

F. EXTERIOR SIDINGS, FINISHES, FACINGS and MATERIALS

In order to preserve the historic features found within Ocean Grove, the HPC strongly discourages the removal, replacement, layering or covering of the original wood siding materials with any vinyl, polymer or synthetic materials. Vinyl, polymer or synthetic materials do not promote preservation or enhance the characters of structures within Ocean Grove. In addition, removal of restorable architectural features is further strongly discouraged within the historic district. Removal of historic features shall only be considered when replication is proposed, except in the case of a total or partial demolition.

In considering the exterior façade of each structure, only wood or wood by-products such as hardy plank siding or azek board and/or trim will be approved on those facades facing a public street or pathway. Vinyl or aluminum siding or any by-product, polymer or synthetic derivative shall not be installed on any front façade of any street or any facade of a structure which fronts any street or pathway and which is clearly visible from such street or pathway. The HPC declares that this is necessary to maintain historic features and architectural styles found within Ocean Grove.

Although the HPC strongly recommends the use of wood and wood products or other similar materials approved or determined to be appropriate by the HPC which are representative of architecturally, historic or significant details or otherwise representative of the typical original patterns, styles and applications found within Ocean Grove, the HPC will consider only the use of vinyl or other similar polymer or synthetic material under the following circumstances:

- (a) The proposed application involves a structure which is determined to be a “contributing structure” or a “supporting structure” as defined in these guidelines. Applications for these structures shall be reviewed on a case by case basis to determine the appropriateness of such structure for the installation of siding. Such determination shall include the evaluation of each application against the criteria contained within the guidelines. All “key structures” must be sided or otherwise refaced in wood.
- (b) The proposed vinyl or similar polymer or synthetic shall not be installed on any front façade or any other side or rear façade which directly fronts or faces a public street or pathway.
- (c) The proposed vinyl or similar polymer or synthetic shall comply in every respect with all aspects of the Design Guidelines adopted for structures within Ocean Grove.
- (d) Prior to the installation of any proposed vinyl or similar polymer or synthetic, the Applicant shall present a proposed sample which should replicate or reproduce the original type and style of the façade to the fullest extent possible.
- (e) The applicant shall first explore the existing exterior sheathing and any enclosed or covered sheathing to determine whether the sheathing may be restored to reflect the historically appropriate covering. In the event the

sheathing is damaged and not restorable, the applicant shall present to the HPC a portion of that sheathing or photographic evidence of the condition of that sheathing materials prior to the installation of any new siding.

- (f) Any siding approved shall comply with any size and specifications approved by the HPC including, but not limited to, the proposed color, texture, style and dimension of the siding.
- (g) In the event a vinyl or any other by-product, polymer or synthetic is approved by the Commission, the product must comply with all aspects of the approval and the detail referenced or represented within the Design Guidelines.

Criteria for Use of Vinyl siding: Horizontal vinyl or similar composite materials must be seamless in length and application; be of an appropriate width (4 ½ to 5 inches) in exposed face dimension; and be smooth or matte faced in texture and finish. Stamped wood grain is not permitted. Shingles may be perfect cut, split, scalloped, fish scale or diamond in design or other appropriate period style and configuration as approved by the Commission.

Installation of Siding: The cladding and overlaying of existing siding with vinyl siding or other polymer or synthetic is discouraged and will require specific approval by the Commission. Cladding increases the depth or profile dimension of the siding which causes problems at points including trim and window and/or door surrounds. This process is not historically appropriate. Overlaying will (a) not prevent rot or deterioration and (b) may create additional problems to the structure. Removal of the existing siding is strongly recommended. In addition, removal may also expose well preserved elements inclusive of such exterior details worthy of preservation. Cladding of window and door surrounds and trim with aluminum, vinyl or any by-product, polymer or synthetic is not permitted. Cladding or enclosure of overhangs is strongly discouraged by the Commission. Open and expressed overhang details, rafters and rafter tails, common to the various architectural periods, are strongly encouraged.

Asbestos Shingle: Where asbestos shingle exists, the asbestos siding may be either removed and disposed of by qualified professionals or encapsulated by siding overlay. This is the sole exception to the use of cladding or overlay techniques set forth herein. The Commission shall approval all decisions in this area. It is strongly recommended that the Applicant speak to the Construction Code Official or a Qualified Expert to insure compliance with all state and local regulations relative to removal and disposal.

Compatibility: The selection of exterior materials used in construction should be compatible with historically appropriate materials and structures situate within the surrounding neighborhood. Wood or synthetic wood materials in the form of wood shingle, board and batten or vertical beaded board are recommended.

Other Materials: The proposed use of antique red, brown or other similar used brick veneers or appropriate stone facings is acceptable, however, used of glazed, split face, yellow or otherwise colored brick masonry units are not historically acceptable. Piers and exposed foundations may be stucco on concrete block, brick masonry or rough cut stone.

Exterior Materials: Applicants seeking approval for exterior wall treatments of all residential structures within Ocean Grove or structures undergoing repair, restoration, renovation, alteration, addition or proposed new construction should:

1. First, make every effort to repair or restore all existing wood siding. Where such siding has been layered or covered by aluminum, vinyl siding or other synthetic materials, a demonstrated effort must be made in the discovery of the condition of any original siding or facing materials prior to the approval of any new siding as set forth herein. In accordance with the provisions set forth herein, an Applicant may remove or encapsulate asbestos shingles with approval of the Commission.
2. Replicate and replace the existing form and dimensions of the siding, where determined to be deteriorated or missing. Replacement wood siding materials should match the original. Replacement with vinyl, vinyl by-product, polymer or synthetic will only be considered in accordance with this section and only if the material is of a historically appropriate width and dimension. Acceptable synthetic materials currently include vinyl and cement fiber shingles or boards.
3. Retain proper clearance dimensions between sill boards, corner boards, cornices, crown moldings at windows and other trim. Layering of siding is not permitted except as provided herein. Profile of any new siding materials must be within face of all such trim.
4. Retain, re-insulate or incorporate appropriate corner board details in all siding and shingle installations.
5. Avoid covering or capping of window surrounds with vinyl or other synthetic exterior coverings.
6. Avoid any use of synthetic siding with simulated wood grain in either re-siding or new construction applications.
7. Avoid any work which obscures, removes or otherwise encases existing cornices, decorative brackets, ornamental overhangs, fascia or soffits.
8. Address re-pointing of all existing masonry joints where mortar has Deteriorated or fallen away.
9. Re-set any removed architectural ornament from the existing structure upon completion of siding repair or replacement.
10. Avoid all use of exterior synthetic wall panels, long spans of vinyl or wood clapboard siding, painted or stained T-111 vertical grooved plywood panels.

IN SUMMARY, restoration, replication or reconstruction of original materials is most desirable and highly encouraged to support the historic and architectural significance of each structure.

RESOLUTION # _____

RESOLUTION OF THE TOWNSHIP COMMITTEE
ACCEPTING CHANGES TO THE OCEAN GROVE
ARCHITECTURAL DESIGN GUIDELINES PREVIOUSLY
ADOPTED BY THE TOWNSHIP COMMITTEE AND
INTO THE LAND DEVELOPMENT ORDINANCE
SECTION 508 (c)

WHEREAS, by Resolution #05-254 the Township Committee of the Township of Neptune adopted certain guidelines entitled “ Ocean Grove Architectural Design Guidelines” for residential structures within Ocean Grove; and

WHEREAS, the within guidelines are specifically incorporated into Section 508 (c) of the Neptune Township Land Development Ordinance; and

WHEREAS, the Historic Preservation Commission has recommended certain changes to Section “F” of the Ocean Grove Architectural Design Guidelines consistent with their review and application; and

WHEREAS, the Township Committee desires to accept and endorse the proposed revision to Section “F” of the Ocean Grove Architectural Design Guidelines as recommended by the Historic Preservation Commission.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Neptune as follows:

1. Section “F” of the Ocean Grove Architectural Design Guidelines is hereby repealed in total and the attached revision entitled “F” Exterior Sidings, Finishes, Facings and Materials is hereby adopted and inserted in the same location in the Ocean Grove Architectural Design Guidelines.
2. All other portions of the Ocean Grove Architectural Design Guidelines and Resolution # 05-254 adopted May 5, 2005 not specifically affected herein are hereby confirmed with the further intention that the within guidelines will be codified in the future by this Township Committee.

BE IT FURTHER RESOLVED, that a certified copy of the within Resolution be forwarded to the HPC Secretary, Construction Department, Zoning Officer Business Administrator and Chief Financial Officer

RESOLUTION # _____

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
REQUESTING THE TOWNSHIP COMMITTEE
TO APPOINT T7M ASSOCIATES AS COMMISSION
ENGINEER FOR THE BALANCE OF 2007

WHEREAS, the Historic Preservation Commission entertains applications for both demolition and partial demolition of structures within Ocean Grove, a National Historic District; and

WHEREAS, the Township Committee of the Township of Neptune has amended sections of Neptune Township Ordinances to provide for the collection of an escrow from any applicant seeking to demolish or partially demolish a structure within Ocean Grove; and

WHEREAS, such an “escrow” account will permit the Historic Preservation Commission to assess all costs associated with any such application to the respective applicant including various professional fees for services incurred in the review of each application for demolition or partial demolition as determined by the Commission; and

WHEREAS, the Historic Preservation Commission has determined that the retention of a qualified engineer would assist the Commission in reviewing all such demolition and partial demolition applications and the Commission has reviewed the qualifications of T&M Associates and has determined to recommend to the Township Committee the appointment of T&M Associates to review applications for demolition or partial demolition of structures within Ocean Grove including the review of any reports, maps, surveys or plans, on-site inspection and the preparation of written reports or testimony before the Commission; and

WHEREAS, all professional fees associated with the engineering services described above shall be paid from the escrows collected from each respective applicant.

NOW, THEREFORE BE and it is HEREBY REOLVED by the Historic Preservation Commission of Neptune Township:

1. That the Township Committee of the Township of Neptune appoint T&M Associates, Middletown, New Jersey as Engineer to the Neptune Township Historic Preservation Commission through December 31, 2007.
2. That any fees and costs incurred by T&M Associates be paid from escrows collected from each applicant relative to demolition and partial demolition applications as determined by the Commission.

3. That a copy of this Resolution be forwarded to the Township Committee, Township Clerk and Zoning Board of Adjustment and that a copy be maintained in the office of the Historic Preservation Commission for future reference

OFFERED: Buckley

SECOND: Heinlen

AYES: All

NAYS: None

ABSTAIN:

NOT VOTING: Steen

I HEREBY CERTIFIED that the within is a true copy of the Resolution adopted by the Historic Preservation Commission at its meeting on September 11th, 2007.

ROSE C. HAVEY, Secretary
HISTORIC PRESERVATION COMMISSION