

13 April 2022 (These notes were amended 6 June 2022 to reflect changes made by the applicant subsequent to the 19 April meeting. See Notes on pages 2, 3, 9, 10, 12, 15, 17, 22, 25, 29 & 30.)

Dear HPC Members:

Following OGNED's meetings before the Historic Preservation Commission (HPC) on 6 & 27 April 2021, three members—Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell—were asked by Bernie Haney, to meet and offer feedback to the development team on ways their application (the Plan) could be brought into conformity with the Architectural Design Guidelines (Guidelines). These meetings were similar to the informal weekly Tech Review meetings available to all applicants to the HPC.

The Commissioners made themselves available at the applicant's convenience. OGNED requested two meetings: 15 September 2021 and 1 December 2021. In preparation for a third meeting, these Commissioners reviewed the current Plan and prepared feedback. However, OGNED opted not to meet with Tech a third time.

Besides the three Commissioners listed above, attendees at one or both of these meetings included, Stephen Carlidge, AIA and Justin Calvert, AIA, of Shore Point Architecture; William Gannon, III and Joel Brudner, developers; Janet Foster, OGNED's Historic Preservation consultant; Bernard Haney, Land Use Administrator, Neptune Township; and Alison Walby, HPC Administrator, Neptune Township.

In their review of the Plan, Tech weighed the proposed design against the Guidelines, including the sections entitled "Guidelines in Brief" (pages 7-8) and "Ocean Grove's Historic Architectural Periods and Styles" (pages 9-10). Excerpts from these pages are included below:

"Guidelines in Brief" items 1, 2, 6, and 7 (emphasis added):

1. All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition, and new construction within the Ocean Grove Historic District should be consistent in style(s) of the "*Victorian Era*" and "*Seaside Vernacular*" of this nationally designated landmark community.
2. All proposed residential building improvements should complement the architecture of neighboring structures and businesses, especially where other improvements have already been implemented to preserve, repair, restore, or reconstruct historic facades, architectural ornamentation, or other exterior elements.
6. New construction should repeat and emulate the design styles and themes appropriate to Ocean Grove's architectural heritage. All architectural solutions should be attentive to the sometimes elaborate and other times simple treatments of covered porches, colonnades, high peaked gables, towers, turrets, dormers, archways, recessed or covered entries, decorative glass, repetitive window openings, sash configurations, operable shutters,

corbelled cornices, transoms and other decorative architectural elements and details.

7. Where applicable, proposed improvements shall *not infringe* upon the delineated “Flare” area and its historical importance to the Ocean Grove Historic District. The “Flare” is a widening of the Avenues to the sea, between Ocean Avenue and Central Avenue, and is a unique and rare example of urban planning. The “Flare” area is a separate parcel of land which is owned by the Ocean Grove Camp Meeting Association and is not a part to the lot holders leased areas adjoining the “Flare”.

“3 points are key design issues”:

- Ocean Grove is historically known as a community of open-air porches. Reconstitution of open-air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880’s through the early part of the Twentieth Century.
- Later Pre-World War II era designs should reflect the level of craftsmanship and use of hip roofs, dormers and detailing representative of the growth and development of the American architectural landscape. Simply adding gingerbread ornamentation associated with Victorian Era Architecture to these later period dwellings is inappropriate.
- Proposed improvements should avoid the introduction of inappropriate added floor additions or “**pop-ups**” which alter historic roof lines and configurations and are generally considered inappropriate alterations.

“Key Structures” (page 9):

A.) Key Structures

Includes those dwellings originally constructed between the 1880’s and 1910. Those consisting primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles.

For clarity, the Tech notes that follow are presented in the order that elements are listed in the Guidelines (pages 11-35).

These notes are neither a comprehensive nor definitive review of the OGNED Plan. Nor do the concerns expressed here represent the views of other Commissioners. Tech’s objective was to offer OGNED feedback and guidance on their Plan to help bring it into conformity with the Guidelines.

Sincerely,

Tracey James
HPC Administrator

Redevelopment Plan Objectives

Redevelopment Plan Ocean Grove North End, adopted 24 March 2008: “The overall goal of the Ocean Grove North End Redevelopment Plan is the redevelopment of the site into a year-round, mixed-use community with a hotel and combination of residential and commercial uses, including restaurants and public spaces and amenities. In support of this goal, the plan includes the following

Objectives (items within HPC’s purview are highlighted):

- Improve the aesthetics of the North End area through context-sensitive Development.
- Foster tourism and destination activities for Ocean Grove.
- Promote development that is compatible to the scale and complementary to the historic character of Ocean Grove.
- Improve public access to Wesley Lake and the oceanfront.
- Rehabilitate and improve the Ocean Grove North End boardwalk.
- Replace the lakefront retaining wall in a cost-efficient manner.
- Provide public amenities to create safe and aesthetically appealing public spaces and areas for pedestrians.”

Period of Significance

The Redevelopment Plan is very clear in stating the importance of the “Period of Significance” within the Plan and to the Neptune Township Ocean Grove Historic District:

“All structures in the redevelopment plan area shall be consistent with the historic style and period of significance of Ocean Grove.” —Core Design Concepts #4, p.9, Redevelopment Plan Ocean Grove North End, March 2008.

“The period of significance for Ocean Grove is 1869 through 1910.” —Ocean Grove Historic District Architectural Design Guidelines.

A.) Positioning, Setbacks and Preservation of the “Historic Flare”

N/A

B.) Form, Height, and Mass

B.1. — The envelope within which OGNED was permitted to build was decided by the Planning Board during their review and approval of the site plan. The exact Form, Height, and Mass of the structures were then chosen by OGNED to fit within this development envelope. However, the

Guidelines are clear that in designing new structures in Ocean Grove, historic forms should be employed, and massing of structures should follow historic precedence.

B.2. — OGNED has received repeated feedback that certain aspects of the Plan are non-conforming (i.e., architectural forms, massing, and rooflines).

B.3. — These non-conformities have been brought to the attention of OGNED in the form of the “Preliminary Review of Certificate of Appropriateness,” which was sent to William Gannon, III (18 January 2019); to the Redevelopment Committee (15 March 2019); and to the Neptune Township Planning Board (12 November 2019).

B.4. — These non-conformities were also brought to the attention of OGNED during their previous appearances before HPC (6 & 27 April 2021), and at each of the Tech meetings they attended (15 September 2021 and 1 December 2021).

B.5. — The current plans indicate only minor alterations to many of these non-conformities.

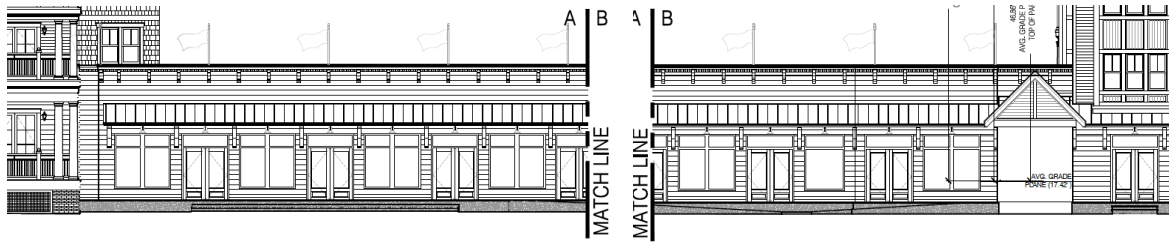
B.6. — Tech found there was poor design delineation between structures and suggested this lack of stylistic differences minimized OGNED’s goal of creating an “iconic Hotel structure.”

B.7. — Tech encouraged OGNED to employ the distinct architectural vocabulary at their disposal (i.e., Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles) to create recognizable distinction between the Hotel, Retail and Residential buildings. (See, Redevelopment Plan, Ocean Grove North End, page 6, “A different architectural style for the hotel and the residences is required...Specifically, the architecture of residential dwellings should provide an appearance of separate residential structures consistent with the character of Ocean Grove. This can be achieved through variation in heights, mass, architectural styles, trim and color palate, and building materials, as well as offsets in the building façade on Spray Avenue and other appropriate techniques (e.g., different rooflines, porch design, and fenestration) to suggest different building types. The architectural forms and treatments shall comply with the Ocean Grove Historic District Architectural Design Guidelines, as determined by the Historic Preservation Commission.”)

B.8. — **Hotel/Retail:** Lack of differentiation in the design of the buildings also contributes to the Retail section looking like a “tail” extending northward off the back of the Hotel. **NOTE: 3 June 2022 Summary of Changes: *Corner boards added to retail elevation.***

B.9. — **Hotel/Retail:** The Hotel connects to the Retail at a “dead-end” corner. Tech questioned why such a prominent location along the boardwalk had been left un-activated. No change to this area is reflected in the current Plan.

B.10. — **Retail:** Are railings specified at the “elevated sidewalk” that runs in front of the Retail? Specifically, will there be railings at each stair to assist people with mobility needs? If so, please submit a cat/cut for review.



Illustrations B.10.a and B.10.b — East elevations of proposed retail (Sheet A-5) showing elevated “sidewalk/platform” without guard or stair rails (Sheet A-5).

B.11. — Courtyard Corridor: At Tech’s request, OGNED agreed to reconsider the access corridor that leads from the boardwalk to the interior courtyard, to better highlight the access point and make it look more like a feature of the Retail frontage and less like an alley. At present, the pedimented entry has little relationship to the rest of the Retail area or the boardwalk itself. Tech asked OGNED to consider ways to extend that entrance forward (as a pergola or other structure extending toward the boardwalk) to better invite pedestrians into the space. The Plan presented did not activate courtyard access in any way, provided no shade, and seemed “uninviting.” No change to this area is reflected in the current Plan. **NOTE: 3 June 2022 Summary of Changes: *Windows provided in the retail spaces on both sides of the corridor passageway.***

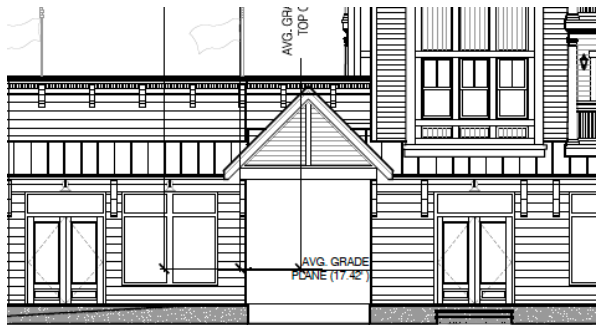


Illustration B.11. — East elevation of proposed pediment-topped entry to courtyard corridor (Sheet A-5).

B.12. — Courtyard Corridor: Is the entrance to the courtyard at grade (at boardwalk level) or raised to the level of the sidewalk that runs in front of the Retail? If at grade, what accommodations are made to access the courtyard entrance from the raised sidewalk? Also, will the handicap accessible ramp necessitate closing off the sidewalk with a railing where it meets the corridor entrance? (See Illustration B.11., above.)

B.13. — Condominiums: Tech expressed concern that the overall massing of Building One and Building Two is out of scale with historic residential buildings and relates to no other structure, extant or historic, in Ocean Grove. Nor do the Condominiums relate to historic large houses, rooming houses, or hotels in Ocean Grove. (See, Township of Neptune, Land Development Ordinance, §508 “Historic Preservation Guidelines, D, 2, “Proportion of the Building’s Front Façade. The relationship of the width of the buildings to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.” And 4, “Rhythm of

Spacing of Buildings on Streets. The relationship of the buildings to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.” And 5, “Rhythm of Solids to Voids on Front Facades. The relationship of solids to voids in the front facades of a building shall be visually compatible with the buildings and places to which it is visually related.”)

B.14. — **Condominiums:** Tech noted the proposed changes in plane on each of the Condominium buildings was minimal and provided insufficient visual rhythm, presenting instead, as a continuous wall along the north elevations facing Wesley Lake. Given the prominent lakeside location, Tech asked if the elevation of these buildings could better mimic, in scale and massing, individual townhouses.



Illustration B.14.a. — North elevation, Condominium Building One (Sheet A-6).



Illustration B.14.b. — North elevation, Condominium Building One (Sheet A-8).

B.15. — **Condominiums:** In Tech, OGNED agreed to reconsider the articulation of Building One’s east elevation; chiefly the various projections, balconies, and surface treatments, in order to bring greater order to the design. Mr. Carlidge promised, “I’ll make it make more architectural sense.” In particular Tech noted the way the building projections intruded into the standing seam roof, the use of non-historic wall panels beneath undersized window, the awkward manner in which the standing seam roof meets the Building One tower, the ununified variety in the treatment of projections, bays, inset balconies, panels beneath windows, T & G paneling treatments, and the like.

B.16. — **Condominiums:** Tech asked for a shadow line elevation for Building One and Two. Given the angle of the buildings away from the east, and the deep inset of the balconies, Tech wondered at the amount of light that would fall on these elevations.

C.) Roof Types

C.1. — In the “Redevelopment Plan Ocean Grove North End,” adopted 24 March 2008, Section: “Roofs,” states:

1. The roofline at the top of the structures should incorporate varying heights, offsets, jogs, materials, and colors to reduce the monotony of any uninterrupted roof plane
2. All roof top equipment shall be screened from public view by parapets or other materials of the same nature as the main structure. Mechanical equipment shall be located below the highest vertical element of the building.
3. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building.

Variations within an architectural style are highly encouraged. Visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged

- a. Gable, hip or combination roof types are permitted
- b. Roofs dormers are permitted

C.2. — The Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 8, “Roof Shape. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.”

C.3. — **Hotel: Tower Roofs.** The two towers are decorated with over-scaled diamond shapes and wide banding (both created using contrasting roof shingles). Tech found these decorative elements “Disney-esque” in scale and out of character with more nuanced rooftop articulation typical of historic buildings.



Illustration C.3. — South elevation of the Hotel showing proposed diamonds and banding on tower roofs (Sheet A-11).

C.4. — Hotel: Roof Projections. A central elevator meant to serve a non-conforming roof deck results in a mechanical projection that rises above the level of the parapet roof. While this projection is not expected to be visible from streets immediately surrounding the Hotel, it will be visible from Ocean Avenue as it approaches the Hotel from the south. Likewise, it will be visible from most of the Ocean Grove beach to the south and east of the building. This projection would not be unnecessary were it not for OGNED’s intention to provide access to a non-conforming roof deck.



Illustration C.4.a. — South roof elevation of the Hotel (Sheet A-11).



Illustration C.4.b. — East roof elevation of the Hotel (Sheet A-11).

C.5. — **Hotel: Roof Projections.** Two staircase towers also serve the non-conforming roof decks and present similar design non-conformities as a result.



Illustration C.5.a. — West roof elevation of the Hotel (Sheet A-12).



Illustration C.5.b. — North roof elevation of the Hotel (Sheet A-12).

C.6. — Hotel: Roof Projections. The elevator and staircase projections were called out by Tech as non-conforming early in the review process. At Tech’s request, OGNED attempted to turn these non-conformities into architectural focal points by topping them with roof forms. However, Tech feels the design of these auxiliary roof forms are unsuccessful in that they diminish and confuse the Queen Anne aesthetic rather than enhance it. The current roof forms on the stairways and elevator where they extend above the parapet look like a collection of huts.

C.7. — Hotel: Roof Projections. Tech shared with OGNED a sketch that showed a possible architectural treatment for disguising the elevator tower using “forced perspective.” In the sketch, a cupola structure hangs over the elevator shaft like an acorn cap, rather than sitting atop it, as with a standard roof. A related sketch showed a similar treatment of staircase towers.



Illustrations C.7.a. and C.7.b. — Sketch of “forced perspective” roof treatments for elevator mechanicals and rooftop stair access.

C.8. — **Hotel: Dormers.** OGNED presented designs with individual dormers, double (or paired) dormers, gabled dormers, shed dormers, and combinations of all four. Tech questioned whether mixing of dormer styles—shed and gable—magnified the weakness of secondary elements such as the proposed horizontal roofs on the elevator shaft and stairway towers. Tech suggested gable dormers would better re-enforce the verticality of primary elements such as the corner tower roofs, and be more in keeping with the Queen Anne style. **NOTE: 3 June 2022 Summary of Changes: Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.**



Illustration C.8.a. — Hotel dormers, south elevation, showing two sets of double doors beneath gable roofs and two sets of double doors beneath shed roofs (Sheet A-11).



Illustration C.8.b. — Hotel dormers, east elevation, showing a single window dormer beneath a shed roof and two sets of double doors beneath shed roofs (Sheet A-11).

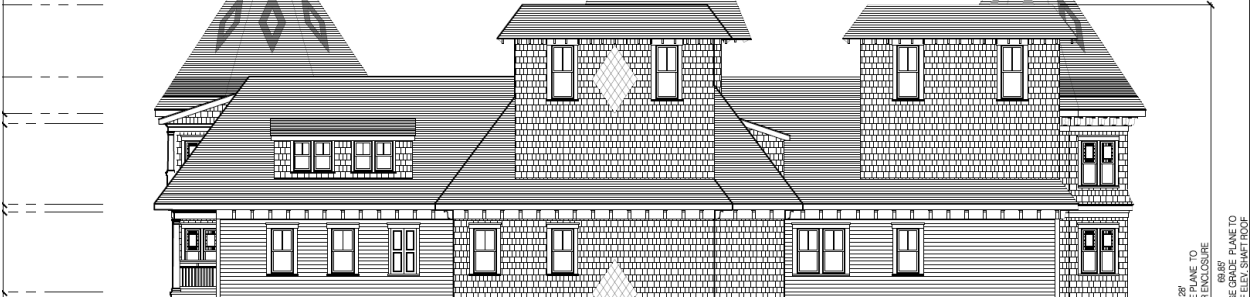


Illustration C.8.c. — Hotel dormers, north elevation, showing two sets of double windows beneath a shed roof (Sheet A-12).



Illustration C.8.d. — Hotel dormers, west elevation, showing two sets of double windows beneath a shed roof (Sheet A-12).

C.9. — **Hotel: Dormers.** The inclusion of paneling in the dormer gables at the south and east is historically inappropriate. Examples exist of doweled screens and orthogonal lattice in gables, but paneling of this sort is not appropriate.

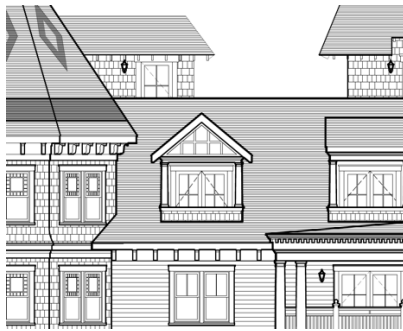


Illustration C.9. — Hotel dormers, south elevation, showing proposed paneled gable ornamentation (Sheet A-11).

C.10. — **Hotel: Dormers.** Use of Tuscan columns on roof dormers on the south and east elevations are inappropriate. Properly scaled corbels, similar to those used at the tower balconies below the pent, are more appropriate and would help unify the design through repetition. **NOTE: 3 June 2022 Summary of Changes: Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.**

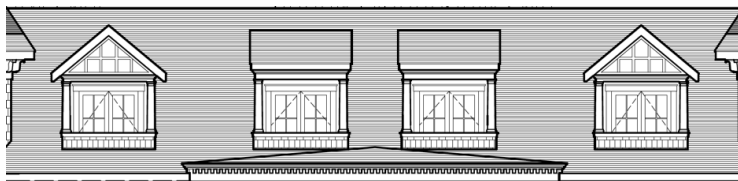


Illustration C.10.a. — South elevation of Hotel dormers showing proposed mini-Tuscan columns (Sheet A-11).

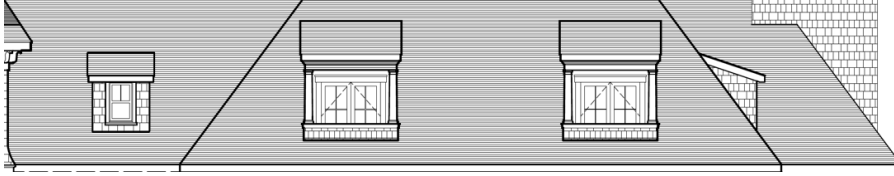


Illustration C.10.b. — East elevation of Hotel dormers showing proposed mini-Tuscan columns (Sheet A-11).

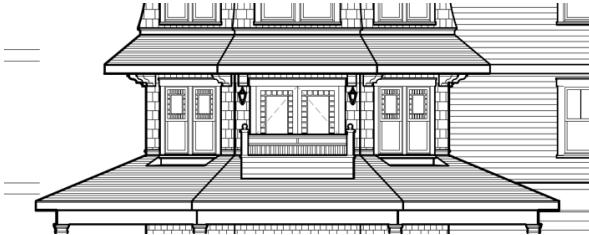


Illustration C.10.c. — East elevation of Hotel tower, second floor, showing corbels suggested for use in dormers (Sheet A-11).

C.11. — **Hotel: Dormers.** The double dormers on the north and west should be changed to conforming individual dormers. Also, these dormers appear smaller than those at the south and east, perhaps due to them containing only windows and not doors. Please clarify.



Illustrations C.11.a. and C.11.b. — The north and west elevations of the Hotel showing proposed, non-conforming, double dormers (i.e., pop-ups) (Sheet A-12).

C.12. — **Retail:** The Retail includes a non-conforming standing seam roof (zinc). It was suggested that a conforming roof be proposed, or canvas awnings be considered. Standing seam roofs are common in modern commercial structures (see examples, below) and have no relation to the boardwalk. (See Guidelines, page 14, 4: “Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.”)



Illustration C.12.a. — Detail of proposed standing seam roof over Retail (Sheet A-5).



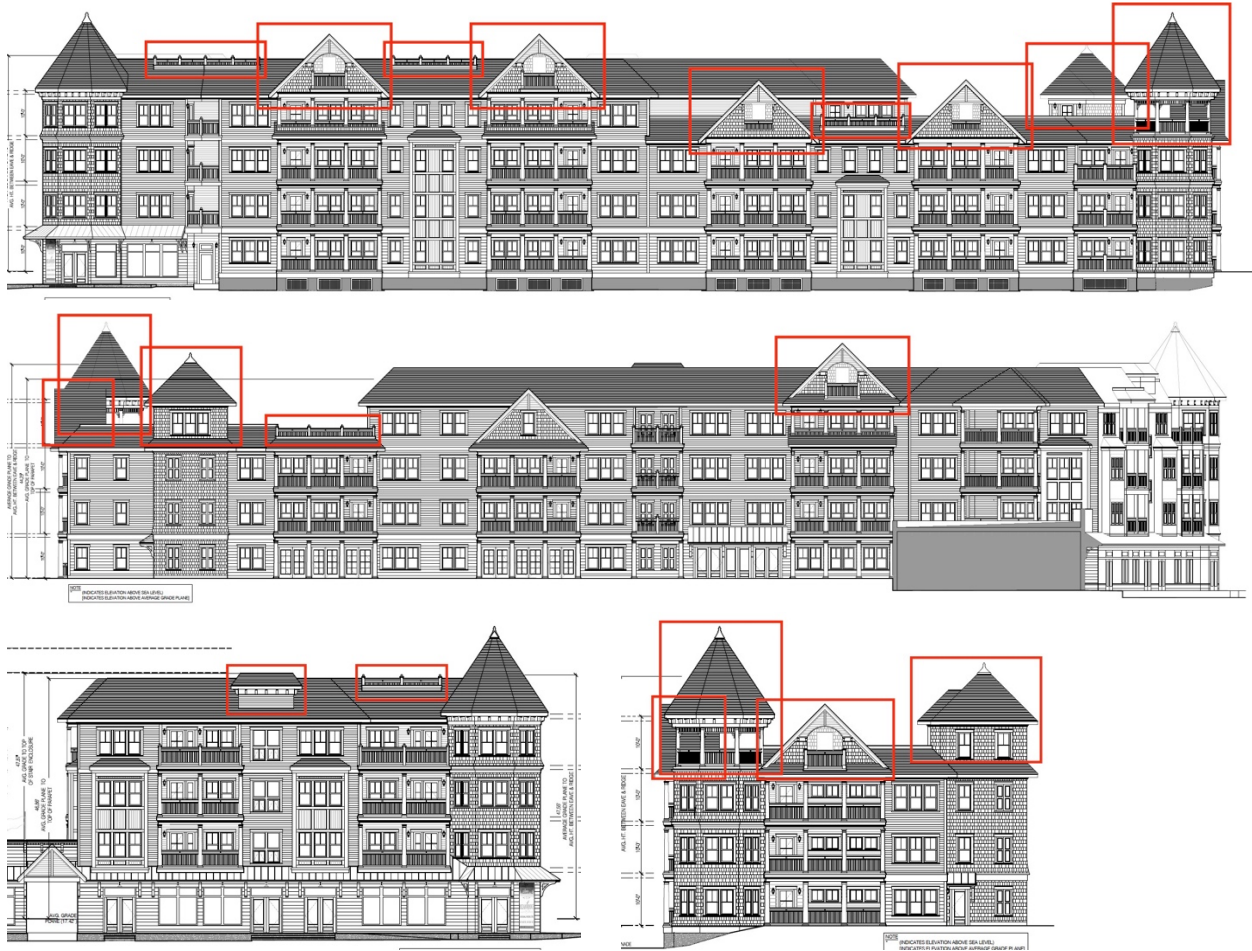
Illustration C.12.b., C.12.c. — Reference photographs showing modern, standing-seam roofs on area commercial buildings.

C.13. — **Condominium:** The main entrance to Building One (south elevation) has a non-conforming standing seam roof. (See Guidelines, page 14, 4: “Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.”)



Illustration C.13. — South elevation of Condominium Building One showing proposed standing seam roof over main building entrance (Sheet A-6).

C.14. — **Condominiums:** Rather than strong, historically appropriate, roof forms, the Condominium buildings display disparate architectural elements that fail to unify or strengthen the design. These include a parapet roof meant to suggest a faux-Mansard roof, railing breaks in the parapet with short runs of newel posts and balusters, (that work against the faux-Mansard illusion), stair towers at the east and west elevations that penetrate the parapet, and unusual, non-historic faux-gables with cut-out openings, that further emphasize the non-historic roof treatment. **NOTE: 3 June 2022 Summary of Changes: Sidelights removed on porches/balconies. Removed all visible roof railings on North and East Elevations. Removed visible roof railings on Building Two. Finials added to the towers. Roof top dormers (on 3-story portion of the building) increased in depth. Roof top dormers on Building Two increased in depth.**



Illustrations C.14.a., C.14.b., C.14.c., and C.14.d. — The north, south, east, and west elevations of Condominium Building One showing non-conforming faux-gables, balusters and rails, cupola, and stair towers (Sheets

C.15. — **Condominiums:** Tech found the proposed faux-gables that dot the Condominium roofs especially counter-historical. Each faux-gable has an opening cut into its façade (some square, some arched) in a manner that Tech felt looked less architectural than theatrical. The artificiality of these forms is evident from vantage points to the west, north, and east. Faux-gables at the fourth story rise, but do not connect, to other roof forms behind them in a manner that is visually awkward and non-historic. The roofline of both Condominiums is a collection of odd-shaped intrusions that look distinctly modern. Tech shared the following images with OGNED to help illustrate their view that the proposed faux-gables are distinctly modern and historically inappropriate.



Illustrations C.15.e., C.15.f., and C.15.e. — Reference photographs showing faux-gable roof projections on area commercial buildings.

C.16. — **Hotel & Condominiums:** The development includes a variety of non-historic roof forms of differing pitch. As a result, Tech found the roof treatments of all the buildings to be inappropriate to the period of significance, stylistically mixed in non-traditional ways, visually confusing, and non-conforming to the Guidelines. Tech noted that without the non-conforming roof decks, traditional, historically appropriate roof designs could easily be adopted.

D.) Doors

D.1. — **Hotel:** The elevations show main entry doors of the Hotel as two sets of double doors; each ½-glass with two panels beneath. Tech suggested ¾ glass with a single panel beneath would be more historically appropriate and might better delineate the entry. The application is missing the required cat/cut for the doors.

D.2. — **Hotel:** In elevation, the Hotel’s main entrance doors are flanked by single sidelight windows on the far left and far right of the two sets of doors (with possibly a third window occupying the area between sets of doors). However, the plan view shows only doors, and no sidelight windows. Sidelight windows should flank each set of double doors or be eliminated completely. Please clarify.

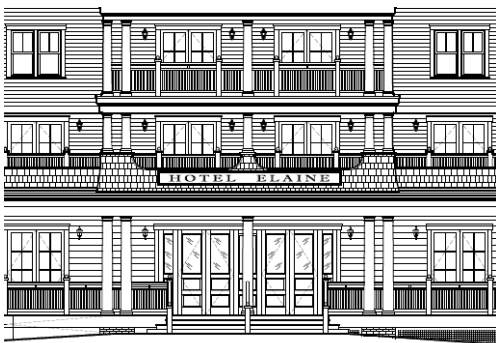


Illustration D.2. — The south elevation (Sheet A-11) showing proposed double set of double ½ doors, with non-conforming single side-light windows to the left and right.

D.3. — **Hotel:** Double doors proposed for dormers are over-scaled and leave no room for lighting fixtures (which are not shown). Single doors would be more proportional in dormers of this size.

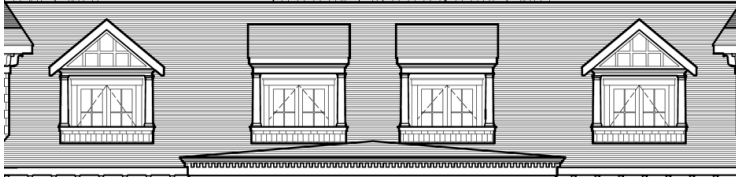


Illustration D.3.a. — South elevation of Hotel dormers showing proposed double doors (Sheet A-11).

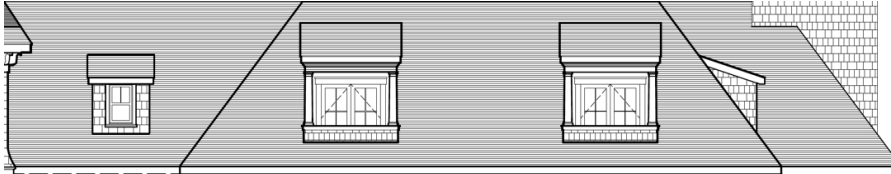


Illustration D.3.b. — East elevation of Hotel dormers showing proposed double doors (Sheet A-11).

D.4. — **Condominiums:** The east elevation of Building One show single balcony doors flanked by single sidelight windows. Single sidelight windows are inappropriate. These doors should match the single doors found elsewhere on Building One and Building Two. **NOTE: 3 June 2022 Summary of Changes: Sidelights removed on porches/balconies. Single french door centered in each bay with a single light fixture located on the latch side of the door.**



Illustration D.4. — East elevation of Condominium Building One (Sheet A-5) showing single balcony doors with non-conforming single side-light windows on each of the six balconies. These balcony doors should match single balcony doors on other elevations and should not include side-light windows.

D.5. — **Condominiums:** Do balcony doors on the Condominium Building One and Two open into apartments or out toward the balconies?

D.6. — **Condominiums:** Are screen doors proposed for any of the apartments? Are roll-away (i.e., “phantom”) screens proposed? If so, please provide cat/cuts.

E.) Windows

E.1. — The Guidelines state (page 16): “Windows express the identity of a building 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.”

E.2. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines” D, 3, “Proportions of Openings Within the Facility. The relationship of the width of windows to the heights of windows in a building shall be visually compatible with the buildings and places to which it is visually related.”

E.3. — **Hotel:** Proposed first-floor windows are 6/1, Colonial Revival style. Such windows have no correlation to a Queen Anne design and fall outside the period of significance. Windows with a 2/1 pane configuration are more appropriate. (See Guidelines, page 18, 5: “Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate...”)



Illustration E.3.a. — First-floor, south elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-11).



Illustration E.3.b. — First floor, west elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-12).



Illustration E.3.c. — First floor, east elevation of the Hotel showing inappropriate Colonial Revival windows (Sheet A-12).

E.4. — **Hotel:** The Queen Anne style windows (i.e., “Chicklet” windows) are slender and tall. However, other windows on the hotel are wider and often doubled. Efforts should be made throughout to preserve the more historically appropriate narrow proportions. (See, Guidelines, page 18, 8: “Design and position new windows to reflect historic patterns that complement adjacent dwellings.” Also, page 18, 9: “9. “Fabricate all replacement or new windows in historic

proportions...”)

E.5. — **Hotel:** The fifth-floor stair tower, north elevation, should have a third window (or shuttered window) in order to maintain the rhythm of the fenestration.



Illustration E.5. — North elevation of Hotel (Sheet A-12), showing upper staircase towers with two windows each.

E.6. — **Retail:** Sheet A-5 show single 2/1 windows along the west elevation of the Retail spaces. Are these windows placeholders? Are rear access doors proposed for Retail shops?



Illustration E.6. — West elevation showing proposed rear fenestration of Retail shops (Sheet A-5).

E.7. — **Condominiums:** On the east elevation of Building One, a stack of double windows in the stairwell are configured in such a way as to appear to be 1/2. This oddity gives the impression that 2/1 windows, evident elsewhere on the elevation, have been installed upside down. If these are proposed awning windows, awning windows are not appropriate to a Queen Anne design. Tech suggests a conforming solution be developed to replace this fenestration.

NOTE: 3 June 2022 Summary of Changes: *East Elevation: Smaller proportioned windows in the stair tower were removed and replaced with double hung windows to match adjacent windows.*



Illustration E.7. — Detail of staircase windows (center) configured in such a way as to suggest 2/1 windows have been installed upside down (Sheet A-5).

E.8. — **Condominiums:** Building One and Building Two include stacks of double and triple windows characteristic of modern fenestration patterns (see reference photo, below). Such modern window patterns are non-historic and lead to a “wall of windows” designs. Historic windows employ wider mullions and are only occasionally doubled. The south elevation of Building One employs double sets of stacked triple window above the main entrance (and elsewhere). Triple windows are historically inappropriate to the period of significance.



Illustration E.8.a. — Reference photograph showing modern double and triple window fenestration as found in a non-historic area residential structure. Note the use of a standing-seam roof in this contemporary example.

Lake Avenue on the Asbury side of Wesley Lake. Tech considers this elevation under-designed, un-historic, and in need of redesign.



Illustration E.10. — West elevation of Condominium Building Two (Sheet A-8).

E.11. — **Condominiums:** Overall, Tech found the Condominiums to be overly, and inappropriately fenestrated, creating “walls of windows” that prioritize views from the interiors of the buildings over historically appropriate design of the exterior of the buildings. This disregard for historically appropriate window placement conflicts with the requirements of the Guidelines. Efforts should be made to amend the fenestration to bring it into conformity with historic precedence.

F.) Exterior Sidings, Finishes, Facings and Materials

F.1. — **Hotel & Condominium Siding.** The Plan proposes cladding the Hotel with Hardie Plank with two different clapboard reveal dimensions: wide on the first story and narrower on the upper stories. Mixing clapboard reveal sizes is sometimes found on historical examples, but only rarely, and only to highlight important architectural features. No such highlighting of architectural features is present in the proposed Plan. Uniform dimensions of clapboard reveals should be used, instead.



Illustration F.1.a. — East elevation of the Hotel showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-11).



Illustration F.1.b. — North elevation of Condominium Building One showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-6).



Illustration F.1.c. — West elevation of Condominium Building Two showing proposed clapboard reveal at first floor (wide) and upper floors (narrow) (Sheet A-8).

F.2. — **Hotel: Siding.** Cladding the two hotel towers in shakes seems appropriate. However, elsewhere on the Hotel shakes are applied in unusual and confusing locations, including on the rear of the building (as seen on the north and west elevations), and on the two staircase towers. Cladding prominent and important projections, such as inset-balcony stacks and towers, might make sense. However, the over-use of shakes on secondary elements is inappropriate, detracts from more important projections, and is not in keeping with the Queen Anne design.



Illustrations F.2.a. and F.2.b. — The west and north elevation of the Hotel showing secondary planes covered in shingles (Sheet A-12).

F.3. — **Hotel: Siding.** Banding is present in the siding between the first and second story (a prominently sized band) and between the second and third story (a modestly sized band), however it is missing between the third and fourth story. This missing banding is especially

noticeable on the west and north elevations. This should be addressed. (See illustrations F.2.a. and F.2.b., above.)

F.4. — **Hotel: Siding.** At the north elevation two “diamond” details are indicated in the proposed shakes. The size of the diamonds is excessive and the location awkward: in the fifth story staircase tower the diamond appears crowded and crammed near the roofline; on the blank wall further down the tower, the diamond is oddly aligned and oversized. Both diamonds should be eliminated or reconsidered in more historic scale and placement. **NOTE: 3 June 2022 Summary of Changes: North Elevation: Reduced the size of the diamond shingle pattern by 20%.**



Illustration F.4. — North elevation of the Hotel showing over-sized diamond patterns in shingled cladding. (Sheet A-12).

F.5. — **Condominiums:** Projections on the Condominiums rely heavily on framed panels situated beneath and beside windows. These panels are filled with vertical boards. While projections on Queen Anne structures may include panels, they are typically used sparingly and do not contain vertical paneling. Vertical paneling of this sort is a modern decorative technique and should be removed.



Illustration F.5.a. — Detail of north elevation, Condominium Building One showing paneled areas between windows on projection between balconies (Sheet A-6).



Illustration F.5.b. — Detail of north elevation, Condominium Building Two, showing paneled areas between widows on projection between balconies (Sheet A-8).



Illustration F.5.c. — Detail of west elevation, Condominium Building Two, showing paneled areas between widows on projections (Sheet A-8).

G.) Porch and Balcony Decks

G.1. — **Hotel & Condominiums:** OGNED includes balconies instead of porches, even at the first-floor level, which is counter-historical and non-conforming to the Guidelines. Access to the boardwalk or Wesley Lake is limited to the Hotel’s front entrance, the Courtyard Corridor, and the north access door of Condominium Building One. (See, Guidelines, page 8, “Ocean Grove is historically known as a community of open-air porches. Reconstitution of open-air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880’s through the early part of the Twentieth Century.”)

G.2. — **Condominiums:** Inset balconies are counter-historical, especially when used in place of porches. Porches usually project from a building face, provide a human scale to buildings by visually stepping down in size from the body of a building, and add visual interest to buildings by relieving visual mass. Porches enhance a sense of community and promote interaction between a building and its surrounding streetscape. Inset balconies are carved into buildings, are often cut off from the surrounding streetscape, and do not promote interaction. OGNED offers neither strict porches nor strict inset balconies, but rather hybrids where the majority of the open-

air spaces are inset into the body of the buildings with minimal extensions. These limit the change in plane of the buildings, contribute to the visual mass of each structure, and inhibit the sense of community that is vital to Ocean Grove. Tech considers these hybrid balconies non-historic and non-conforming.

G.3. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 6, “Rhythm of Entrances and/or Porch Projections. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.”

G.4. — Township of Neptune, Land Development Ordinance §508 “Historic Preservation Guidelines, D, 12, “Exterior Features. A structure’s related exterior features such as but are not limited to lighting fixtures, fences, signs, sidewalks, windows, doors, shutters, siding, gutters, balustrades, railings, columns, cornices, moldings, trim, stairs, steps, porches, walks, patios, driveways and parking areas shall be compatible with the features of those structures to which it is visually related and shall be appropriate for the historic period for which the structure is significant.”

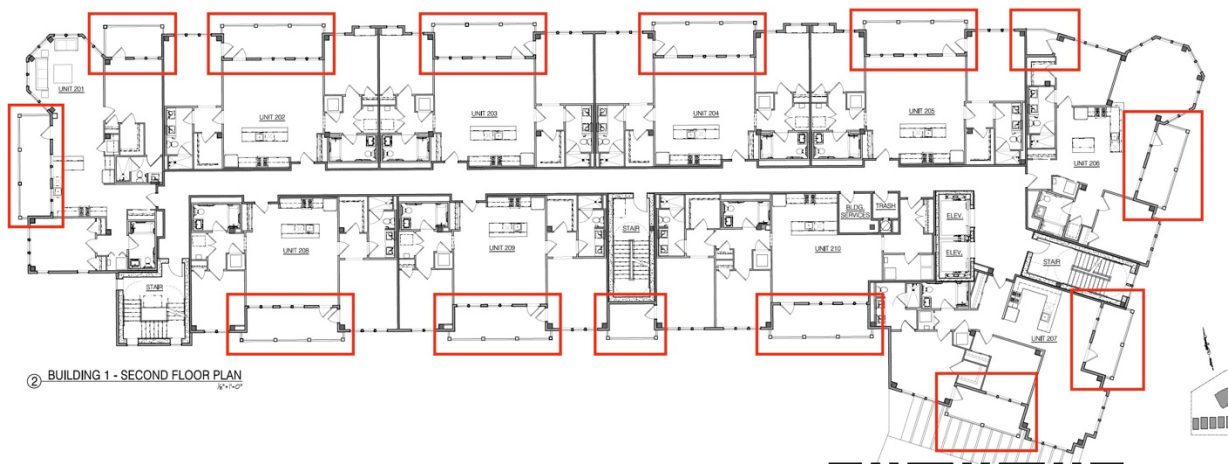


Illustration G.4.a. — Second floor plan of Condominium Building One showing hybrid inset balconies at all four elevations (Sheet A-2).

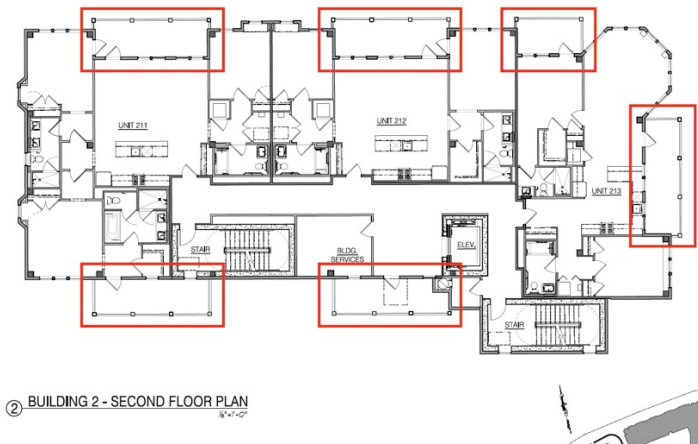
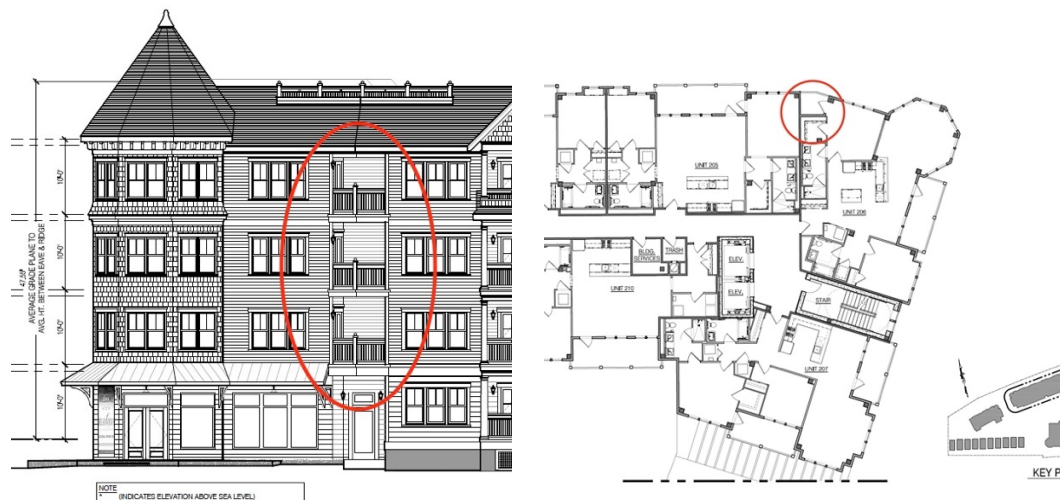


Illustration G.4.b. — Second floor plan of Condominium Building Two showing hybrid inset balconies along the north, south, and east elevations (Sheet A-7).

G.5. — Condominiums: At the north elevation, just west of the Building One tower, above the north access door, are a row of inset-balconies. These balconies occur at the point where the building jogs southwest along Wesley Lake. These balconies are five-sided, due to a bend in their railings, have no windows, single doors, and no lighting. They are non-historic in character, awkward in size and placement, and differ in every way from any other balcony in the project. Tech recommends they be reconsidered or eliminated. **NOTE: 3 June 2022 Summary of Changes: Shutters added at inset balcony on the North East corner.**



Illustrations G.5.a. and G.5.b. — Detail of northeast corner of Condominium Building One showing windowless mini-balconies above the north building access door (Sheet A-6). These balconies are circle in the second-floor plan, at right (Sheet A-2).

H.) Ornamentation, Columns, Railings, Chimneys and Trim Details

H.1. — **Hotel:** The main entrance stair of the Hotel is bisected by a singled porch column yet flanked by double porch columns. Elimination of the single column is recommended to better frame the entrance.



Illustration H.1. — Hotel entrance flanked by double columns with single column bisecting the entry area (Sheet A-11).

H.2. — **Hotel:** Across the south and east elevation of the Hotel there is an unusual reliance on double-columns. These are paired with single columns and interstitial newel posts in ways that create non-rhythmic spacing of vertical elements. This spacing disrupts in a way that is atypical of historical hotels and boarding houses in Ocean Grove. “Mini” columns at the fifth story (south and east elevations) add to the inharmonious effect.



Illustration H.2.a. and H.2.b. — Details of the balcony stacks at the south and east elevation of the Hotel showing double and single columns and newels (Sheet A-11).

H.3. — **Hotel:** Diamonds and banding on tower roofs is over-scaled.



Illustration H.3. — Roof tile patterns showing oversized diamonds and banding (Sheet A-11).

H.4. — **Hotel.** It is unclear what railing treatment is proposed for the dormer balconies. Are they mini balusters or vertical paneling? Please clarify.

H.5. — **Hotel & Condominiums.** Turned and chamfered columns are more typical of Queen Anne designs than Tuscan columns. Turned columns were suggested to OGNED during Tech.



H.6. — **Hotel: Ramp.** It is unclear how the front entrance ramp railings will resolve with the wrap-around porch and its railings. Please clarify.

H.7. — **Condominiums:** The south elevation of Building One shows twelve (12) Tuscan columns sitting on tori without plinths. This irregularity also occurs on the west elevation of Building One. It may also exist at the east and south elevations of Building Two. Please clarify.



Illustration H.7. — South elevation of Condominium Building One showing Tuscan columns without plinths at the first floor (Sheet A-6).

H.8. — **Condominiums:** Are railings proposed for the rooftop pathway and roof deck of Condominium Building One? Please provide cat/cut for review.

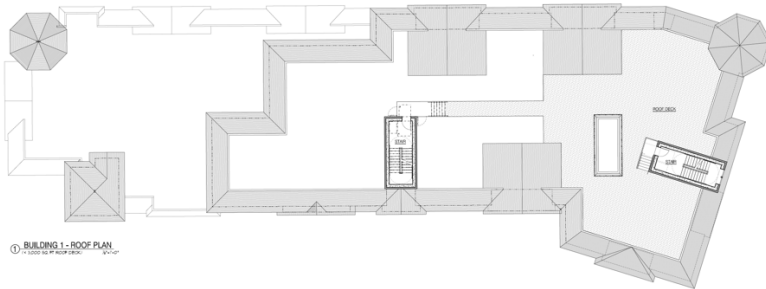


Illustration H.6. — Plan showing proposed Condominium Building One roof path and roof deck (Sheet A-4).

I.) Exterior Lighting, Lamp Post and Yard Lighting

I.1. — A Lighting Plan was not presented for review. The proposed lighting elements appear excessive to Tech. Over-lighting these structures would prevent the buildings from blending appropriately with the residential neighborhood that surrounds them. Lighting is always closely reviewed by HPC, and Tech encourages OGNED to present a full lighting schedule for review. (See Guidelines, page 24-25, I. “In brief, the exterior lighting of any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, should be:

1. Refurbished or replicated original lighting fixture types to the extent feasible.
2. Positioned so as not to impede passage or inflict harm to pedestrians nor create a significant visual barrier or distraction along the street.
3. Be representative of the style and period on which such lighting is applied and be consistent with fixtures typically found within the Ocean Grove environs.”

I.2. — Tech considers the lighting on the current plan excessive, with two lights per balcony in most cases. Because of the abundance of lighting the project will likely fail to blend appropriately into its neighborhood.

I.3. — Color temperature is not indicated on any lighting. Efforts should be made to ensure the buildings fixtures adhere to warm color temperatures characteristic of incandescent lights as opposed to the cool temperatures commonly associated with modern, LED lights.

I.4. — **Hotel:** The south elevation of the Hotel indicates thirty (30) lanterns, including four on the roof projections, with an additional twenty-eight (28) lanterns on the east elevation, facing the boardwalk. In contrast, the west elevation shows only six (6) lanterns. Tech considers the number of proposed lights excessive to a degree that is typically modern and recommends that lighting at the south and east elevations be reconsidered. **NOTE: 3 June 2022 Summary of Changes: Revised detailing at roof-top dormers. Half-size columns removed and replaced with large brackets. Dormer roof changed from shed to gable to accommodate the revised detailing. Dormer width enlarged to accommodate (1) wall lantern on each side of the doors.**



Illustration I.4.a. — South elevation of the Hotel showing thirty (30) proposed lantern fixtures (Sheet A-11).



Illustration I.4.b. — East elevation of the Hotel showing twenty-eight (28) proposed lantern fixtures (Sheet A-11).

I.5. — **Hotel:** There is no indication whether the proposed lantern lighting on the balconies is intended to be low-wattage decorative lighting, uniformly controlled by the hotel, or higher-wattage functional lighting, controlled by guests in the individual rooms. Please clarify.

I.6. — **Hotel Roof Lighting:** Lighting fixtures at the elevator and staircase roof projections are counter-historical and intrude on the illusion of a Mansard roof. These rooftop lights are apt to bring undue attention to the un-historical roof in the evening hours.

I.7. — **Retail:** No lighting is indicated on the Retail elevation (though a proposed sketch of a ceiling fixture is included on Sheet A-25). How many fixtures are proposed, where will they be located, and how much light coverage is proposed?

I.8. — **Retail:** No lighting is indicated for the Courtyard Corridor. How many fixtures are proposed for this area, which fixtures are proposed, and will any non-historical fixtures (floodlights or safety lights) also be proposed? Please clarify.

I.8. — **Condominiums:** Elevations show single doors out to balconies with lighting fixtures on each side of the door. Balconies have multiple windows from which light is reasonably expected to pour out into the balcony areas. Fixtures on the both the opening-side and the hinge-side of single doors is considered excessive. **NOTE: 3 June 2022 Summary of Changes: Provided a**

single light fixture located on the latch side of all porch/balcony doors.



Illustration I.8.a. — North elevation of Condominium Building One showing lighting (most of which entails two light fixtures flanking single doors onto balconies) (Sheet A-6).



Illustration I.8.b. — North elevation of Condominium Building Two showing lighting (all of which entails two light fixtures flanking single doors onto balconies) (Sheet A-8).

I.9. — **Condominiums:** No lighting is indicated at the entrance to Building One, not at the triple sets of French doors to the west of the main entrance. Is recessed lighting proposed in these areas? Recessed lighting is not historically appropriate and is generally not permitted within the Historic District.



I.10. — **Condominiums:** The lighting, while excessive, also appears inconsistent (e.g., no lighting is indicated on Condominium Building One, south elevation, in the stack of balconies directly above the Retail space).



Illustration I.10. — South elevation of Condominium Building One showing balconies with no lighting indicated.

I.11. — Are ceiling fans proposed for any balconies on any of the buildings? If so, please provide a cat/cut for review.

I.12. — Without a lighting schedule, it is unclear whether lighting is proposed for the common roof deck on the Hotel, the east roof deck and walkway on Condominium Building One, the common roof deck area at the south end of Condominium Building One, the roof deck perimeters, the Courtyard Corridor, or other walkways. Please clarify.

I.13. — Building Two has three private roof decks with a viewing platform under an open roof cupola. What lighting is proposed for these areas and what impact will it have on the neighborhood? Please clarify

J. Gutters

J.1. — No gutter or leader schedule is included in the Plan. If proposed, please submit a gutter and leader schedule for review.

J.2. — If proposed, will gutters be half round with round pipe leaders?

J.3. — If proposed, what color will gutters and leaders be and will they resolve at grade or into drains?

K. Awnings

K.1. — A non-conforming, standing seam roof is proposed for the east elevation of the Retail units. Tech suggests OGNED consider awnings in this area to help the Retail spaces better relate to the boardwalk, provide pedestrian shelter from sun and rain, and help differentiate this portion of the development from the Hotel, to the south and the Condominiums, to the north. (See Guidelines, page 14, Roofs. “4. Avoid use of modern standing seam factory painted metal

roofing, and shingles of inappropriate historic period color, such as white or green.”)



Illustration J.1. — Detail of proposed standing seam roof over Retail (Sheet A-5).

L. Skylights

N/A

M. Satellite Dishes, Solar Panels and Antenna Towers

N/A

N. Roof Top Construction — Sun Decks, Pools, and Hot Tubs

N.1. — **Roof Decks.** The Hotel & Condominium Building One each have large-scale, public roof decks. Condominium Building Two has three private roof decks. Roof decks are non-conforming with the Guidelines. The roof decks proposed are visible in so far as railings and balusters along the parapet provide “viewing platforms” (some beneath the proposed faux-gables). These breaks in the parapet reveal the presence of the roof decks. There is a reasonable expectation that appurtenances related to roof decks (umbrellas, tents, pergolas, rooftop plantings, lighting, etc.) will further reveal the presence of these roof decks atop these buildings. (See, Guidelines, page 27, Section N, “Roof top construction featuring sun decks, swimming pools, and hot tubs are not in keeping with the designs of the Victorian Era nor other historic styles of architecture within the Ocean Grove Historic District. Therefore, such features will be viewed contrary to the “Spirit” of the architectural setting. Introduction of any such feature must fully demonstrate that such a feature would be designed so as not to be visible to public view...”)

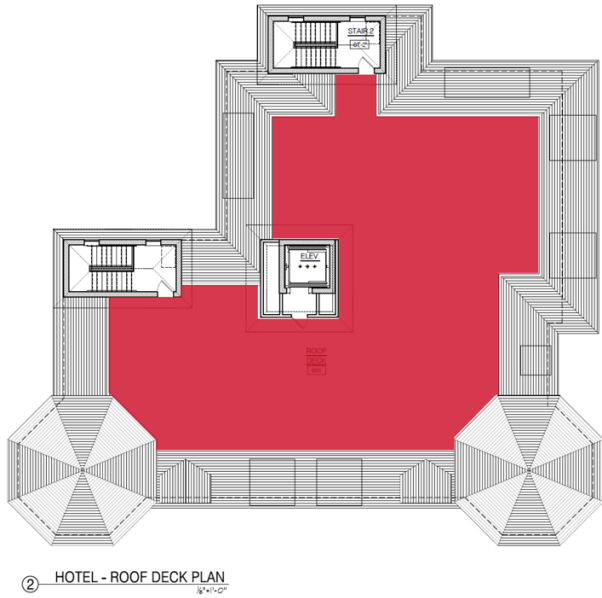


Illustration N.1.a. — Proposed coverage of Hotel Roof deck (emphasis added) (Sheet A-10).

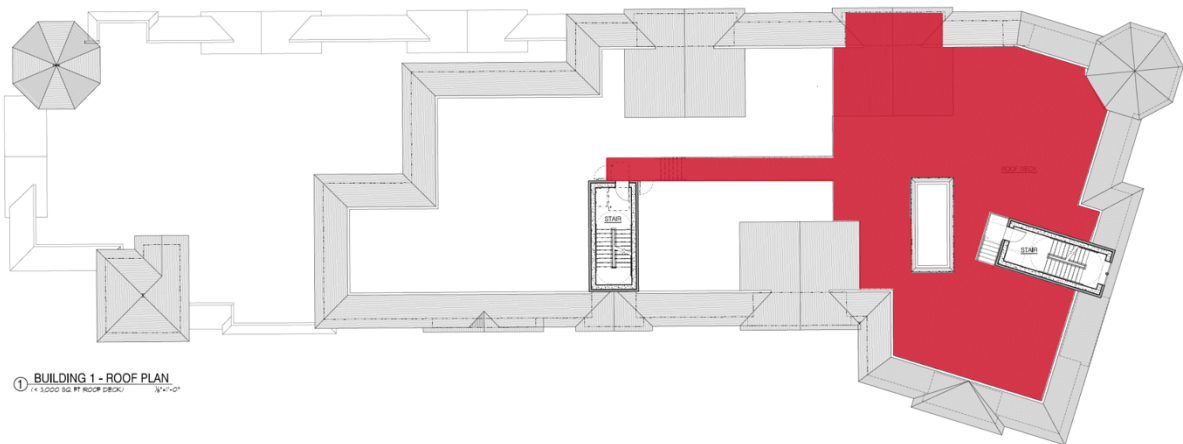


Illustration N.1.b. — Proposed coverage of Condominium Building One east roof deck (color added) (Sheet A-4).

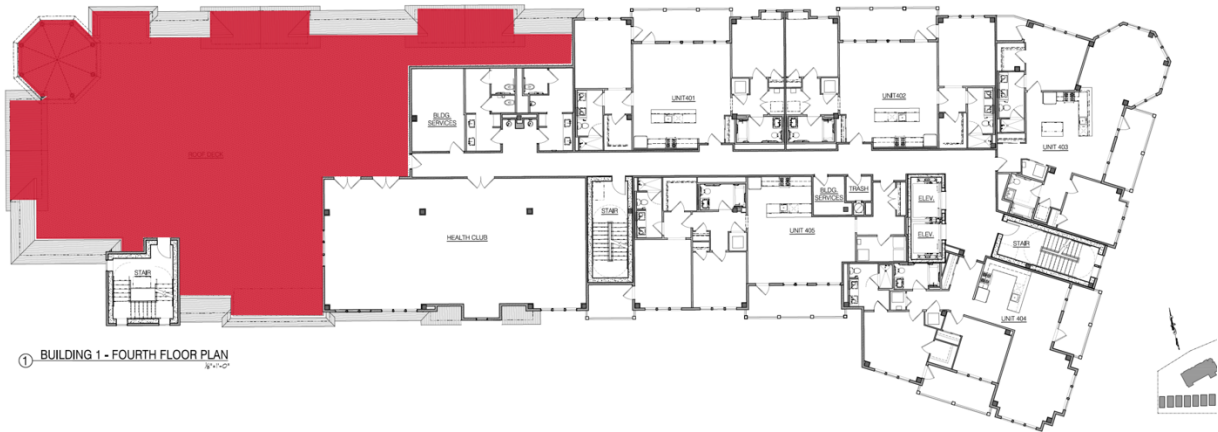


Illustration N.1.c. — Proposed coverage of Condominium Building One west roof deck (color added) (Sheet A-3).

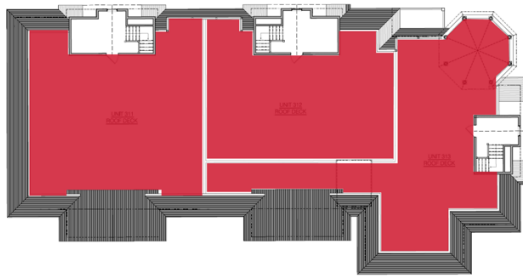


Illustration N.1.d. — Proposed coverage of Condominium Building Two, three private roof decks (color added) (Sheet A-7).

N.2. — The Hotel includes a prominent central elevator shaft that extends above the ridge of the proposed parapet roof. OGNED stated they believe this item to be hidden from view. However, given the location of the Hotel at the north end of Ocean Avenue, Tech finds this rooftop protrusion would likely be highly visible from as far away as Broadway, to the south, and as far north along Ocean Avenue as perhaps Atlantic or Sea View Avenues.

N.3. — Tech suggested eliminating this non-historic element by replacing it with a hydraulic elevator that would not intrude above the ridge of the parapet. OGNED responded that this was not viable.

N.4. — Tech suggested OGNED might reconsider the elevator shaft as a possible architectural focal point by disguising it as a cupola. A sketch of a possible Queen Anne design was offered for discussion only. OGNED returned with a treatment that does not appear Queen Anne in style and does not relate to the rest of the building.

O. Air Conditioning Window and Condenser Units

O.1. — Condominiums. No Air Conditioning condensers are indicated on the Plan. Where are condensers proposed and how will they be screened from view?

P. Flags, Banners, and Signage

P.1. — No signage schedule was submitted for review by Tech. Excluding the name of the Hotel, which appears on the south elevation (see illustration, below) the current Plan is missing any indicators of type, style, or location of signage on, or around, any of the proposed structures. (See, Commercial Guidelines, Section Q, pages 20-23, “Signs are one of the most prominent visual elements on the street and define the purpose of a building. If designed, signs add interest and variety to the streetscape and building facade while enlivening the street scene. Poorly conceived signs may also detract from the architecture and negatively impact even the best designed storefront...).



Illustration P.1. — South elevation of the Hotel showing proposed signage (Sheet A-11).

Q. Fencing and Gates

Q.1. — No fencing schedule was submitted. Are any fences or gates proposed and, if so, what are the proposed materials and what is the historically appropriate design? Are any gates or stanchions proposed? Will there be walkway lighting?

(See, Commercial Guidelines, pages 18-19, Section M. Fencing, “In Ocean Grove, fencing of wood and occasionally cast iron were used to define space rather than separate spaces visually. Fencing was most commonly used in residential applications in front and rear yard situations...In brief, the fencing type of any commercial building or structure undergoing repair, restoration, renovation, alteration, addition or proposed new construction should:

- 1.) Avoid use of chain link, masonry walls, ranch style post and rail, vertical board or plank, any variety of stockade or modern wrought iron or vinyl clad fencing.
 - 2.) Utilize painted wood picket, Victorian ornamental cast iron or Victorian pipe rail fencing systems where appropriate to the architecture of the building or structure.”
-

R. Architectural Landscape Treatments

R.1. — While landscape treatments fall largely outside the purview of HPC, Tech did ask if there were any plans to utilize landscape elements to better differentiate between the various buildings and mitigate the mass of the north elevation of the condominium buildings. OGNED offered to consider such treatments if viable under existing project constraints.

S. Driveways and Curb Cuts

N/A

T. Auxiliary Structures

N/A

U. Color

U.1. — Tech requested a color rendering of all buildings to illustrate the manner in which OGNED intended to differentiate the various buildings and highlight the diverse architectural elements. This item is missing from the Plan.

U.2. — Tech requested elevation drawings include shadow lines to illustrate the proposed changes in plane across the various elevations. This item is missing from the Plan.

Other Items

No lighting schedule was submitted or reviewed during Tech. The current Plan includes some lighting elements, though they appear excessive in some areas and missing in others. Three

lighting fixtures are illustrated on sheet A-25 but the small lanterns found on the elevations at the inset-balconies is not among them. Cat/cuts are missing for all fixtures.

No gutter/leader schedule was submitted.

No color schedule was submitted.

A shadow-line illustration was request but not submitted.

The drawings are, in various instances, inconsistent and inaccurate to such a degree that Tech recommends a corrected set of drawings be submitted prior to consideration by the full Commission.