).
- J. **FIELD ADJUSTABLE OPEN STOP:** The operator shall provide a field adjustable mechanical open stop to accommodate opening angles from 80° to 180°.
 - 1. Standard arm push side- opening angle 130° max.
 - 2. Standard arm pull side- opening angle 98° max.
 - 3. Track arm pull side- opening angle 180° max.
 - 4. Track arm push side- opening angle 98° max.
- K. **NORMAL CLOSE:** Closing shall be provided by means of a spring. Adjustable tension will be provided by means of a single screw.
- L. **POWER CLOSE:** Closing shall be provided by means of a spring and motor. When the hold open time has elapsed, the operator will close the door automatically, using spring force and the motor. The door will slow to low speed at latch check before it reached the fully closed position. The door is kept closed by spring power or extended closing force by the motor.
- M. **POWER ASSIST:** Operator can be adjusted to lower the open forces when used manually. Power Assist will be active only while pushing or pulling the door and will allow the door to close when an opening force is no longer applied to the door.
- N. **ELECTRONIC DAMPENING:** The operator is to include standard electric dampening system which automatically counteracts additional forces applied to the door during the opening or closing cycle by reducing the door speed.
- O. **STACK PRESSURE FEATURE:** The electronic control allows for increases of forces to overcome stack pressure issues. The control automatically compensates for lower manual push forces when the door is used in manual mode. The door must comply with ANSI A156.19, when using this feature.
- P. **LOCK ENGAGE CIRCUIT:** If locking is unsuccessful when the door reached the closed position, the operator will automatically reverse open 10 degrees and reclose in an attempt to successfully lock the door.
- Q. **BUILT-IN ELECTONIC DOOR COORDINATOR:** This allows one door to be coordinated with another in case of an astragal. The coordinated door will always be opened first and closed last, eliminating out of sequence operation.



- R. **INTERNAL MONITORING OF SAFETY SENSORS:** If optional safety sensors are specified, the control will monitor the sensors before opening and closing the door. If sensors are not functioning correctly, automation is deactivated and the door will function as a manual swing door with a door closer and a fault is registered in the controls log.
- S. Fire rated surface applied operators connect to the surface of an existing fire rated labeled door frame or wall. Connecting hardware and UL approved fire exit hardware is required (UL 228).
- T. **SIGNAGE:** Provide signage in accordance with ANSI/BHMA A156.19.

2.04 OPTIONAL FEATURES

- A. **S.M.A.R.T. Panel LCD display:** will display the current status of the operator, any faults that the control sees and if required display a screen giving contact details for fault notification.
- B. **Battery back-up:** Accessibility and convenience at non-fire rated opening under power failure. The minimum size Uninterrupted Power Supply (UPS) should be rated at 1500VA.
- C. **Planned Maintenance:** Doors must have integrated cycle counters that include total operation time. Maintenance schedules should be able to be programmed for specific time period or cycle counts as part of a comprehensive or preventative maintenance plan.

2.05 ACTIVATION CONTROL DEVICE

Actuation device is either:

- A. Hard wired push plate switches. These will be either surface mounted with an appropriate enclosure or in a concealed single gang electrical box.
- B. Radio controlled push plate switches.
- C. Touchless Activation sensor plates, 4-1/2" square microwave technology, adjustable to meet ANSI/BHMA A156.19.

Option: Suitable bollard for remotely mounting actuation in areas where no suitable option is feasible.

Option: Push to Activate is a programmable feature. Push or pull the door open from any position, and the door will gently power open, time out and slowly close.

NOTE: Door can be used as a manual door with no damage to the operator.

2.06 ELECTRICAL CHARACTERISTICS AND COMPONENTS

- A. **ELECTRICAL CHARACTERISTICS:** Power consumption must be less than or equal to the following: Nominal power 67 watts, Nominal current .08A at 120 VAC. Peak power consumption 2.9A, Standby .02A with power consumption of 13 watts.



4324 Phil Hargett Court
Monroe, NC 28110
1-800-438-1937

- B. OVERLOAD PROTECTION: Electric pulse-modulation motor is equipped standard with a built-in thermal overload protection.
- C. ELECTRICAL CONTRACTOR NOTE: Provide two low voltage 18 gauge stranded wires from automatic operator to (50 feet max.) activation devices (if required).

2.07 ALUMINUM FINISHES

- A. All exposed aluminum surfaces are black anodized (AAM12C22A44) dark bronze anodized (AAC23A44) or clear anodized (AAC22A31). Custom finishes such as stainless steel clad, powder coatings or paint are available, if specified (architect to provide color).

PART 3: EXECUTION

3.01 EXAMINATION

- A. Verify the openings are plumb and are dimensioned properly. Insure adequate support has been provided at the operator header. Proceed with the installation only after conditions are deemed satisfactory.

3.02 INSTALLATION AND ADJUSTMENT

- A. Install equipment in accordance with the manufacturer's installation instructions. Adjust equipment per instructions and current ANSI/BHMA 156.19 American National Standard for Power assist and low energy power operated doors.
- B. Door Operators: Connect door operators to electrical power distribution system as specified in Division 26 sections.
- C. Controls: terminate wire to: controls, push plates, and safety sensors.

End of section



4324 Phil Hargett Court
Monroe, NC 28110
1-800-438-1937

Specification Notes

This operator can also accommodate the high energy standard: ANSI/BHMA A156.10 Power Operated Pedestrian Doors. Please contact us should you require the specification to reflect A156.10.

In the specification you will notice red highlighted sections. These are propriety technologies of record-usa that are unavailable elsewhere or options that can be added that we would like to bring to your attention.

Should you require a custom 3-part spec, please contact us:

1-800-438-1937

Daniel May- Architectural Specification Manager

daniel.may@recorddoors.com