



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **9 OCEAN AVENUE**

Application No: **HPC2024-012**

Application Date: **01/19/2024**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

- | | | |
|--|---|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input checked="" 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 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 checked="" type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> SIDING |
| <input checked="" type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input 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 checked="" type="checkbox"/> EXTERIOR ALTERATIONS | <input checked="" type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input 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 checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER | | |

PROPERTY IDENTIFICATION

Property Address: 9 OCEAN AVENUE

Block: 115

Lot: 11

Qualifier:

OWNER INFORMATION

Name(s): WORLD FOR CHRIST CRUSADE, INC

Address 1005 UNION VALLEY W MILFORD, NJ 07480

Phone: (973)728-5048

Email:

APPLICANT INFORMATION

Check if same as Owner

Names(s): Gannon Building

Company:

Address: 108 S Main St. Ocean Grove, NJ 07756

Phone: (732)988-9500

Email: bill@gannonbuilding.com

PROPERTY INFORMATION

Property Type?(check one)

- Single Family
 Multifamily:
 0 Units
 Commercial
 Condo
 Mixed Use

Architectural Period / Year Built: 1890

Architectural Style: Victorian Eclectic

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

9 Ocean Avenue (1890)

23 January 2024

Tech Review Team: Lucinda Heinlein and Jeffery Rudell

World for Christ Crusade, Inc., Columns, deck, exterior alterations, light fixture, patio, railings, siding, windows.

Tech: Thank you for submitting a thorough narrative of the work you intend to undertake. Before considering your proposed changes to cladding, materials, and ornamentation, HPC needs to understand what the dwelling historically looked like: in all restoration work, the aim is to

return any modern alterations to the way they might have originally been configured. In order to accomplish this, please provide HPC with the following additional information:

Historic information: Historic photographs showing what the building looked like when it was first built in the 1890s. Photos, maps, and illustrations of this sort may sometimes be found at the Ocean Grove Historical Society. They also have 1890, 1905, and 1930 Sanborn Insurance maps available for review. These maps provide information on original building shape, height,

cladding, and type of porches.

Plans to replace more modern alterations is always weighed against how the building originally looked. This is sometimes expressed by the HPC as: Restore, Repair, Replace. (i.e., first, attempt to Repair historic elements; second, plan to Restore whatever is beyond repair; and finally, as a last resort, Replace any existing elements that are beyond repair, with historically appropriate

new elements that help return the building to its original design.)

Existing Cladding and Underlying Cladding: Vinyl siding is not historic (i.e., non-conforming to the HPC Guidelines) and HPC encourages applicants to remove it from any historic building in the district. However, removing vinyl siding does not automatically mean it may be replaced with a new, synthetic material (such as Hardie Board). Often original cladding exists beneath vinyl siding, along with other original design details (such as the width or exposure of original cladding, ornamental shingles, sawtooth apron, skirt, or barge boards, panels, board-and-batten, and fretwork or gingerbread elements).

Please submit a condition report on existing elements that remain beneath the vinyl on your building. To do this HPC asks applicants to remove a 1'x3' section of vinyl from each elevation of the building and provide photographs of the materials found beneath. Keep in mind that some buildings may have horizontal courses of decorative shingles at eye level (thus, removing vinyl

from the bottom edge of a building will often fail to reveal these existing decorative elements). The same is true in gable areas. Once you have documented these conditions, HPC will be better prepared to evaluate how your changes align with the original historic design.

Existing Window Conditions: The Guidelines state: *"Windows express the identity of a more than any single feature. Altering the window shape, pattern and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement."* As such, the condition of each window to be replaced must be documented. In your case, if ALL of the windows are vinyl, you need simply send in a photo of each window documenting their material.

Please number each photograph and key that number to the a photograph of each elevation so the location of each window on the building is clear.

If you have any photographs or other evidence showing the original building had two-over-two window sashes, please provide that for HPC review.

Once there is a better understanding of the existing historic elements that remain on the building, and how it originally looked, HPC can better evaluate the details of your proposed changes already provided in your application. Thank you. Incomplete.

(Items below to be reviewed once additional information, above, has been received.)

Applicant:

- 1.) Remove all vinyl replacement windows and replace with new Andersen 400 Series 2 over 2 vinyl clad white windows.
- 2.) Remove all vinyl siding from all 4 sides.
- 3.) Remove all siding from the South ,West & North sides. Repair /replace any damaged sheathing. Install Hardie plank 5"+- exposure, Deep Ocean color.
- 4.) East Elevation: remove any existing areas of cedar where damaged or sheathing needs repair, any non-damaged areas to remain. Repair, refurbish, reweave existing cedar clapboard siding from the building to establish East cedar facade on first 3 floors. Cedar painted to match Hardie siding.
- 5.) Fourth floor gable sections on East.North.South sides to get new western red cedar shakes.
- 6.) East side to get Gable treatment - see plan.
- 7.) All window and door openings to be trimmed with Azek 5/4x4, Historic sill & Crown to match existing trim on building.
- 8.) Fascias and trim to be Azek.
- 9.) Soffits & porch ceilings to be composite beadboard.

Porches:

- 10.) New Azek Column wraps 8" square with Intex Style A cap & base. (See cut sheet attached).
- 11.) Newel posts to be Intex sleeves with cap and ball cap. See plans.
- 12.) New Railings Intex Dartmouth style with Mahogany top.
- 13.) Fourth floor to have 3 line style. See elevation A-2.
- 14.) 1st floor deck to be new mahogany 5/4x4 over existing fiberglass deck. Other decks remain as is fiberglass.
- 15.) Basement Door replaced with Therma Tru 2 panel fire rated door. See Cut Sheet attached.
- 16.) Light Fixtures: See Cut sheet attached.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Heather Kepler, 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:

Heather Kepler
HPC Administrator Sent via Email**
25 Neptune Blvd.
Neptune, NJ 07753.



Heather Kepler HPC Administrator

Date: 2/9/2024

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: