



**16 OCEAN AVENUE  
OCEAN GROVE, NJ**

ITEMS FOR HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION

05.03.2024



john anthony architecture + design  
John A. Lombardi AIA  
JohnALombardi986@gmail.com  
908.510.6973

# **TABLE OF CONTENTS**

**1.0 PROJECT NARRATIVE**

**2.0 PHOTOGRAPHS OF EXISTING CONDITIONS**

**3.0 CONCEPT RENDERINGS**

**3.1 COLOR ELEVATIONS AND DETAILS**

**4.0 MATERIAL LIST**

## PROJECT NARRATIVE

### 16 OCEAN AVENUE, OCEAN GROVE, NEW JERSEY

The property is located at 16 Ocean Avenue in Ocean Grove within the HD-O zoning district. The home was likely constructed around 1890 as evidenced by Sanborn maps of that time.

The owner is seeking a Certificate of Appropriateness (C of A) for a proposed addition and historical renovation of the existing facade with close attention to the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures.

The C of A will be required for the owner's proposed work on the following: A/C Unit, Columns, Exterior Alterations, Foundation, Gutters and Leaders, Light Fixtures, Paint, Porch, Piers, Railings, Roof, Siding, and Windows.

The existing structure is 2 1/2 stories. The home appears to be a hybrid of architectural Stick and Colonial revival styles of the time. Cross gable roofs, large eaves, and multistory surround balconies are indicative of the Stick style while the simpler forms and classic detailing showcase elements of the Colonial revival style common in the late 19th century.

The home has undergone a series of transformations over the years. It is the Owner's intent to return the historical portion of the home located on the eastern side of the property along Ocean Avenue to closely match its original design as evidenced by historical photos (see following pages). These improvements include restoring the wraparound porches, the placement and dimensions of original windows and doors, and the original clapboard siding.

In the early 20<sup>th</sup> century, the property at 16 Ocean was expanded to include the property that previously held a two-story home at 3 Olin Street. As the Sanborn maps show, after the house at 3 Olin was demolished, the land was acquired by the owners of 16 Ocean and the additional land housed small outbuildings for some years. In the late 1950s the land was used to add an attached doctor's office and a two-car garage.

A proposed addition would be built only on this portion of the lot, while keeping the historical form and features of historical home intact. The features of the proposed addition have been designed to complement the form of the original home.

Early photos of the house indicate a front entry, near-floor-length windows, and a full wraparound porch. A portion of the porch was later demolished and chimney added. 100% of the property's windows and exterior doors were subsequently replaced with modern installations as well, many in new locations or openings according to the historical photos. The Owner is proposing to return the porches, windows, and front door position to match the original design of the home as evidenced by the historical photos (see page 5).

The owner is proposing to remove the existing layers of aluminum and asbestos siding and uncover the original clapboard siding. It is the Owner's intent to restore and paint the original siding (BM Windham Cream HC-6).

The owner is proposing to reconstitute the existing porch framing, remove the masonry base and construct new 12" x 16" masonry piers as the existing structural components are in disrepair and are not structurally sound.

The owner is proposing new porch railings. The first-floor porch will feature a 30" railing and the

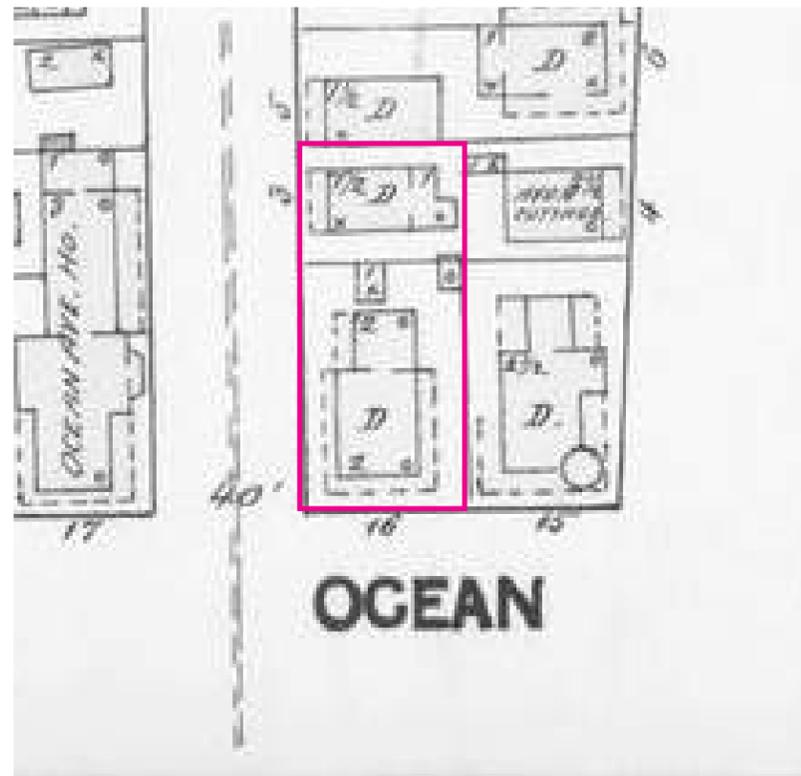
second-floor porch a 36" railing. Both will be by Intex Dartmouth Series with mahogany top. Window crowns are proposed to be painted Downing Stone SW-2821 with a Hale navy HC-154 top.

The owner is proposing Mount Vernon 12.5" exterior light sconces on either side of the front entry door and the second level balcony door. The owner is proposing Kichler New Street 365 BK-TZ ceiling fixtures over the exterior side doors.

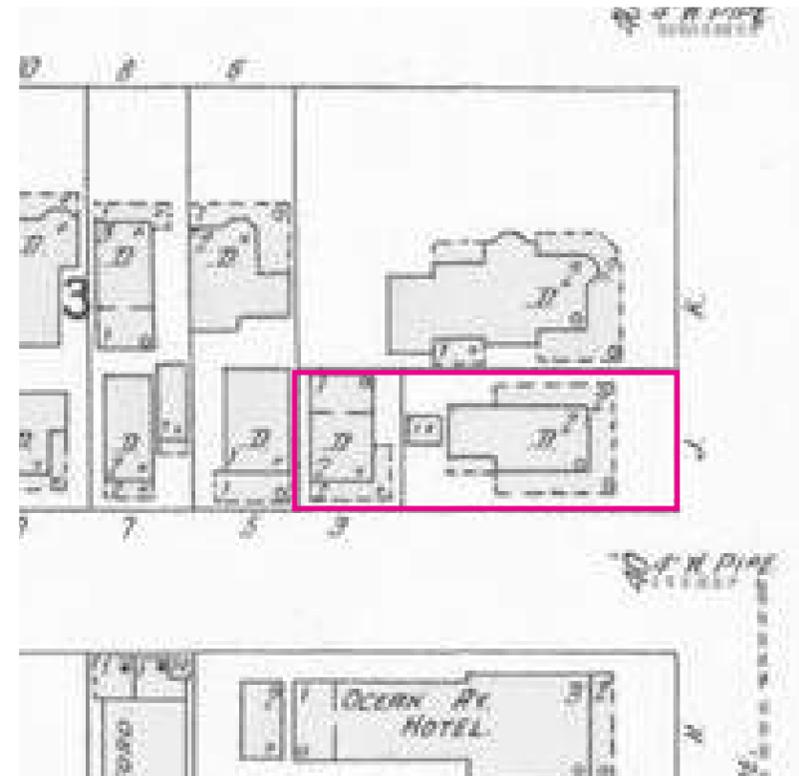
The owner is proposing a new HVAC system. The air condensing units shall be out of public view located along the north side of the structure. The air condensing units specified are upward ventilating.

By undergoing these improvements under the direction of the HPC guidelines, it is the hope of the owner that the project will add to the historic nature of Ocean Grove's seaside vernacular style and complement the surrounding Ocean Avenue homes.

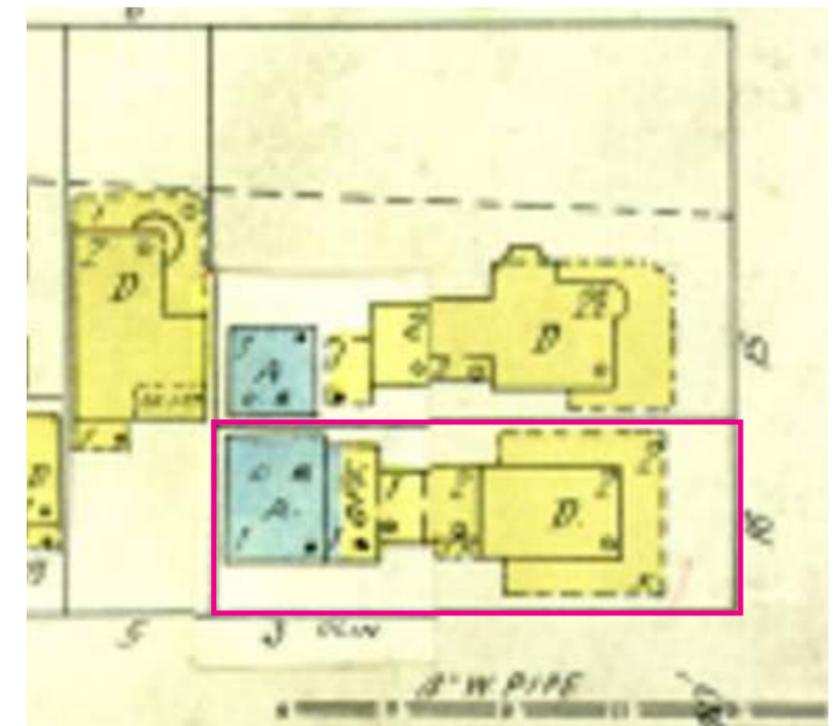




1890 SANBORN MAP



1905 SANBORN MAP



1930 SANBORN MAP

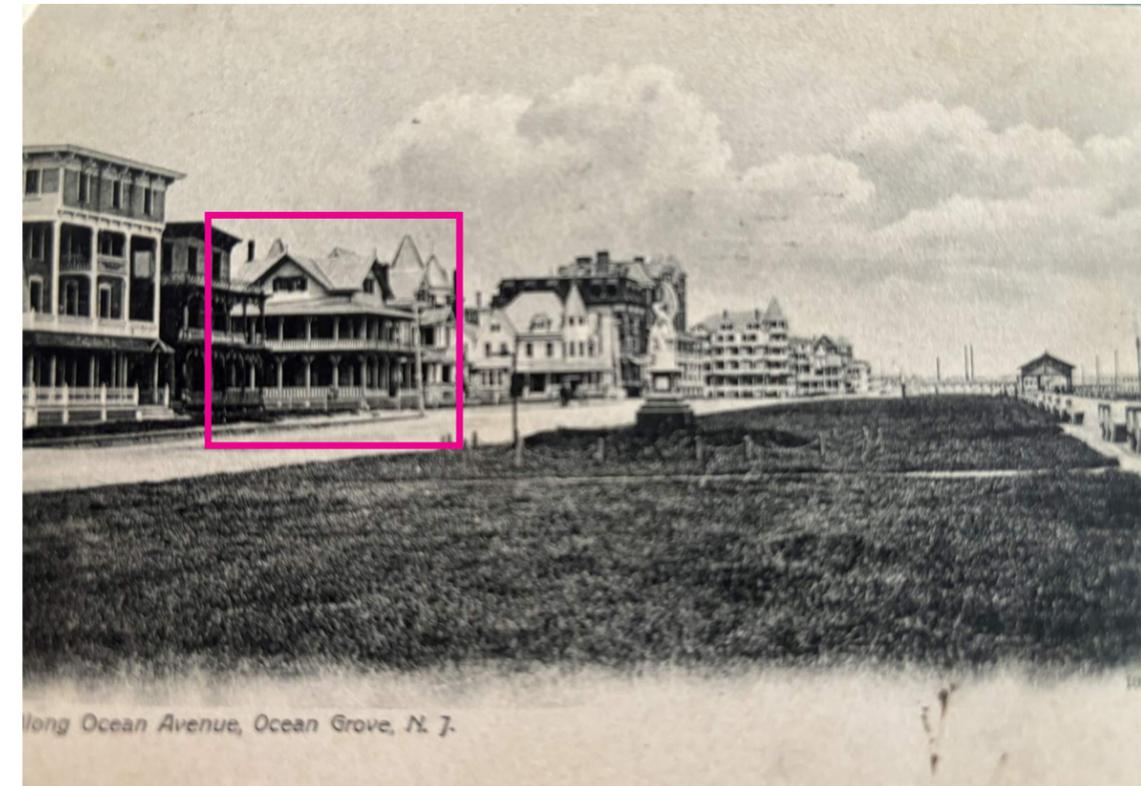
Note: Consistent with the statement of the former owner that the garage and doctor's office were added after 1950, the 1930 Sanborn shows evidence of a razor-cut insertion to edit the 1930 data at a later date.



DATE: 1904

**Notable historical features and proposed design decisions:**

1. Early photos (and sanborn maps) indicate larger wraparound porch with front entry to the home. Proposed design tries to replicate/recreate these elements. Column spacing and count, front porch entry were considered. The proposed design moves the front door symmetrically in line with the front of the home. The proposed design eliminates a chimney stack and expands the porch footprint in an attempt to recreate the design feeling of the original intent.
2. Early photos indicate a lighter color home with finials at gables. Proposed design tries to recreate these elements.
3. Early photos indicated thinner columns. Proposed columns are meant to recreate this design intent. The proposed columns are square at the base and rounded in the center common to the late 19th century vernacular style.
4. Photos indicate a front entry along Ocean avenue with large windows. Windows and doors are symmetrical to the form of the house. The proposed design reinstates these historic characteristics.



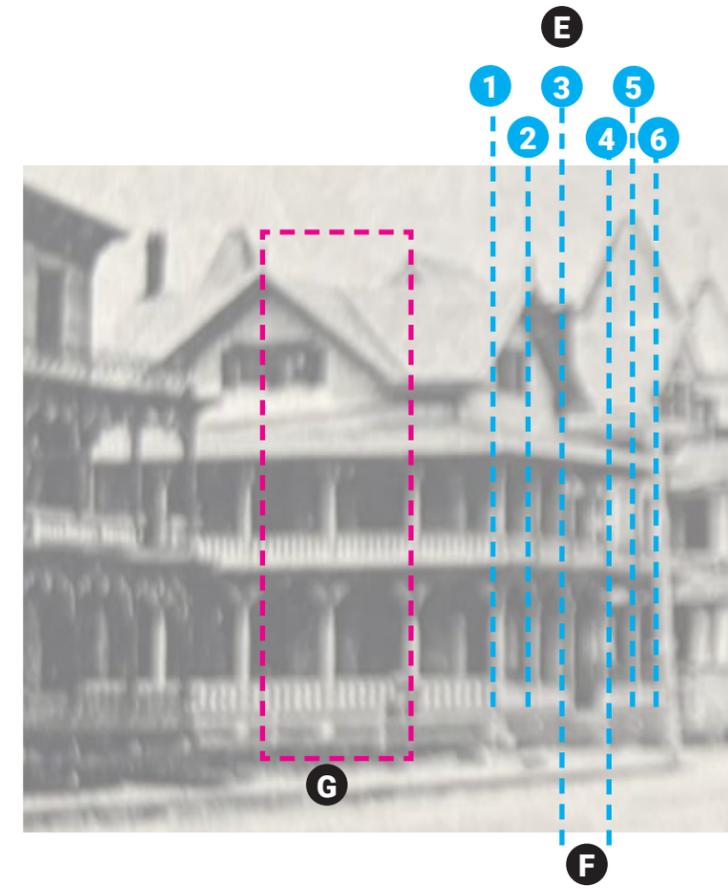
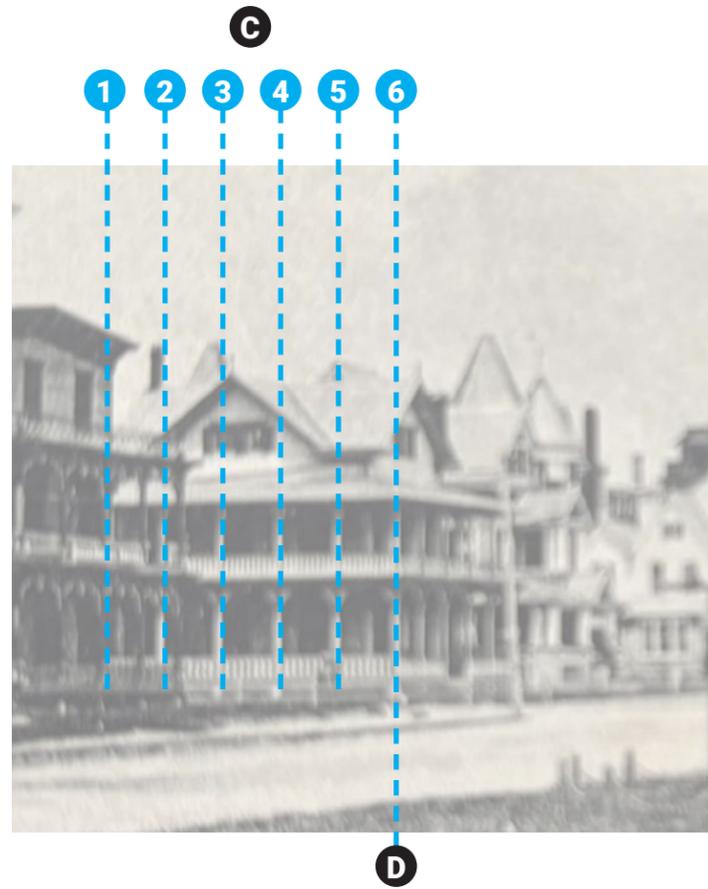
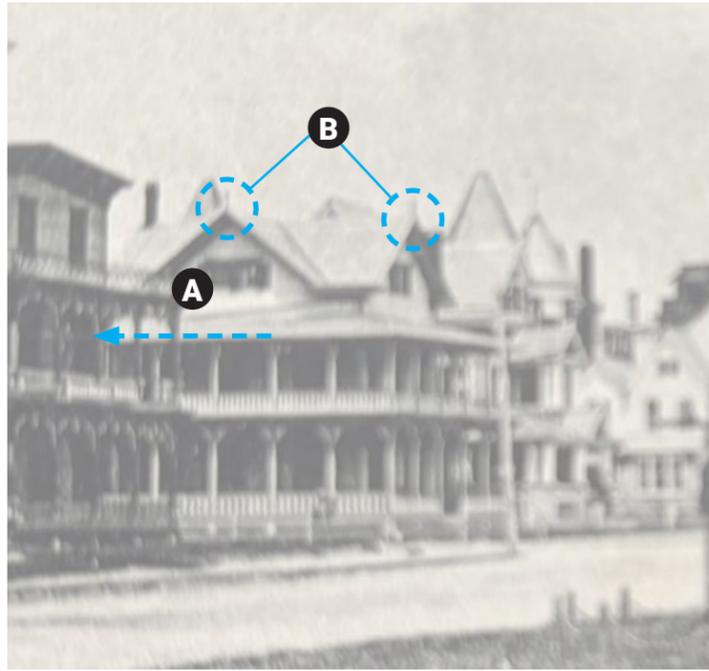
DATE: 1920s (estimated)



DATE: 1940s (estimated)



16 OCEAN DESIGN INTENT: 1920's (estimated)



**PROPOSED DESIGN CONCEPT ANALYSIS**

**A:**  
ORIGINAL DESIGN INTENT INDICATES A WRAPPED PORCH.

**B:**  
ORIGINAL DESIGN INTENT INDICATES FINIAL DETAIL AT THE TOP OF THE CROSS GABLED ROOF.

**C:**  
ORIGINAL DESIGN INTENT INDICATES 6 POSTS ON THE SOUTH ELEVATION.

**D:**  
ORIGINAL DESIGN INTENT INDICATES POST ALIGNING ON THE FIRST AND SECOND FLOOR. THERE IS NO SETBACK ON THE SECOND FLOOR IN THE ORIGINAL HOME. THIS IS A KEY PROPOSED DESIGN FEATURE WE ARE AIMING TO RECREATE AS IT ESTABLISHES THE STICK STYLE FORMAL CHARACTER OF THE HOME. (SEE NOTE).

**E:**  
ORIGINAL DESIGN INTENT INDICATES 6 POSTS ON THE EAST ELEVATION. POST ON EITHER SIDE OF THE STAIR AND INTERMEDIATE POSTS CAN BE SEEN.

**F:**  
ORIGINAL DESIGN INTENT INDICATES FRONT ENTRY STAIRS, INDICATING A FRONT CENTRAL ENTRY TO HOME.

**G:**  
ORIGINAL HOME INDICATES EXISTING CHIMNEY WAS ADDED AT A LATER DATE.

**Note:**

Examples of similar Stick-style porch posts and railings can be seen in Ocean Grove (notably, the Majestic Hotel on Main St, which appears to have a post and support layout similar to the postcard photo of 16 Ocean), and also several houses on the first block of Heck and Embury.

The newly proposed porch and post configuration aims to be consistent with our efforts to move away from the the Colonial renovation of the 1930s/40s and revert back to the original design intent of the stick style porch configuration.





**HISTORICAL PHOTO**



**PROPOSED DESIGN**



**EXISTING**



**2.0**

**PHOTOGRAPHS OF EXISTING CONDITIONS**

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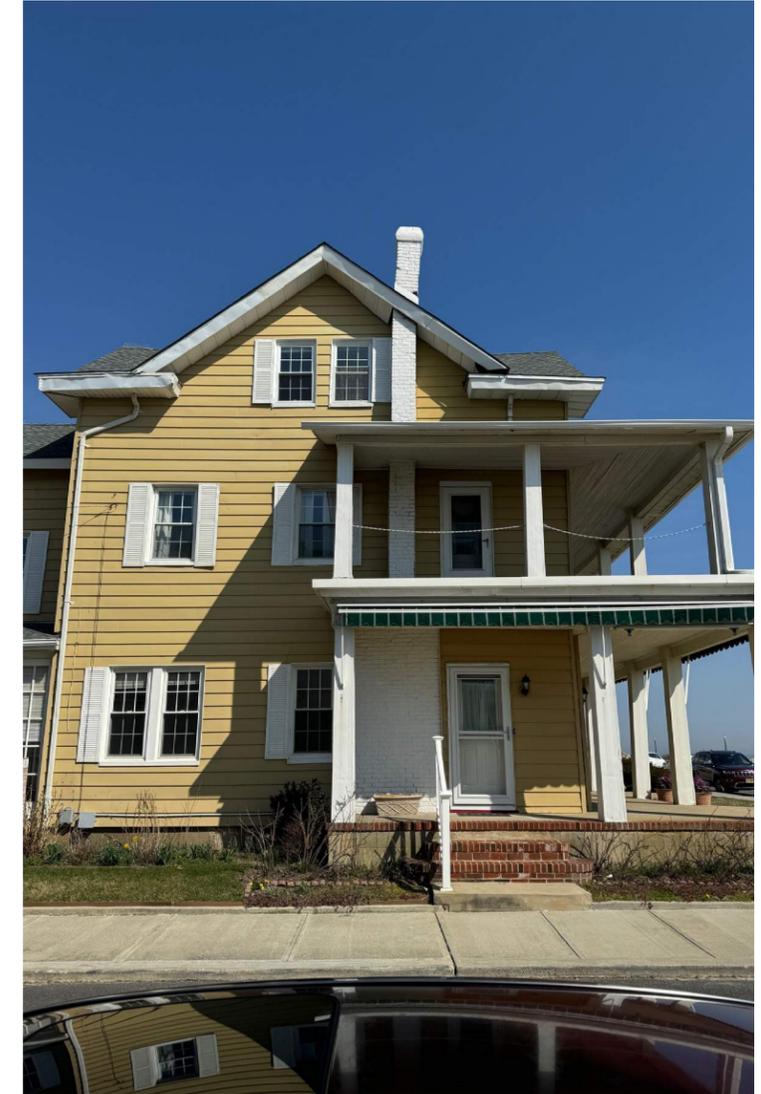
EAST (FRONT) FACADE CONDITIONS



PORCH (FRONT) FACADE CONDITIONS



SOUTH (FRONT) FACADE CONDITIONS



SOUTH (FRONT) FACADE CONDITIONS





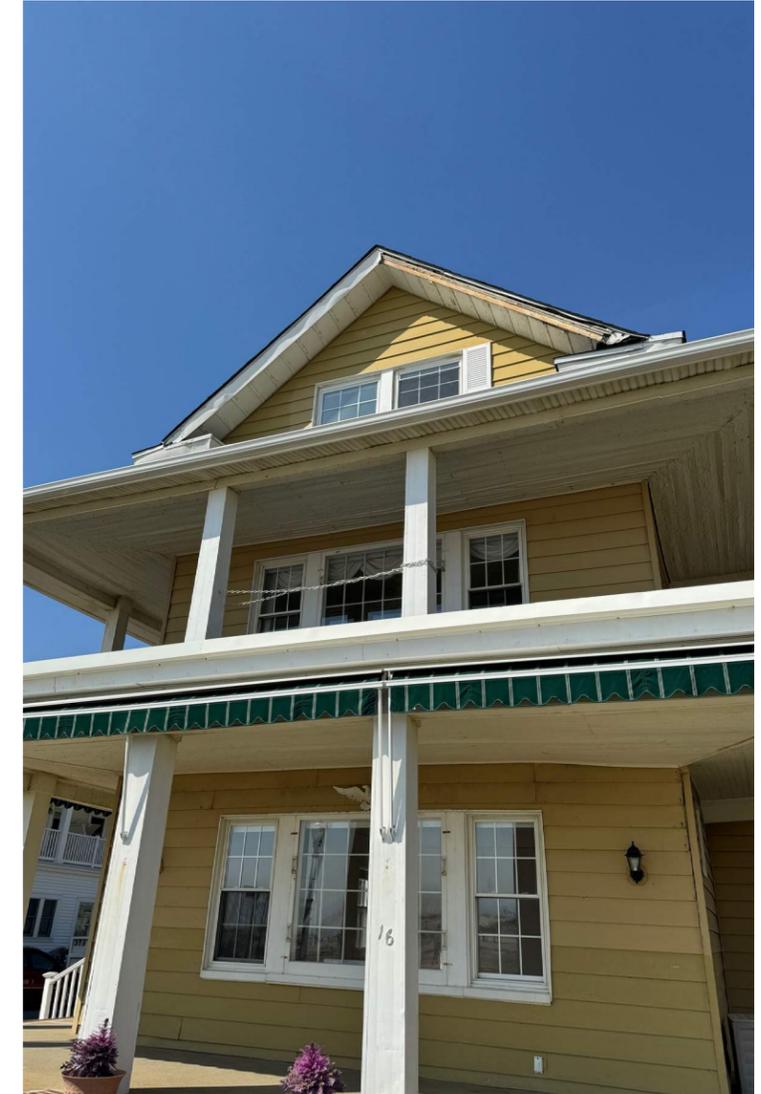
SOUTH (FRONT) FACADE CONDITIONS



SOUTH (FRONT) FACADE CONDITIONS



SOUTH (FRONT) FACADE CONDITIONS



EAST (FRONT) FACADE CONDITIONS





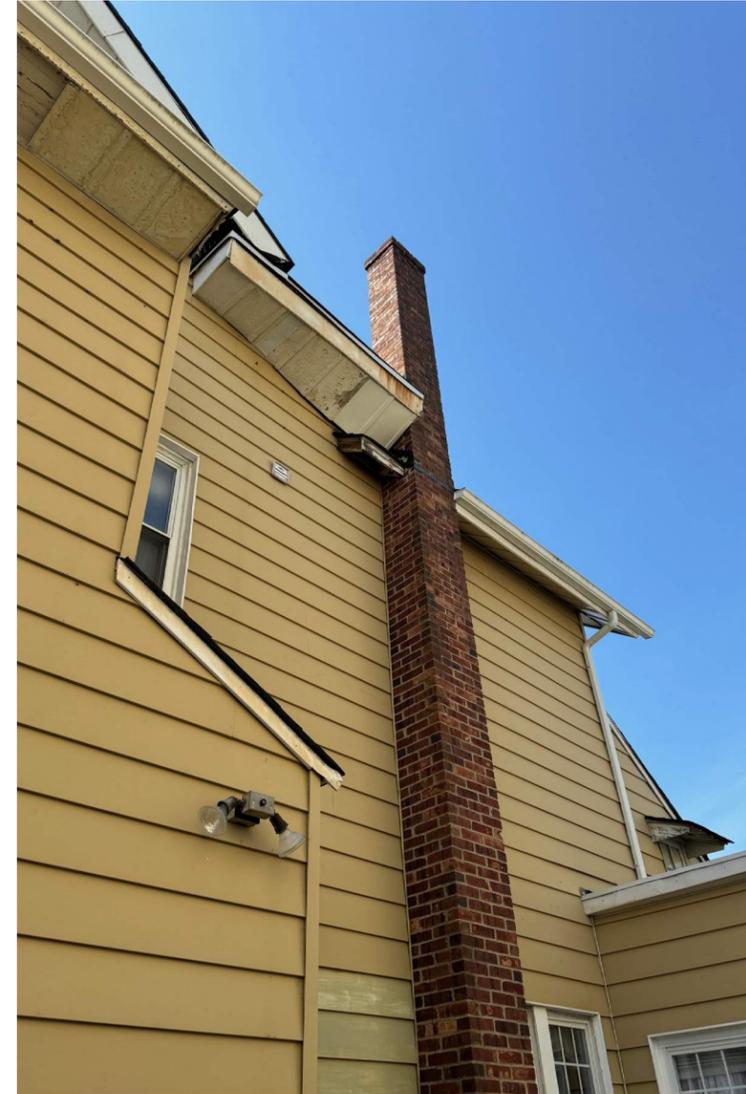
NORTH (SIDE) FACADE CONDITIONS



NORTH (SIDE) FACADE CONDITIONS



NORTH (SIDE) FACADE CONDITIONS



NORTH (SIDE) FACADE CONDITIONS







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NOTE: CONTEXT IS CONCEPTUAL AND DOES NOT  
REPRESENT TRUE EXISTING CONDITIONS

CONCEPT RENDERING 1  
OCEAN AVENUE

16 OCEAN AVE, OCEAN GROVE, NJ  
05.03.2024 - PAGE 13



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NOTE: CONTEXT IS CONCEPTUAL AND DOES NOT  
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CONCEPT RENDERING 2  
OLIN STREET

16 OCEAN AVE, OCEAN GROVE, NJ  
05.03.2024 - PAGE 14



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CONCEPT RENDERING 3  
OLIN STREET

16 OCEAN AVE, OCEAN GROVE, NJ  
05.03.2024 - PAGE 15







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CONCEPT RENDERING 5  
OCEAN AVENUE

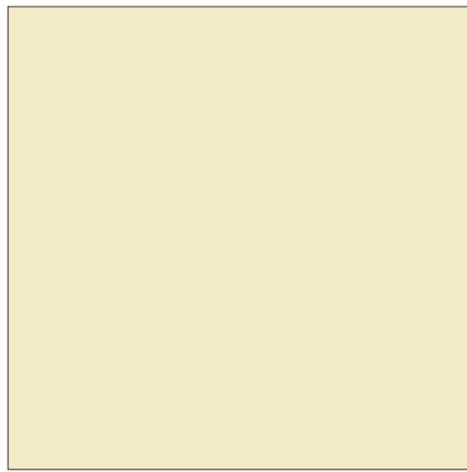
16 OCEAN AVE, OCEAN GROVE, NJ  
05.03.2024 - PAGE 18



**3.1**

**PROPOSED ELEVATIONS, COLORS, AND DETAILS**

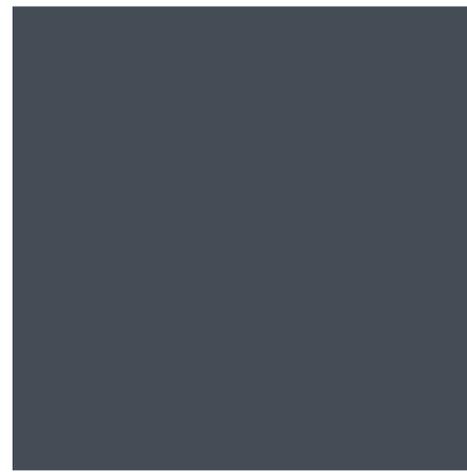
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BENJAMIN MOORE - WINDHAM  
CREAM HC-6  
SIDING



SHERWIN WILLIAMS - DOWNING  
STONE SW-2821  
CROWNS, GARAGE DR, PORCH BEADBOARD  
CEILINGS

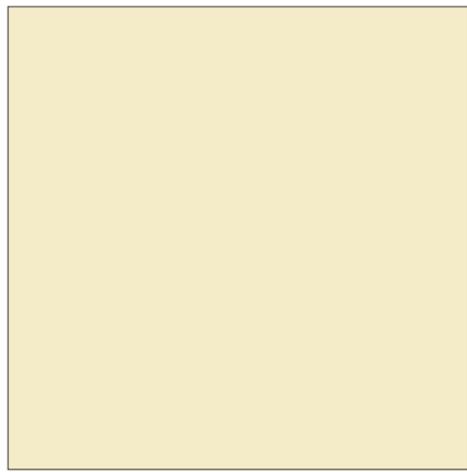


BENJAMIN MOORE - HALE NAVY  
HC-154  
WINDOW CROWN TOPS, FINIALS, COLUMN  
DETAIL



EAST (FRONT) ELEVATION - OCEAN AVE.

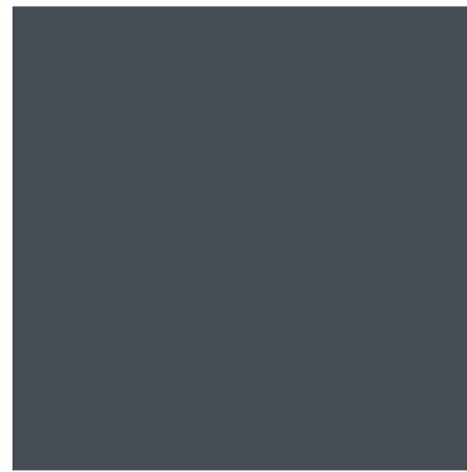




BENJAMIN MOORE - WINDHAM  
CREAM HC-6  
SIDING



SHERWIN WILLIAMS - DOWNING  
STONE SW-2821  
CROWNS, GARAGE DR, PORCH BEADBOARD  
CEILINGS

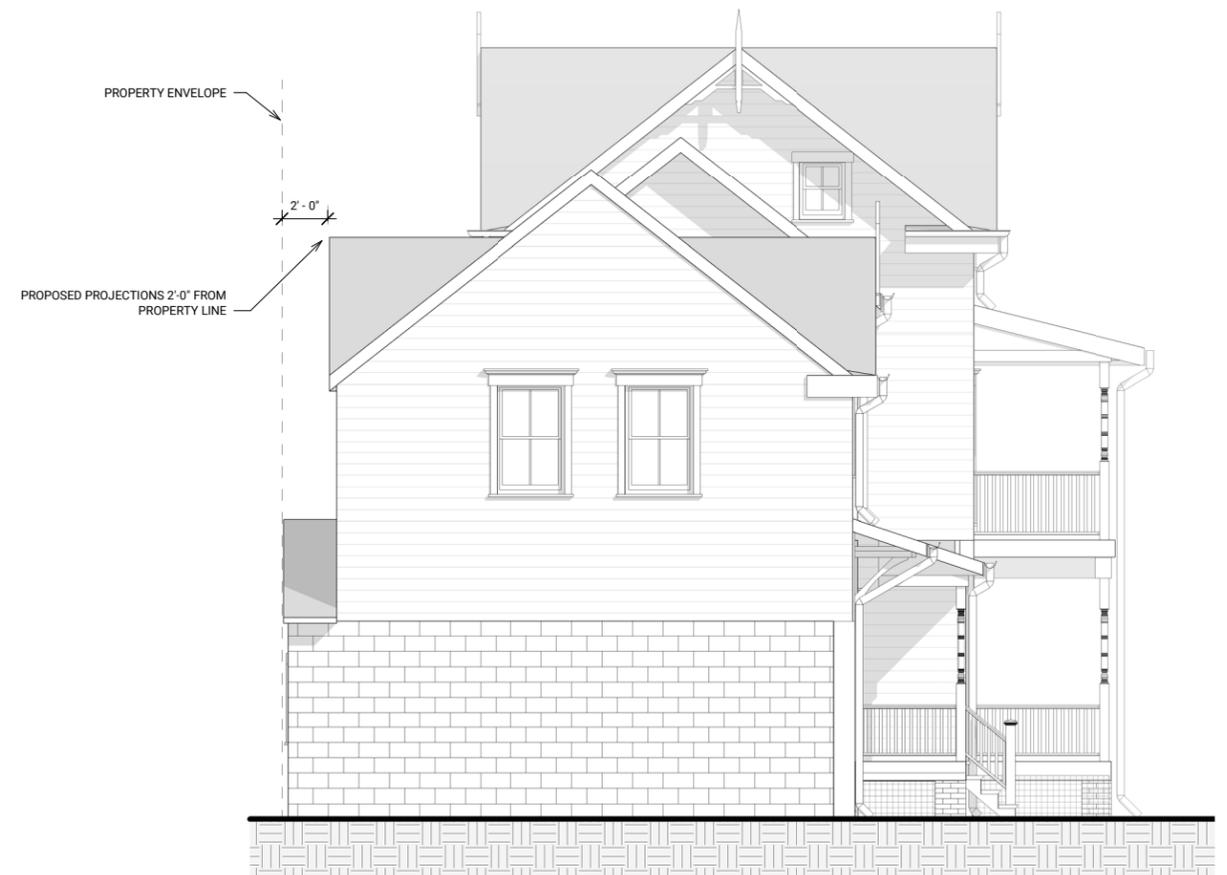
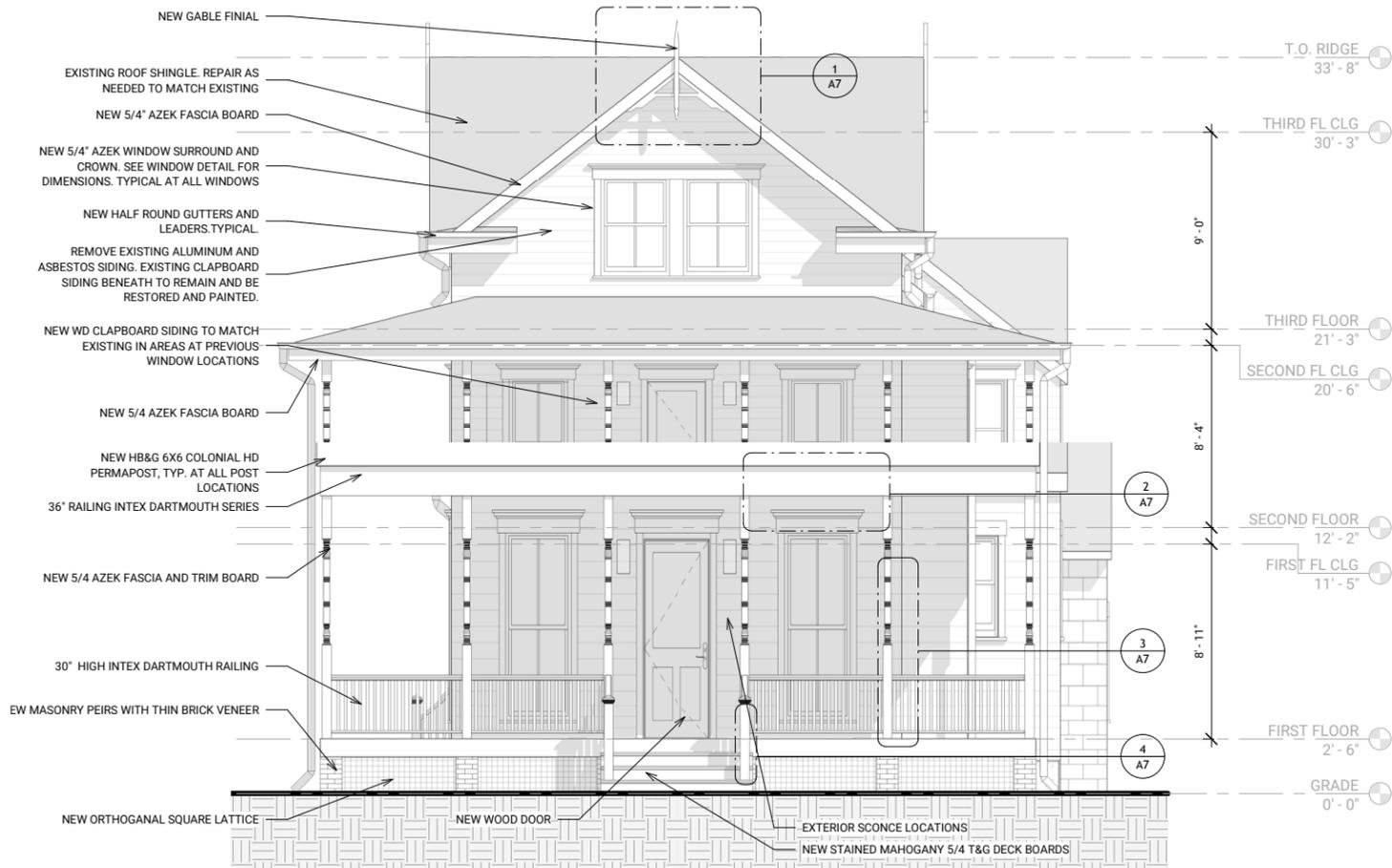


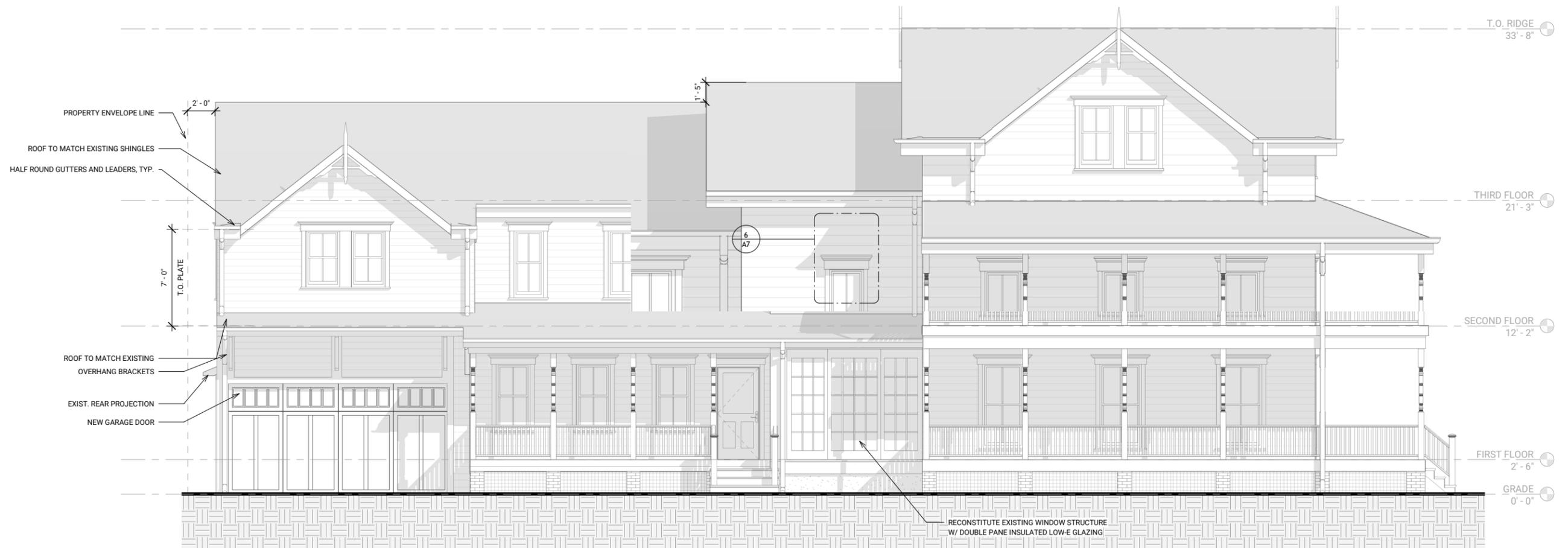
BENJAMIN MOORE - HALE NAVY  
HC-154  
WINDOW CROWN TOPS, FINIALS, COLUMN  
DETAIL



SOUTH (FRONT) ELEVATION - OLIN ST



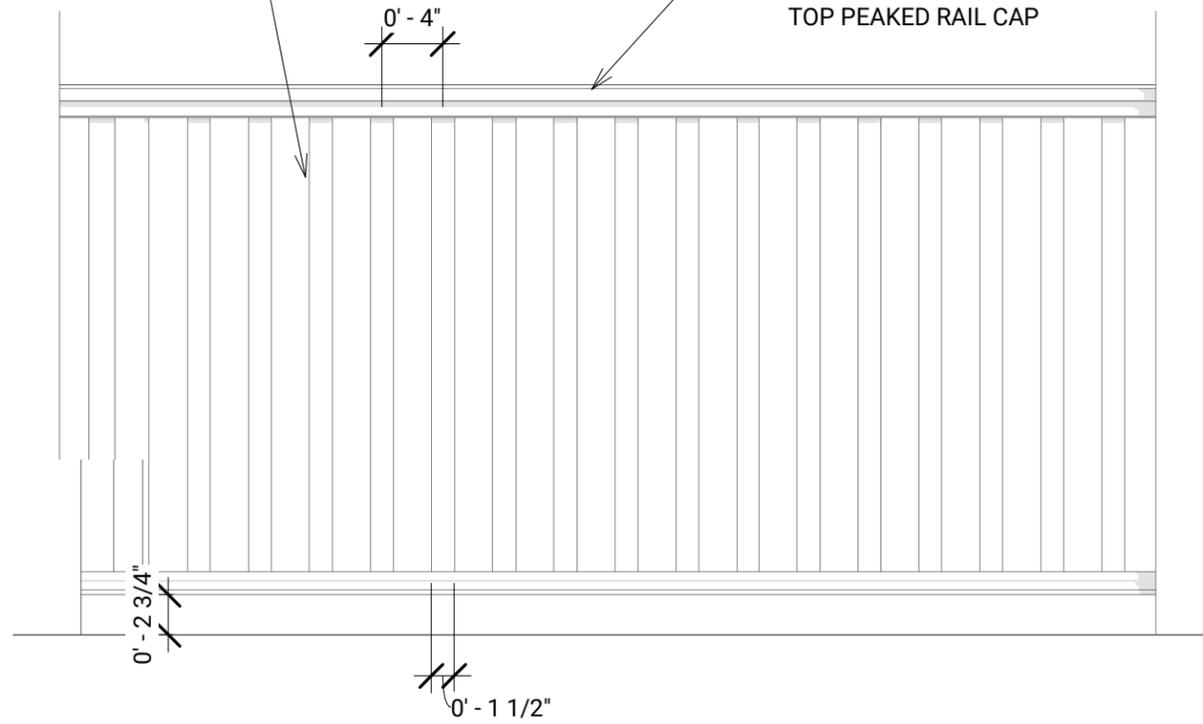






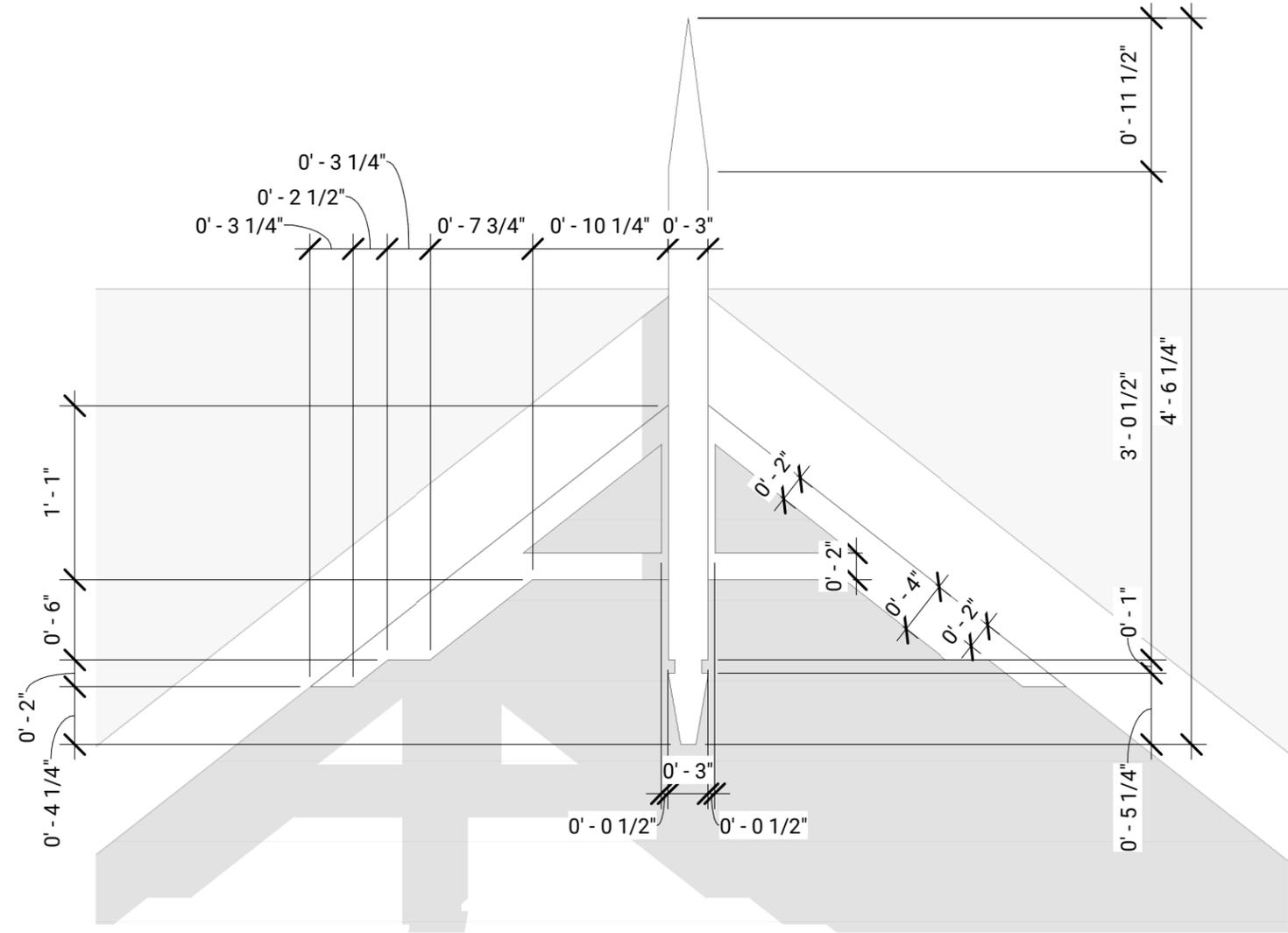
1 1/2" SQUARE  
BALUSTERS SPACED  
4" O.C.

36" HIGH INTEX HYBRID  
DARTMOUTH SERIES RAILING  
SYSTEM W/ MAHOGANY WOOD  
TOP PEAKED RAIL CAP



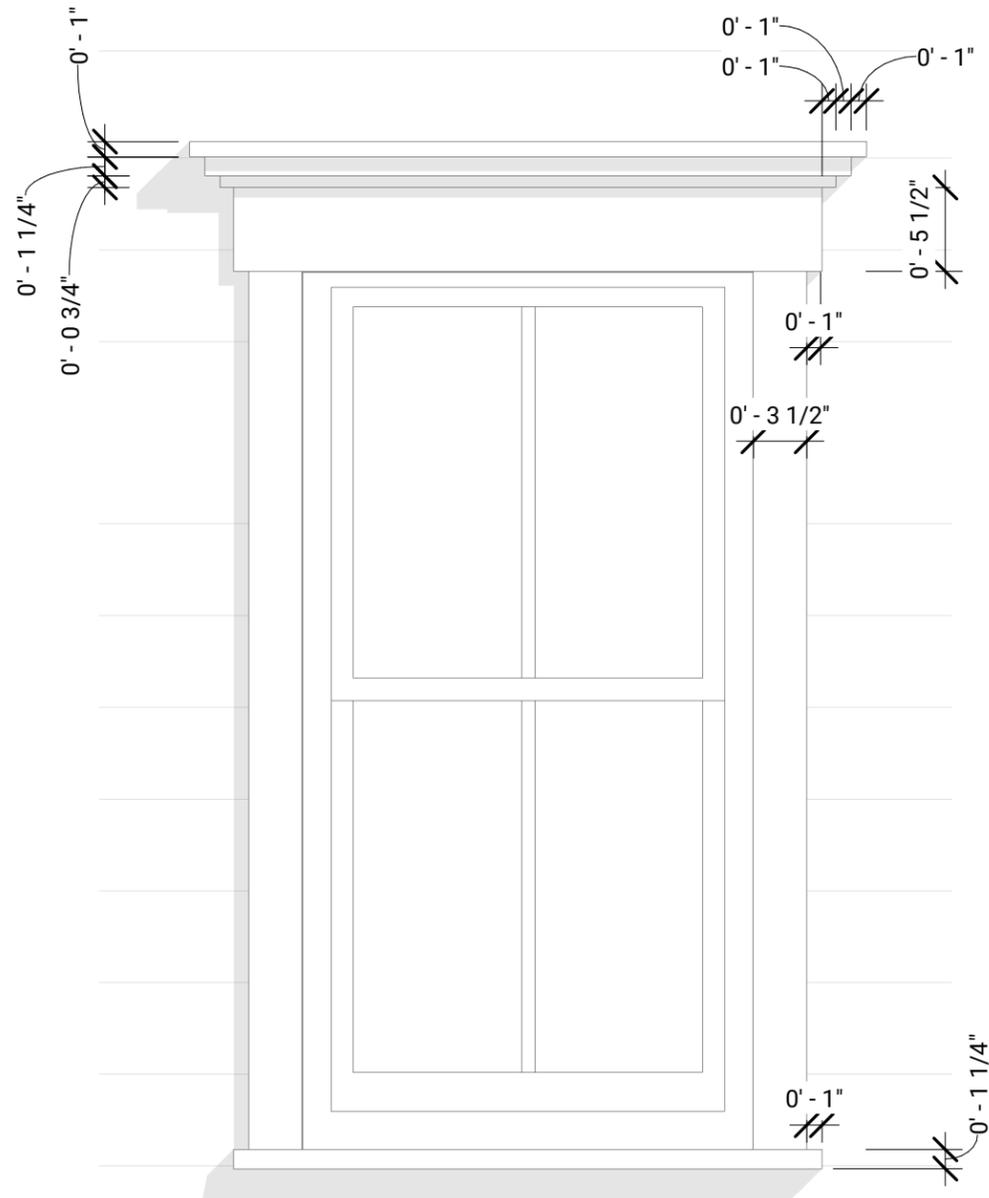
2 RAILING SYSTEM DETAIL  
1" = 1'-0"

0' - 3 1/4"  
0' - 2 1/2"  
0' - 3 1/4"  
0' - 7 3/4"  
0' - 10 1/4"  
0' - 3"

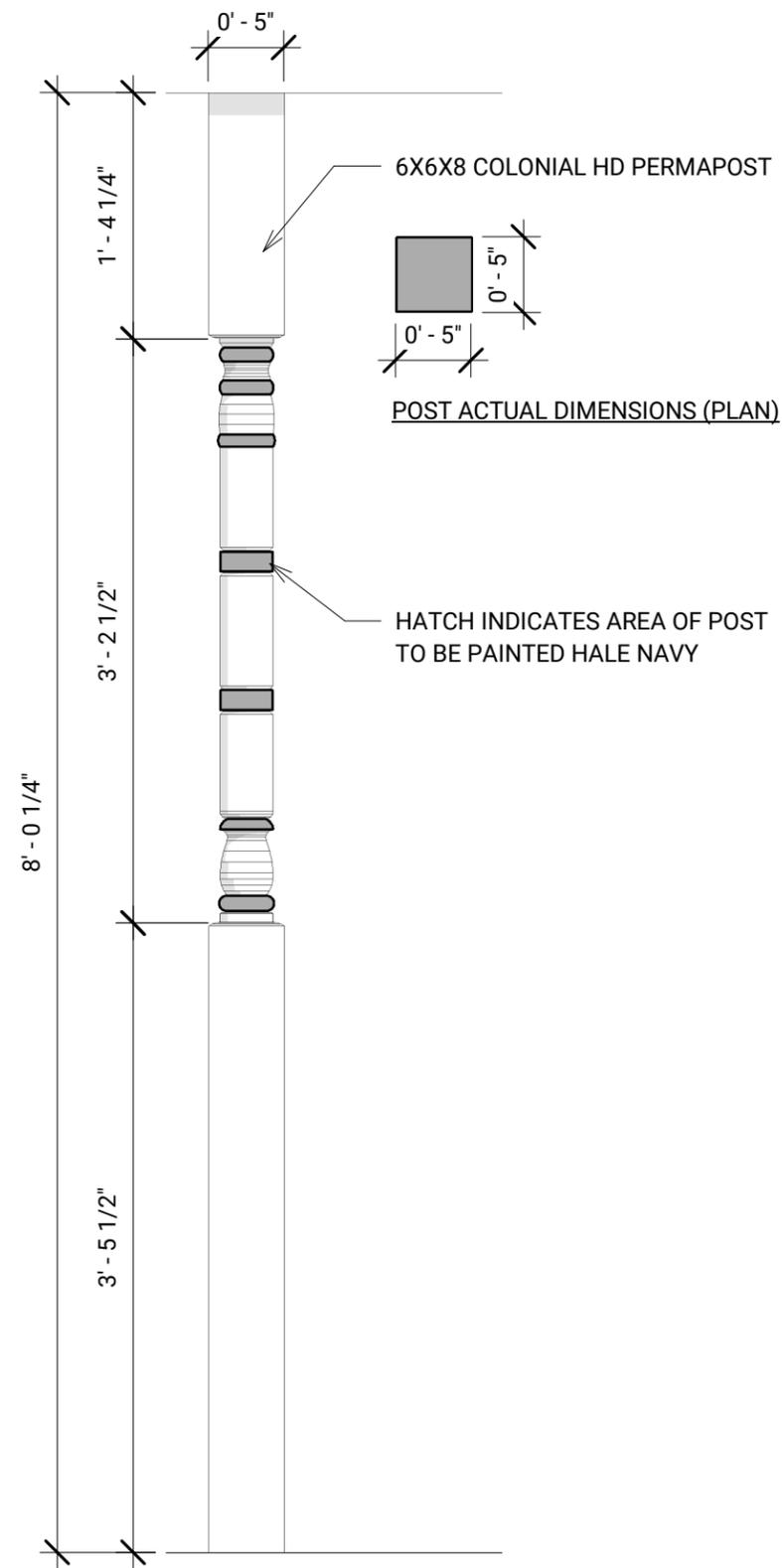


1 FINIAL DETAIL, TYP.  
1" = 1'-0"

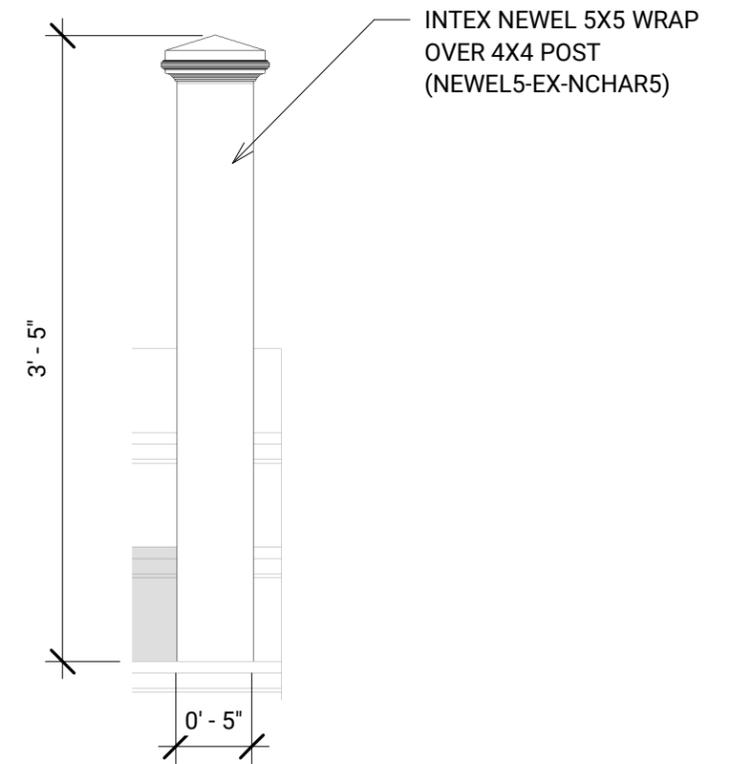




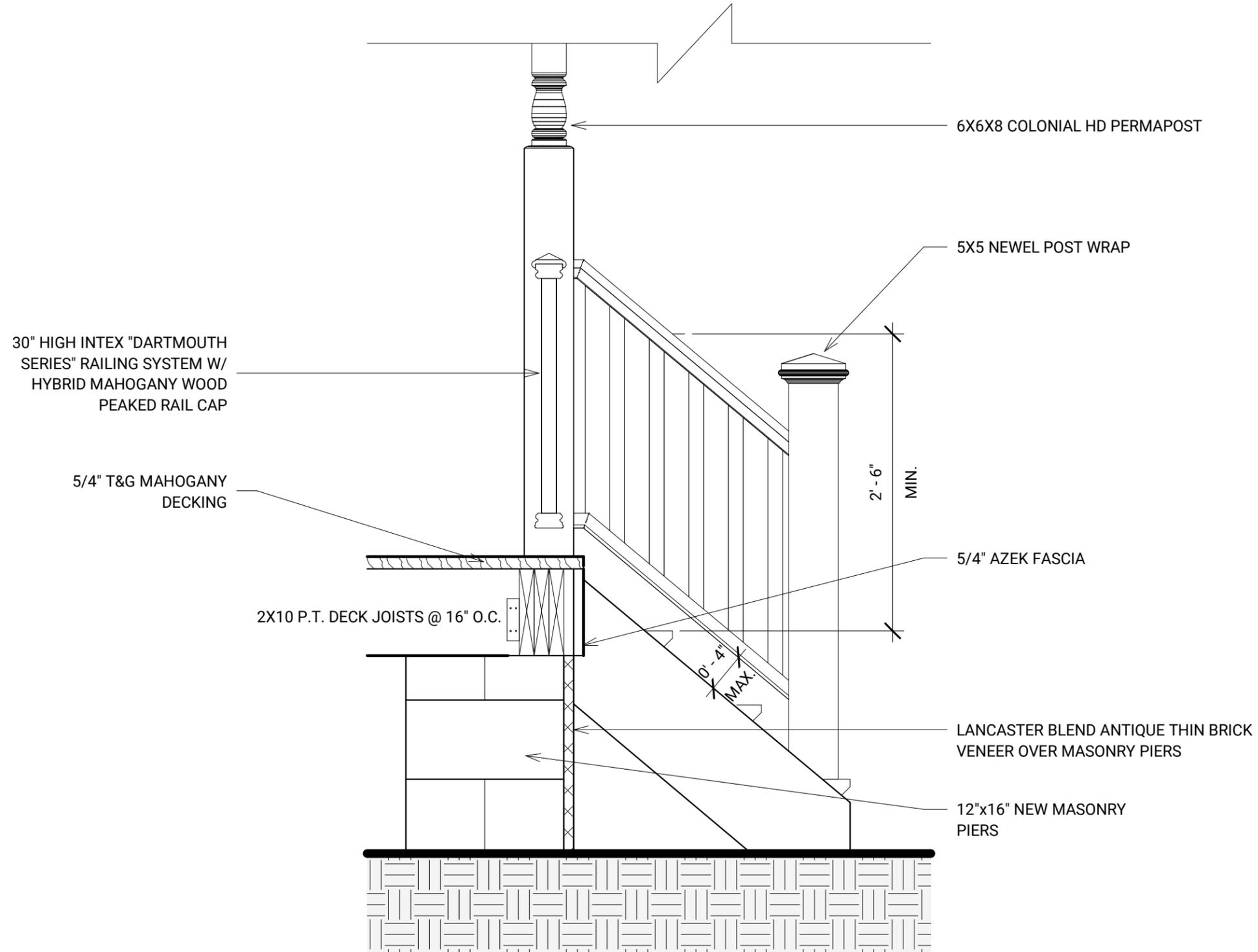
6 WINDOW TRIM DTL, TYP.  
1" = 1'-0"



3 PORCH POST DETAIL, TYP.  
1" = 1'-0"

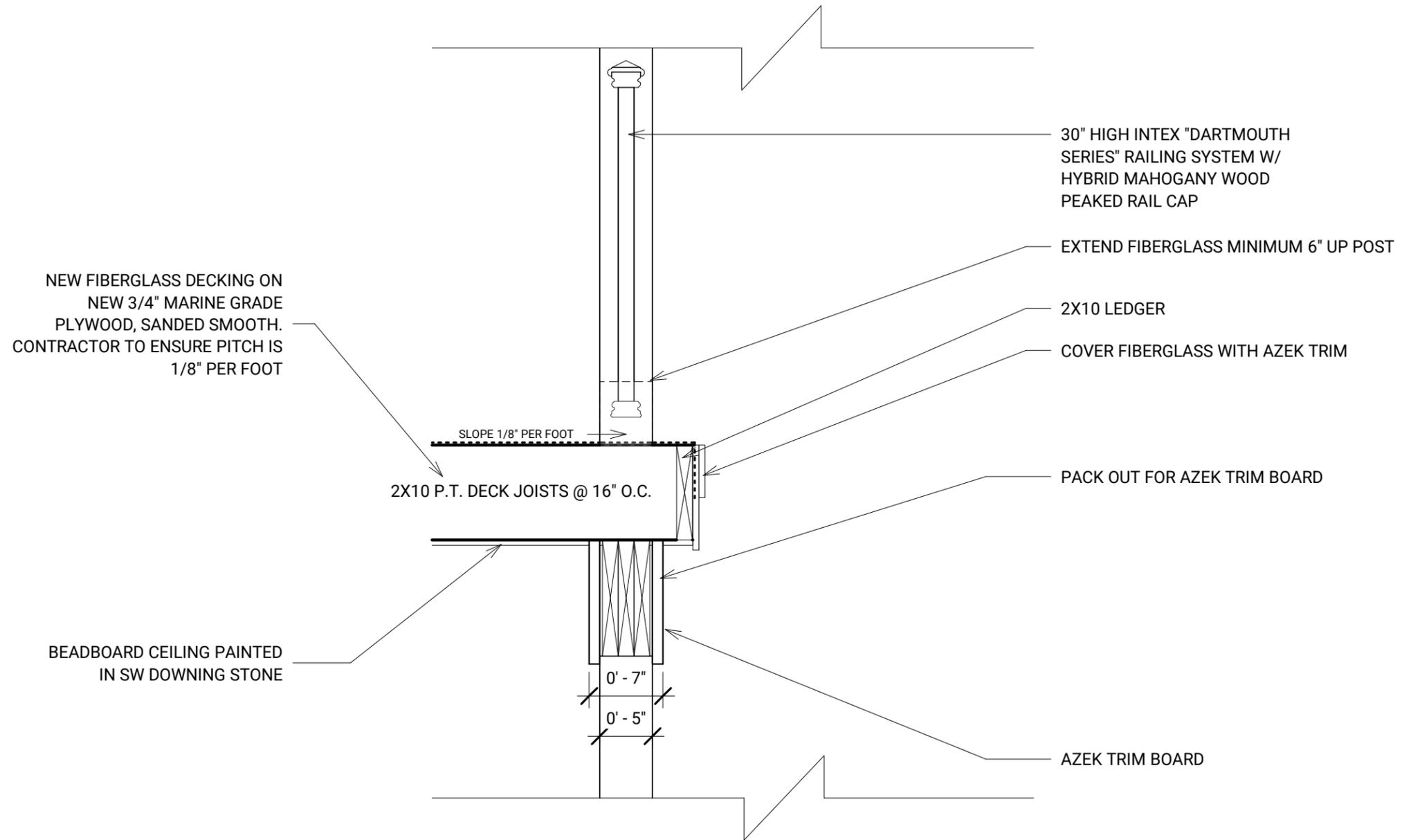


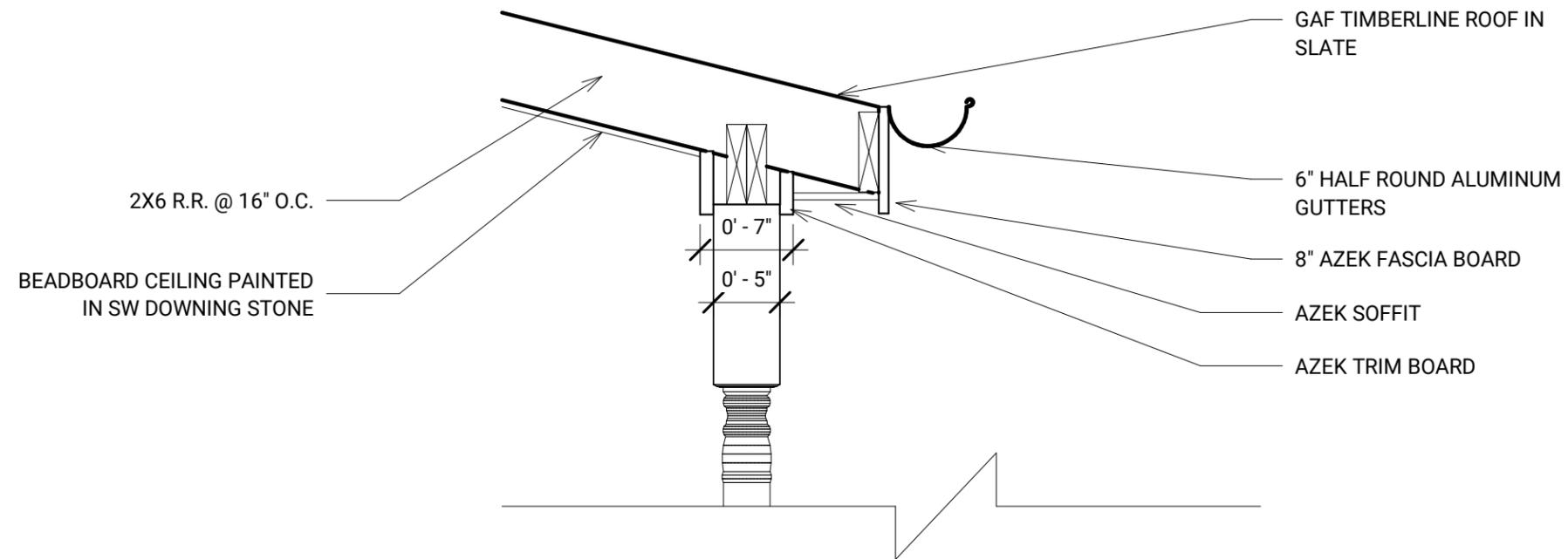
4 NEWEL POST DTL, TYP.  
1" = 1'-0"



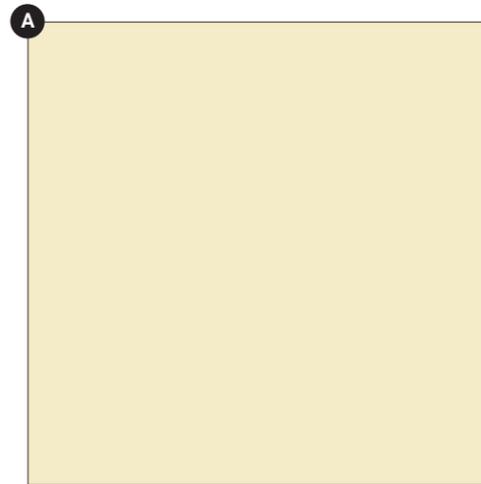
5 PORCH SECTION  
1" = 1'-0"



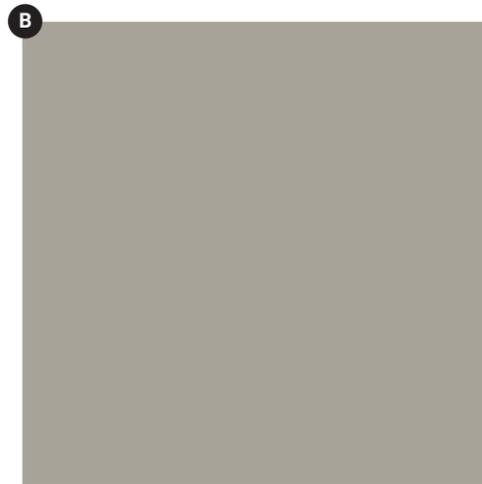




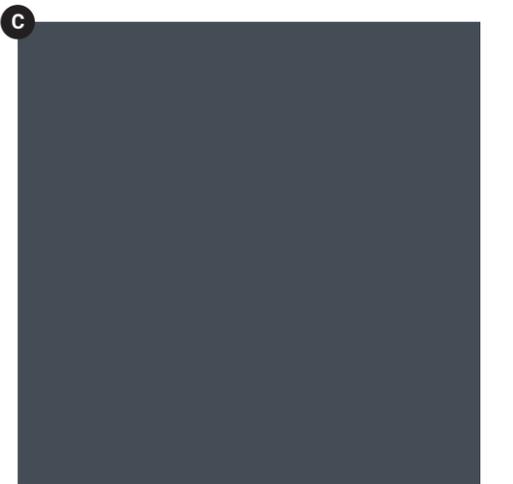




**A**  
 BENJAMIN MOORE - WINDHAM  
 CREAM HC-6  
 SIDING



**B**  
 SHERWIN WILLIAMS - DOWNING  
 STONE SW-2821  
 CROWNS, GARAGE DR, PORCH BEADBOARD  
 CEILINGS



**C**  
 BENJAMIN MOORE - HALE NAVY  
 HC-154  
 WINDOW CROWN TOPS, FINIALS, COLUMN  
 DETAIL

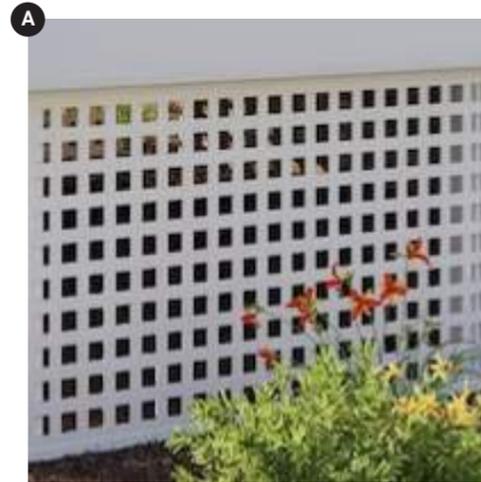


**D**  
 EXTERIOR WOOD DOORS  
 ANDERSEN STRAIGHTLINE SERIES IN  
 MAHOGANY  
 PANEL STYLE 179



**E**  
 KICHLER NEW STREET (365 BK- TZ)  
 CEILING FIXTURES OVER DOORS

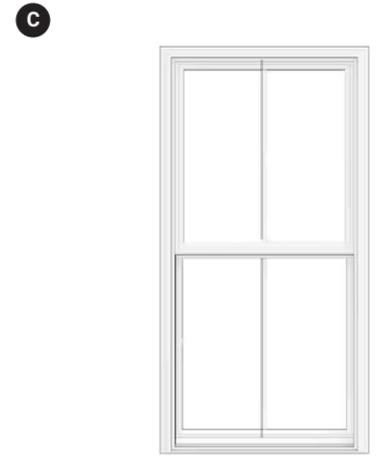




ORTHAGONAL WHITE VINYL LATTICE



KWIKSET JUNO SINGLE CYLINDER KEYED ENTRY KNOB SET AND ELECTRONIC KEYLESS ENTRY DEADBOLT COMBO PACK WITH SMARTKEY FROM THE HALO COLLECTION



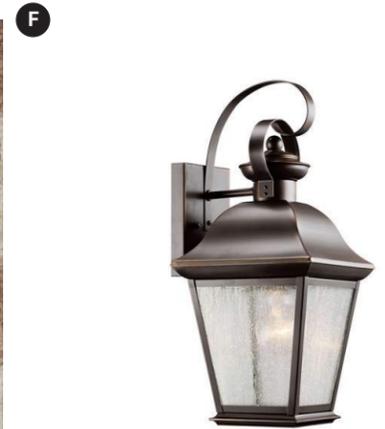
ANDERSEN 200 SERIES DOUBLE HUNG WHITE, CUSTOM 2 OVER 2 SDL GRILLE PATTERN - TRUE DIVIDED



AMERIMAX (OR EQUAL) 6" HALF ROUND WHITE ALUMINUM GUTTER



BELDEN THIN BRICK - ANTIQUE COLONIAL TEXTURE IN LANCASTER BLEND COLOR



KICHLER MOUNT VERNON 16.5 IN SCONCES  
2 LOCATED ON EITHER SIDE OF FRONT DOOR AND 1 AT SECOND LEVEL DOOR (OCEAN AVENUE)



#### **WINDOWS (GROUND TO ATTIC LEVEL)**

Andersen 200 Series Tilt Wash Double Hung Windows. Windows to be two over two solid core wood units with low-e insulated clear glass. Interior sash and frame to be factory finished white. Exterior color proposed is Andersen factory finished white. All hardware and latches to be factory finished white.

#### **EXTERIOR DOORS**

Andersen Straightline Series wood entry doors in Mahogany Finish, panel style 179

#### **CLAPBOARD SIDING**

Remove existing aluminum and asbestos siding, restore existing clapboard siding original to home

#### **WINDOW/DOOR TRIM, CORNERBOARD TRIM**

All Azek trim proposed to be factory finished white. Azek cornerboard dimension 3 ½ inch. Azek J-Casing to be used for windows (5 ½" and 3 ½" as per elevation details provided in drawings). Window crown to use Azek "3 inch crown". Windowsill to use Azek "historic sill" profile. Enclosed porch ceilings to use Azek Beadboard in factory finish white.

#### **GUTTERS**

Amerimax 6 inch half-round gutters and leaders finished in factory "white", or equal.

#### **ROOF**

Existing roof to remain. Previously approved GAF Timberline in Slate.

#### **DOOR HARDWARE**

Kwikset Juno Single Cylinder Key in Venetian Bronze with electronic deadbolt

#### **EXTERIOR LIGHTING**

Kichler Mount Vernon 16.5 In Sconces at Front Door  
Kichler New Street - ADD LIGHTING SPEC

