

Ocean Grove Residential Structures -Facade Design Guidelines

VI. Glossary of Terms and Definitions

"addition" - an increase in the footprint area of a building or an increase in the average height of the highest roof surface or the number of stories of a building

"advisory opinion"- from time to time the HPC may issue an advisory opinion which further explains its position relating to a specific section or sections of the Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures.

"alteration" - the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component.

"balcony" - is an open air uncovered porch with direct access from the interior of the dwelling only; balconies are usually located on the upper levels of a dwelling, are rimmed with railing and may vary in size.

"baluster" - an equally spaced square or turned spindle, flat ornamental slat or series of vertical posts supporting the top rail of the balustrade rail or positioned between the top and bottom rails at porches, balconies or stair railings.

"balustrade" - a porch or balcony railing with a top, or a top and bottom, rail with spindles, ornamental slats or vertical posts positioned between the rails.

"barge board/verge board" - the decorative board attached to the projecting portion of a gable roof, also known as a verge board.

"Batten" – a board less than 4" wide used to cover the joint between siding boards.

"bay" - the regular external division of a building marked by windows or other vertical elements, most often with three angled sides and positioned to be an external projecting feature, also known as a bay window.

"board and batten" – wood siding in which the wider boards are covered at the joints with a narrow board.

"board on board" – wood siding, fencing or roofing characterized by overlapping vertical boards that alternate forward and back.

“bracket” - a small curved or saw-cut or cast projecting element which supports a horizontal exterior trim member or roof overhang, window or door hood or canopy, or any exterior cornice detail.

“capital” - the top element of a column or pilaster.

“Carriage House” - the reference is to a stable structure where large wood slatted doors allowed access for the storage of carriages; *“Carriage House”* type garage doors utilize solid wood panels or narrow vertical tongue and groove wood facing and heavy wood battens as trim; *“Carriage House”* type garage doors may also be fabricated with either decorative cross board supports or be of raised panel designs or may feature small windows with true divided lights where natural light or visibility is required; *“Carriage House”* type doors always appear to operate as hinged swing or folding type.

“Certificate of Appropriateness” - is a document issued by the Historic Preservation Commission approving any preservation, restoration, rehabilitation or alteration of property dealing with construction, demolition, additions, removals, repairs or introduction of any architectural feature for any existing or proposed new construction.

“change of use” - means a change from one Use to another Use in a building or tenancy or portion thereof.

“clad” - technique where existing materials are covered with new ones rather than removing them;

“clap board” - is horizontal exterior siding which is lapped or layered.

“column” - a vertical pillar or shaft usually supporting a member above

“construction permit” - the written approval and certificate which must be obtained from the Township Building Department after obtaining a Certificate of Appropriateness from the Historic Preservation Commission and before the start of construction.

“corner board” - the narrow or wide vertical board at the exterior corners of a frame building

“cornice” - a projecting molding at the top of a building or wall

“cupola” - a small roof tower, usually rising from the topmost center of the roof ridge or turret. Cupolas may have windows and have a variety of roof types including gables, conical roofs and square, hexagonal or octagonal bases.

"deck" - strictly refers to the structural element, plank or other surfacing material, placed upon the floor framing of a balcony or porch.

"demolition" - is the partial or total razing, dismantling or destruction of any building or structure, or of any other improvement within the Historic District. *The demolition of existing structures in Ocean Grove is contrary to the mission of the Historic Preservation Commission and any demolition must meet rigorous review criteria during the approval/denial process.*

"dentil" - small square blocks extending along the underside of a projecting cornice.

"Design Guidelines" - refers to the criteria as set forth by the Historic Preservation Commission and the Township of Neptune regarding the exterior architectural treatments and facades of any building or structure.

"dormer" - a small window with its own gable, shed, hip or arched roof projecting from a sloping roof.

"eaves" - the projecting overhang at the lower edge of a roof.

"entablature" - the classical architectural term which describes the part of a building which is supported by columns and consisting of a cornice, frieze and architrave, or an assemblage of architectural moldings and trim creating a crown molding type detail on building exteriors.

"eyelid/eyebrow" - the low profile arched element similar to the roof dormer featuring half round or low profile arched windows which function as historic skylights or clerestories.

"exterior alteration" - means any change in the exterior architectural features of a building or any other structure including repainting, additions, or the demolition of part of a building with the exception of repainting the exterior of the structure in the same color(s) for maintenance purposes.

"exterior architectural feature" - means any element of the exterior architectural style, design or general arrangement of a structure that is visible from the outside including, but not limited to, the style and placement of all windows, doors, gutters, garages, porches, railings, steps, stairs, lighting, roof type and color, building material, signage and decorative elements including landscaping, fences and features.

"facade" - the exterior face or elevation of a building visible to public view

“fanlight” - an arched transom located over doors or windows comprised of glazing pieces seamed with wood grille work muntins positioned in a radial manner from the center base of the arched transom.

“finial” - the projecting ornamental element at the top of a gable, spire or pointed roof

“frieze” - the middle portion of a wide flat board under a cornice detail which may be ornamented or paneled.

“gable roof” - a roof with a central high point or ridge which creates a slope to either side, also known as the triangular section of wall under the sloped roof lines.

“gambrel roof” - a roof with a central ridge and two angled roof segments on either side of the ridge, similar to a traditional barn roof, also known as a Dutch colonial roof

“grass strip” - the required strip of lawn of 12’-18’ between the curb and the sidewalk. Only organic materials such as grass and trees are allowed in this area.

“hip roof” - a roof with uniform slopes on all four sides extending from a central ridge line or point

“historic flared avenue open space” - the unobstructed area located between the curb line and the front leasehold building/property line for particular properties within the first block from the ocean front between Ocean and Central Avenues so as to maximize views and vistas of the shore line. The exception to this is Spray Avenue.

“historic integrity” - the authenticity of the property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic architectural period

“historic landmark” - means historic building structure or site, or any property under the protection of landmark status within the designated Historic District.

“historic site” - is any real property, man-made structure, natural object or significant location which has been formally designated as being historic and exhibit or possess archaeological, cultural or architectural significance, or otherwise located within the boundaries and limits of a formally designated Historic District.

“historic sites inventory” - is a list of historic properties determined to meet criteria of formal designation as identified as a “historic site” or “historic landmark”.

“HVAC” - means heating, ventilation and air conditioning systems.

“lattice” - pattern produced by interlacing laths or slat like trim or other thin strips of wood or simulated wood material in a manner to screen the underside of porches or other areas to be shielded from public view. This is typically vertical and horizontal in Ocean Grove.

“leaded glass window” - a window that is composed of pieces of glass that are held in place with lead strips; the glass may be clear, colored or stained; leaded glass windows are often referred to as “stained glass windows”.

“lintel” - the horizontal decorative beam or structural member positioned over a wall opening or span between columns.

“mansard roof” - a roof traditionally having a steep single or double slope on all four sides of a building’s footprint

“modillion” - the horizontal block or bracket placed under the overhang of the cornice.

“mullion” - the vertical divider in a window

“muntin” - the dividing strips between the glazed panes in a multi-paned window.

“national register criteria” - means the established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

“pediment” - the triangular gable end of the roof; also any similar crowning element used over the doors or windows, usually triangular but may be arched or curved.

“pendent”- the projecting ornamental element at the bottom of a gable, spire or pointed roof

“pent” - an angled roof overhang, skirt or canopy-like detail which is attached to the perimeter of the building and most frequently found at open air porches and cornice lines; pent details usually project not more than several feet from the building line and are intended to provide added shade and weather protection. The underside of a pent detail features exposed rafters and rafter tails.

“permit” - includes any required Township approval for exterior work to any structure or property in the Historic District which exterior work is subject to public view. Permit shall include, but is not limited to a zoning permit, construction permit, a demolition permit, a permit to move, convert, relocate or remodel or change the use or type of occupancy of any structure or property in a historic district which involves exterior changes to the structure or property on which it is located.

“pinnacle” - the vertical rail with tooled and pointed ends positioned in the center of a gable ornament or at the ridge point of a gable roof with the pointed end usually extending into the gable area below the roof line.

“pilaster” - a shallow pillar attached to the wall resembling a classical column; also commonly used at door and window surrounds and trim.

“pop-ups” - refers to the introduction of additional floor levels by raising partial or total existing roof areas in order to increase new living space and thereby significantly altering the original scale, form and architectural character of the existing dwelling.

“porch” - is a spatially defined and covered open air area immediately adjacent to the structure which features columns, railing, floor decking, architectural ornamentation reflecting the architectural style and period of the dwelling. A porch essentially a one-story framed open air enclosure which is largely transparent and may vary in size. Porches are most commonly located on dwelling fronts but may be positioned on side, alley and rear elevation depending on lot configuration and architectural design.

“portico” - an entrance porch

“preservation” - the act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the landscape features and vegetative cover of a site where integral to the visual experience of the building, property or site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

“PVC” - refers to poly vinyl chloride materials used in manufacture of piping, railings and some ornamental trim.

“reconstruction” - any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Rehab Code” - the regulatory Sub Code used in conjunction with the International Residential Code 2000/New Jersey Editions; the Rehab Code allows for various exceptions in requirements for improvements where structures are deemed either historic landmarks, historically significant or where structures are existing

"rehabilitation" - the repair, renovation, alteration or reconstruction of any building or structure Rehabilitation is the act or process of returning a property to the state of utility through repair or alteration which makes continued use and habitability possible while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

"renovation" - the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures.

"repair" - the return to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing.

"restoration" - the act or process of accurately recovering the form and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work, details, ornamentation, finishes, features and trim.

"retaining wall" - a structure that is designed and constructed to stabilize two generally horizontal surfaces which are vertically displaced, and which shall be either a landscape retaining wall or structural retaining wall:

1. landscape retaining wall shall mean a retaining wall greater than eighteen (18) inches but less than four (4) feet in height, which does not support any site improvement within four (4) feet of the top of the wall.
2. structural retaining wall shall mean retaining wall greater than four (4) feet in height, or a retaining wall with any site improvement located within a distance from the top of the wall equal to the height of the retaining wall.

"sash" - the frame in which a glass window is set; a sash may be moveable, slide vertically or be fixed in place; often referenced as the top and bottom sash of a double hung window.

"sill" - the lower horizontal member of a door frame, window frame or wall.

"soffit" - the exposed underside of an extended overhead component of a building such as the undersurface of a roof overhang, arched opening, cornice or porch canopy.

“seaside vernacular” - refers to the indigenous architectural character of the Historic District as an ocean front community which features specific forms, shapes and other elements which harmonize with the seaside breezes, sun shading, summer season activities, and complement the dominant and pre-existing architectural historic styles.

“structure” - best described as a combination of materials constructed for use, occupancy or ornamentation whether installed on, above or below the surface of land.

“system” - means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building including any equipment, fixtures, connections, conduits, wires, pipes, ducts, as well as any associated sensors, controls, distribution or safety elements.

“T-111” - refers to texture one eleven manufactured wood sheathing which is fabricated with vertical grooved reveals that is intended for exterior application.

“technically infeasible” - means, in connection with accessibility requirements, a change that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

“tower”- an often small but dominant corner tower with either a conical roof or hexagonal or octagonal base form with steep angle roof sides culminating in a high central point

“transom” - a small window over a door or another window; a transom may be rectangular, fan-shaped, arched or elliptical, and may contain stained, leaded or otherwise ornamental period style glass.

“turned post” - a post which is ornamented by the carving of grooved detail in the mid section of porch columns or posts; groove detail may create narrow rings, wide bands or globe like forms, and usually feature combinations of each.

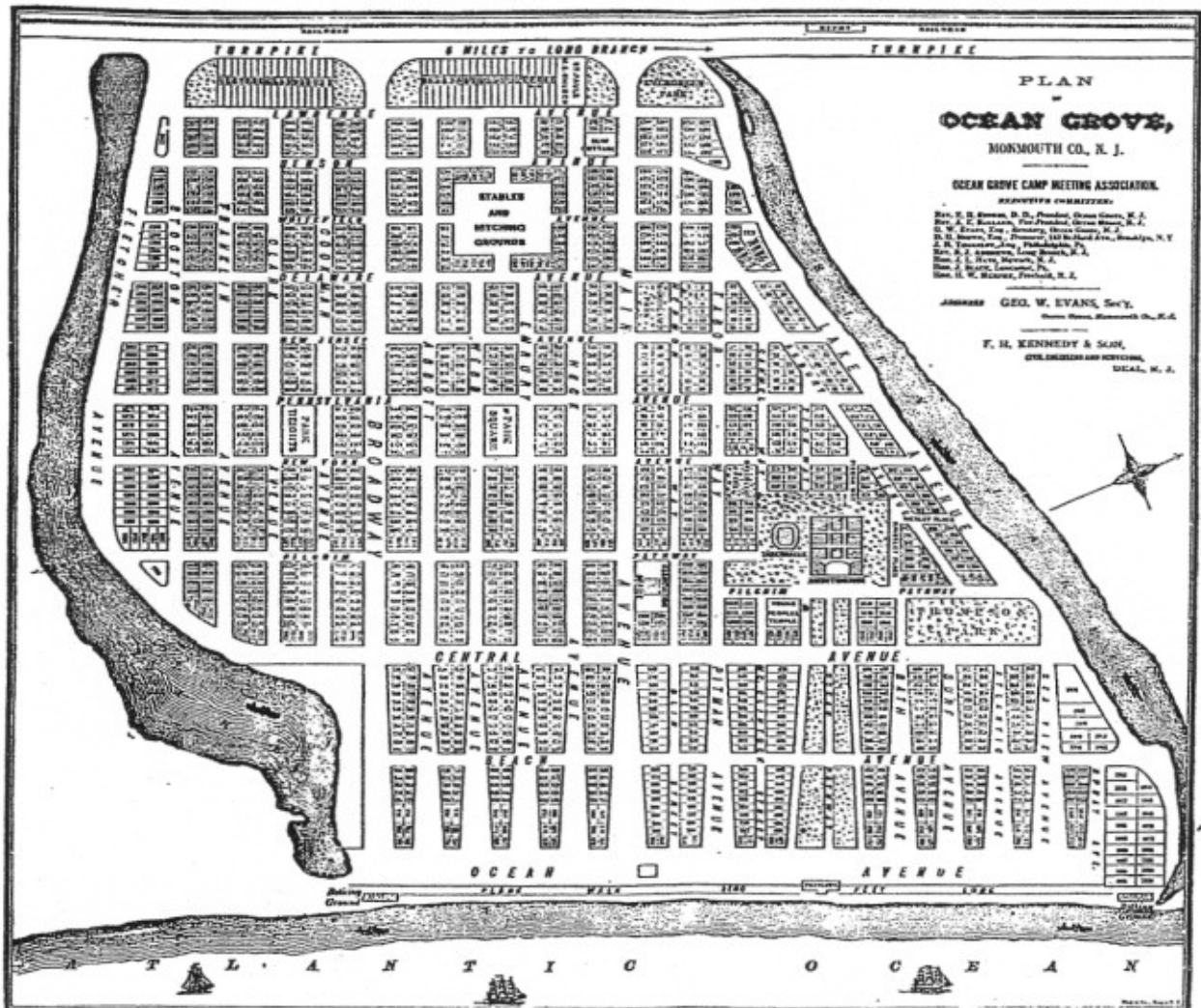
“turret” - an often small but dominant corner tower with either a conical roof or hexagonal or octagonal base form with steep angle roof sides culminating in a high central point.

“use” - means that portion of a building or tenancy which is devoted to a single Use Group or special Use or occupancy as defined in the building sub code or as established by the provisions of any other sub code for the purpose of specifying special requirements applicable to that portion of a building or tenancy.

"Use Group" - means the Use Group classification of the building sub code.

"Victorian Era Architecture" - the period of American architecture generally recognized as being built between 1880 and 1910 and include a variety of styles including Eastlake, Gothic Revival, Queen Anne, Craftsman and Stick Styles.

"visible from street" - refers to the ability to view any element or device from street level or a street grade location within a public street right-of-way.



Plan of Ocean Grove, 1881.

Annual Report of the Ocean Grove Camp Meeting Association