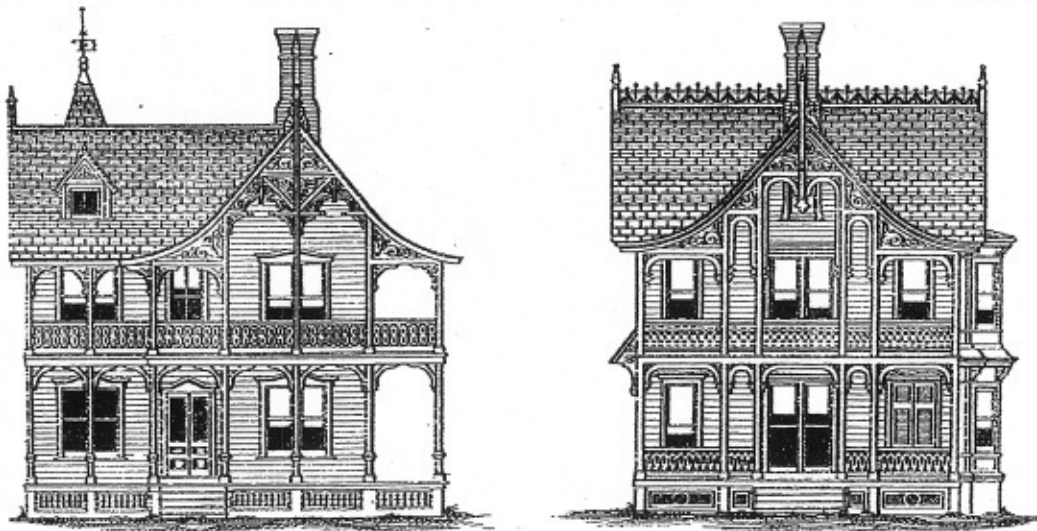


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**Ocean Grove Historic District  
Architectural Design Guidelines  
*For*  
Residential Structures**



*Prepared for:*  
**The Township of Neptune  
Neptune, New Jersey**

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**The Historic Preservation Commission  
Of Neptune Township**

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# Ocean Grove Residential Structures -Facade Design Guidelines

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# **Ocean Grove Residential Structures -Facade Design Guidelines**

## **I. Facade Design Guidelines Overview**

### **A. Statement of Purpose**

**Ocean Grove's Historic District** is a unique and valued architectural asset and national treasure. The Objectives of **Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures** are to preserve the historic architectural integrity, craftsmanship and heritage of the Nationally Designated Historic District and encourage architectural solutions which will *"Recapture the Spirit of Ocean Grove"*.

**The Historic District of Ocean Grove** is defined as the entire area within the boundaries that is legally known as Ocean Grove. This includes all structures, grounds and amenities within those boundaries.

**The Purpose** of the **Ocean Grove Historic District - Architectural Design Guidelines for Residential Structures** is to expand upon Section 507 "Historic District Streetscape Design Standards" and Section 508 "Historic Preservation Design Guidelines" of the Neptune Township Land Use Ordinance. It is intended to **assist** residential property owners and reviewing authorities with a single reference which addresses various facade design considerations and parameters for all proposed architectural improvements and facade treatments.

**The Design Guidelines** are intended to serve as the basis for review by local authorities in all architectural facade design approval decision-making and to define the significant elements of a building's appearance and establish standards for preserving and enhancing those elements.

**The Design Guidelines** address repairs, restorations, renovations, alterations, additions and maintenance to existing historic building facades, as well as design parameters for all proposed new construction within the Historic District in order to retain the aesthetic integrity of the community.

**The Design Guidelines**, as outlined within this handbook provide architectural examples, details and standards which serve as a guide to residential building property owners in the implementation of all exterior facade improvements associated with all exterior repairs, restorations, renovations, additions, new construction or maintenance, but do not regulate the Owner's or Occupant's selection of interior design, floor plan, finishes and materials.

**The Design Guidelines** were set forth to include a variety of appropriate and historically acceptable building facade treatment design options and suggestions which may be referenced during the design process.

## **B. Applicability - Do these Guidelines apply to my project?**

All exterior work performed on or around any existing or proposed single family, townhouse, multi-family residential, religious or recreational structure within the **Ocean Grove Historic District** is subject to and **must comply** with the standards and intent of Ocean Grove Historic District Design Guidelines for Residential Structures, hereafter referenced as **The Design Guidelines**.

Residential structures include all single and multi-family dwellings, all cottages, condominiums, commercial buildings with upper floor (s), or shared residential uses, including all hotels, bed and breakfasts and inns and other residentially occupied building types. Seasonal Camp Meeting fabric tent structures are *exempt* from the standards and requirements of **The Design Guidelines**; however, the permanent portions of the tent structures are not exempt and must comply with all design requirements and preservation considerations.

For commercial structures please refer to the Ocean Grove Historic District Guidelines for Commercial Structures for additional information. All exterior work on commercial properties requires HPC approval.

## **C. The Historic Preservation Commission (HPC) Review and Approval Process Requirements**

The HPC acts in an advisory capacity to the **Planning Board** and the **Zoning Board of Adjustment** for Neptune Township, and has final authority in the review of all projects not requiring approval of either of those boards. Upon demonstration of compliance with **The Design Guidelines**, the HPC will issue a *Certificate of Appropriateness*.

All proposed work involving exterior finishes and elements such as paint, color, doors, windows, siding, roofing, exterior fencing, screening, refuse enclosures, sheds, storage facilities, porches and railings will be subject to review by the **HPC**. The review of proposed improvements, however, is limited to the architectural form and treatments on the exterior of the structure even if interior work is part of the overall scope. Projects with only interior work need not obtain approval from the **HPC**.

Some simple repair and maintenance projects, such as re-painting of the structure's exterior in the same color(s) for purposes of maintenance, will be issued the requisite *Certificate of Appropriateness* upon an administrative review of the proposed plan or written request.

Most renovations, alterations, reconstructions and new construction projects require a *Zoning and Construction Permit*.

Projects requiring a ***Zoning and Construction Permit*** are subject to code compliance plan review by the Neptune Township **Construction Code Enforcement**. Prior to issuance of a construction permit all projects requiring a zoning permit must be reviewed and approved by the zoning officer. All applications for a ***Construction Permit*** from the **Construction Code Enforcement Office** must include the ***Certificate of Appropriateness*** issued by HPC.

In summary, a ***Certificate of Appropriateness*** must be obtained from the HPC prior to the procurement of a ***Construction Permit*** and/or commencement of any ***“work”*** whether it requires a construction permit or not. Included in the term ***“work”*** is all painting, signage, repair, restoration, alteration, addition or new construction where siding, windows, doors, trim, decorative ornament, porches, balconies, railings, shutters, awnings, fences, exterior lighting or roofs, or any change to any other exterior elements impacted by a proposed change or improvement.

## **D. What to Expect and How to Prepare for an HPC Hearing**

### **1. PREPARATION:**

Be aware that some architectural modifications made to homes in Ocean Grove over the years have been completed in violation or without legal permit. They also may have been completed prior to the establishment of the HPC and violate national, state and local standards. These are not appropriate examples for future renovation, restoration or preservation.

In all cases, Owners and Architects and other design and construction professionals should research the availability of historic photos or other references which may specifically contribute to the effort of ascertaining original designs and details pertaining to the Applicant's property. Restoration, replication or reconstruction of original materials and ornamentation is most desirable and highly encouraged.

Residential property Owners and Architects should become familiar with existing historically appropriate structures within the **Ocean Grove Historic District** in order to select and design improvements. Technical review workshops, available by appointment, with the HPC may be helpful in this effort.

All exterior work performed on any existing or proposed single family, townhouse, multi-family residential, religious or recreational structure requires HPC approval.

### **2. APPLICATION:**

Applicants shall apply for a *Certificate of Appropriateness* at the Construction and Code Enforcement Offices of the Township of Neptune or on the web at [www.neptunetownship.org](http://www.neptunetownship.org)

### **3. REQUIRED INFORMATION:**

Depending on the scope of work proposed, the applicant will be required to submit with the application all architectural plans, sketches, photographs, color and material samples and any other useful references for review by HPC in advance of the hearing date. **When scope of work includes any site work, demolition, addition or new construction... a site survey plan is required.**

### **4. TECHNICAL REVIEW:**

The applicant must complete the application for Technical Review. Following the Technical Review the applicant will be provided with a public hearing date before the HPC at the Neptune Township Municipal Building. There are no fees required. *For more extensive "work", a conceptual pre-application planning session with two or more members of the HPC, may be appropriate.*

**5. PUBLIC HEARING:**

Each HPC hearing will have multiple applicants presenting their proposed improvements. All applicants, their contractors and architects are encouraged to be familiar with **The Design Guidelines** prior to their appearance before the HPC. The applicant and/or their representatives will be sworn in as to the truth and completeness of their testimony and presentation. **The Applicant or their representative will then speak and provide a detailed presentation of the proposed scope of work.**

Applicants are urged to be prepared to demonstrate compliance with **The Design Guidelines** through submission of manufacturer's material and color samples and any sketches, renderings, plans, streetscape photos and project photographs that will assist the HPC in making a decision. All new multi and single-family construction, renovation, alteration and proposed addition will require drawings prepared at a scale not less than a 1/4" to 1'-0". Professionally prepared construction documents shall be signed and sealed by an Architect.

**6. ATTENDANCE:**

It is highly recommended that the Applicant be present to address any questions. An Architect, Contractor or Attorney may accompany the Applicant. Attendance by the Architect or qualified Contractor is always encouraged. Presentations may be made by the Architect, Contractor, Attorney or other Owner appointed representative in the event the Owner is unable to attend. Absence may cause deferment. However, for clearly documented minor applications, attendance is not required.

**7. DETERMINING COMPLIANCE:**

The HPC will review the application for compliance with:

- a. The Design Guidelines.
- b. Original Architectural Style: How well the proposed work conforms to the building's original architectural style and choice of appropriate colors, material and ornamentation.
- c. Streetscape: The HPC will consider the effect of the proposed work on the historic preservation and enhancement of the Owner's property, adjoining properties, and the **Ocean Grove Historic District** as a whole.
- d. Relocation of Structures: The HPC will also consider the mass, proportions, architectural style, rhythms, and relationship to the size and scale of the relocated building and the structure's new surroundings. Prior to relocation of the structure the HPC will make a field inspection of the proposed site to determine that the site and its surroundings are appropriate for that building.

- e. New Construction: The HPC will also consider the mass, proportions, architectural style, rhythms and relationship to the size and scale of the proposed building and/or the structure's surroundings.
- f. Combining Structures: The combination of two or more adjoining dwellings or other buildings for residential occupancy will be considered by the HPC but is not preferred. Proposed improvements, which combine adjacent structures, will be considered if the applicant successfully demonstrates sensitivity to adjacent single-family structures and retains the integrity of each structure as visually independent of the other. Essentially, area of the joining of the structures should not be architecturally pronounced, nor become an imposing new element, nor visible to public view as an inappropriate new element.
- g. Demolition: ***The demolition of existing structures in Ocean Grove is contrary to the mission the Historic Preservation Commission and any demolition must meet rigorous criteria during the review process.*** Requests for demolition will be heard on a case by case basis and merits of each request shall be considered. Refer to Section 907 of the Neptune Township Ordinance for Requirements for Demolition in the addendum section of the guidelines.

8. **APPROVALS:**

- a. The Certificate of Appropriateness: Once the application is approved by the HPC and all required information and requirements are provided and completed, the applicant will usually be provided with the Certificate of Appropriateness from the HPC within 10 calendar days of the approval meeting date.
- b. Deviation from the Approved Plan: Any deviation from the approved plan will render the Certificate of Appropriateness null and void. All changes must be approved by the HPC which may require a re-application and attendance at an additional meeting. In order to assist in this "re-certification", clearly documented changes may be administratively approved by HPC.

*All projects must be in compliance with appropriate Planning, Zoning and Land Ordinance laws prior to review by the HPC.*

Proposed improvements must be in compliance with all aspects of the Neptune Township Land Development Ordinance and all Construction Codes as set forth by the State of New Jersey and enforced by the Neptune Township Construction Code Enforcement Department (Building Department) at the time completed construction documents are submitted for Construction Permit.

# Ocean Grove Residential Structures -Facade Design Guidelines

## II. Architectural Facade Design Guidelines

Residential property Owners and Architects should become familiar with existing structures within the **Ocean Grove Historic District** in order to select and design improvements appropriately. Pre-design workshops, available by appointment, with design professionals or HPC may be helpful in this effort. Be aware that some architectural modifications implemented in Ocean Grove over the years have been completed prior to the ordinance establishing the HPC or executed in direct violation of the ordinance . Such modifications or alterations in violation of the ordinance are not appropriate examples for future renovation, restoration or preservation.

In all cases, Owners and Architects and other design and construction professionals should research the availability of historic photos or other references which may specifically contribute to the effort of ascertaining original designs and details pertaining to the Applicant's property. Restoration, replication or reconstruction of original materials and ornamentation is most desirable and highly encouraged.

### A. Guidelines in Brief

The **Design Guidelines**, which follow in **Section IV**, are intended to assist in the determination of appropriate architectural treatments within the **Ocean Grove Historic District**.

In brief, **The Design Guidelines** set forth the following:

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.
3. Where possible, all original exterior wall materials should be *repaired, restored or reconstructed*, in that order, rather than being replaced with alternate or modern day siding or surfacing materials. Where possible, probes to uncover original materials should be performed to ascertain the "*restorability*" of the original materials if they have been covered by layers of materials over the years.

4. All architectural treatments applied to existing structures should *reflect* the *form and intent* of the original design.
5. Avoid demolition of restorable architectural facades and original designs. The layering or covering of original sidings and facings when revealed may be sound and worthy of restoration. The removal of ornamental trim and details should not be considered unless components are deteriorated. Always replicate details in accordance with **The Design Guidelines**. Where architectural elements and ornaments are removed or missing, accurate reproduction and replication is encouraged. Also beware not to pre-date the original building's date of construction when choosing new architectural details
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".*

**The following are 3 points are key design issues which the Applicant must be fully aware when seeking a Certificate of Appropriateness.**

- 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.

## Ocean Grove Residential Structures -Facade Design Guidelines

### **III. Ocean Grove's Historic Architectural Periods and Styles**

Architectural styles commonly found in Ocean Grove Historic District include Bungalow Cottage, Italianate, Stick Style, Gothic and its variations, Queen Anne, Eastlake, American Four-Square, Georgian, Craftsman and Colonial Revival Styles as well various other Pattern Book Victorians. All of these styles are within the defined bounds of the “**Victorian Era of Architecture**”. However, much of the architecture in Ocean Grove may be characterized as a “**Vernacular**” style, or more specifically...a “**Seaside Vernacular**”.

The “**Vernacular**” style, traditionally built by local artisans or craftsmen, is actually a mixture of architectural styles which can be found within a given geographical or cultural area. The “**Vernacular**” style structures were often either simplified or combined other styles and sometimes borrowed elements from various architectural periods. For the purposes of these Guidelines the appropriate Vernacular will be the style of homes that were built in Ocean Grove during the years of 1870 to 1930.

In an attempt to better define the architectural eras of Ocean Grove, one must recognize that by designation as a historic district, essentially *all structures are deemed significant...regardless of age or style*. The residential structures, however, may be categorized as to historic significance in four major classifications:

#### **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.

#### **B. Contributing Structures**

Includes those dwellings originally constructed between the 1910 and 1941 consisting primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian.

#### **C. Supporting Structures**

Includes those dwellings constructed after 1941 to date which sensitively replicate, emulate or complement the historic styles of the Victorian Era or the basic form and detail of the historic dwellings which preceded them.

#### **D. Other Structures**

Includes those dwellings constructed after 1941. These may not specifically contribute to the overall historic styles or craftsmanship of its preceding historic dwellings. Key and contributing structures are most carefully scrutinized during the **HPC** review process.

Overall, the many fine examples and expressive variations from both the late 19th Century Victorian and early 20th Century architectural eras makes Ocean Grove a very special place with a wealth in architectural inspiration and interest.

Examples of historic period prototypes and various Key and Contributing dwelling styles follow in **Section V. Illustrations of Appropriate Architectural Treatments and Styles.**

## Ocean Grove Residential Structures -Facade Design Guidelines

### **IV. Residential Architectural Design Guidelines**

All proposed architectural improvements within the **Ocean Grove Historic District** are to be consistent with the described *“Victorian and Seaside Vernacular”* style.

The following Design Guidelines are intended to assist in the architectural design for the preservation, maintenance, repair, restoration, rehabilitation, renovation and new construction through simple suggestions and illustration.

#### **A. Positioning, Setbacks and Preservation of Historic “Flare”**

The **“Flare”** area is the widening of each of the Avenues to the sea, between Ocean Avenue and Central Avenue in Ocean Grove. It is a unique and rare example of urban planning. The set back land is a separate parcel of land which is owned by the Ocean Grove Camp Meeting Association and not a part to the lot holders leased areas adjoining the **“Flare”** area.

**The “Flare” area must be preserved. Where applicable, proposed improvements shall NOT infringe upon the delineated “Flare” and its historic importance to the Historic District of Ocean Grove.**

According to a statement of significance included in the Nomination Form for National Historic Places; the use of an urban planning technique such as the **“Flare”** in the 19<sup>th</sup> Century is significant not only on a national scale but a global scale as well.

The **“Flare”** area was designed by the founders of Ocean Grove to provide natural vistas, ocean views and encourage sea breezes for the homes along those avenues.

The importance of the **“Flare”** and the associated streetscape is highlighted in the minutes of an **OGCMA** meeting from October 14<sup>th</sup>, 1879 which discusses the setback area and the prohibition of “buildings or structures” being placed into the area between the lot line and the new sidewalk.

Over the years there have been many attempts to encroach into the **“Flare”** and this too has been addressed through-out the past century. At the same meeting of the **OGCMA** in 1879 it was determined that permission would be granted to *“Ornament with shrubbery and flowers any space which may be made between the lot lines and the new side walk”*.

Additionally, the **Neptune Township Land Development Ordinance Section 413.02** further illustrated the historical importance of the “**Flare**” and limits any encroachment beyond a 6’ sidewalk, flowers, or other similar ornamentation, no items or structures may be placed within or may project into the “*Historic Flared Avenue Open Space*”.

It is the opinion of the **HPC** that the “**Flare**” area is of great historical and aesthetic value to all current and future residents of Ocean Grove. Its design is the basis for the streetscape which exists throughout the community. The **HPC**, therefore, has an obligation to carefully consider any encroachment into the “**Flare**”.

In accordance with the **Township of Neptune - Land Development Ordinance, Section 413.02 Flared Avenue Open Space Areas** - articles A, B and C read as follows:

**1. Purpose**

The HD-O Zone District is Subject to special setback provisions dating back to the late 1870’s, providing for a flared setback that widens toward the ocean from Central Avenue to Ocean Avenue. This flared setback is a unique and invaluable resource that is recognized within planning, urban design and historic preservation circles as one of the first evidences of this type of streetscape treatment in the country.

**2. Ornamentation**

Aside from an access walkway and sidewalk no greater than six feet in width, shrubbery, flowers and other similar ornamentation installed and maintained at a height of less than thirty (30) inches, no structures may be placed within, or may project into, the area defined as the Historic Flared Avenue Open Space area. The area between the curb and the sidewalk shall be maintained as a planted grass strip.

**3. Vehicles**

No vehicles of any type may be parked within a flared avenue open space area. This shall not preclude the parking of vehicles with the established public right-of-way.

As to other setback issues, existing structures were often built up to and even straddle over property lines. Positioning of proposed additions are, however, limited. Specifically, additions must be within defined front yard property lines and in compliance with zoning.

Proposed additions may be constructed up to a zero feet from rear and 2 feet from side property lines but exceptions are not uncommon due to various field conditions and circumstances requiring further review by **HPC** and **Zoning**.

## **B. Form, Height and Mass**

Proposed renovations of residential buildings should *recreate or reconstitute* the original form, height and mass or *maintain* the characteristics of the current structure where form, height and mass are either historically or architecturally significant.

In brief, the three-dimensional form, height and mass of any residential building or structure either undergoing repair, maintenance, restoration, renovation, alteration, addition or in the case of new construction, should:

1. Follow a pattern of site utilization similar to adjacent buildings while observing all setback regulations.
2. Position all proposed additions so as to extend from the rear or sides of the building unless demonstrated to be beneficial to consistency in alignment with adjacent dwelling fronts and/or beneficial to the historic context of the streetscape or district.
3. The introduction of inappropriate second or third floor additions or “**Pop-ups**” is discouraged.
4. The enclosure of any front porches and covered entries enclosure shall be deemed unacceptable.
5. Demolition of restorable architectural facades and original forms is unacceptable.

In Ocean Grove “habitable attics” above the second floor is common and typical in the Seashore Vernacular style of Architecture found in Ocean Grove. It is important to seek an opinion from the Building Code or Zoning Official in Neptune Township as to the proper interpretation with respect to living space above the second floor. Additionally, the architectural design integration of towers, turrets, cupolas, covered upper level porches and other similar features, is encouraged.

Multi-family dwellings are subject to additional zoning review where additions, assembly or joining of structures is proposed.

## **C. Roofs Types**

Roofs consistent with the Eastlake, Gothic Revival, Colonial Revival, Italianate, Stick Style, Queen Anne, American Four-Square *and* Pattern Book Victorian as well as Victorian Eclectic roof designs are most common to many of the existing residential buildings.

Towers, turrets, various gables and dormers are also often featured in these designs. Low and high profile hip roofs and high pitched gable roofs are most common.

In brief, the roof type of a residential building or structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain and restore all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof cresting should be preserved.
2. Repeat and replicate existing elements of the original design where additions or alterations are proposed. **The design of all new gable roofs should observe proportions and roof pitch consistent with period prototypes.**

The restoration or inclusion of new dormers, roof eyelids or other similar roof elements consistent with architectural ornamentation and style is encouraged.

The introduction of modern skylights and solar collectors visible from the street are not acceptable.

3. Utilize either formed copper, slate, wood shake or dimensional asphalt shingles on all pitched roof surfaces. Roofing materials which emulate wood or slate shingles are acceptable. The choice of material type in the application of rolled or built-up roofing on flat roofs is unrestricted.

4. Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.

5. Avoid introduction or application of any new mansard type facade treatments without historic precedence.

6. Avoid placement of TV Satellite and other mechanical devices visible to public view.

7. Avoid removal or alteration of historic or original roof overhangs, pent roofs, dormers, gables, soffits, eyelids, cupolas, turrets and towers unless requiring reconstruction and so approved by the HPC. Such proposal for removal without justified cause or plan for replacement is unacceptable.

## **D. Doors**

The size, shape and location of the door and its aesthetic relationship must be proportionate to the dwelling's scale and be historically correct. This is very important.

The retention of original or introduction of new transoms or arched windows should be appropriate to the structure and architectural style and period.

Specifically, the door or doors, of a residential structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain the original size and shape of the doorway, and preserve or reconstitute the design of transoms, fanlights, sidelights, related pilasters, entablatures, hardware and trim. Double leaf doors are acceptable where application is appropriate.
3. Retain or replicate the panel and glazing configuration of the door design as per the original or otherwise determined to be historically appropriate.
4. Reflect historic proportions at arched or squared headers.
5. Avoid all unfinished aluminum or anodized aluminum doors and windows which are unacceptable in any residential application.
6. Avoid use of doors featuring modern and artificial glazing patterns and all sliding glass doors and doors commonly found in suburban sub-divisions with contemporary glazing patterns. All such doors are unacceptable.
7. Be fabricated of hardwood, or other solid core wood. Metal or vinyl clad doors with a solid paint color will be considered but are discouraged. Natural wood finish doors are preferred. Door trim and surrounds may be ornamented, grooved or be of simple design. Door trim and surrounds should be painted wood or synthetic polymer type materials which accurately replicate appropriate wood trim detail. All door surrounds should harmonize with exterior trim and window surrounds.
8. Colonial style doors, generally with 6 or more recessed or raised panels or with cross buck pattern or an "x" shaped panel trim are not acceptable.
9. Avoid change of existing or historic door opening to accommodate new or stock door size. Use of such door and alteration of any such door opening will be deemed unacceptable by the HPC.
10. Avoid clip on muntins, door grilles or grids. True divided light door assemblies are preferred. Simulated divided light (SDL) door glazing pane assemblies are acceptable.
11. Where a garage currently exists the garage door should be "*Carriage House*" in type and design and may be overhead, swing or folding type. "*Carriage House*" garage doors utilizing solid wood panels or narrow vertical tongue and groove wood facing are preferred.

*"Carriage House"* garage doors may be fabricated with either decorative cross board supports or be of raised panel designs. The garage doors may also feature true divided lights where natural light or visibility into the garage is required.

12. The use of modern day unfinished aluminum storm/screen doors is unacceptable. Acceptable storm/screen doors should be Victorian style with decorative elements common to that era, or be of plain wood door frame construction with insect screen inserts.

Screen door frames should follow the general design and disposition of the inner door to the extent feasible and be constructed of either wood with natural finish, wood with painted finish or other material appropriately replicating period style screen doors.

Color coordination of screen doors with window trim and sash is always preferred.

13. Barrier-free accessibility requirements may mandate the replacement of narrow original doors with a minimum door width of 32 inches or even require introduction of a ramp. In such cases, intervention and placement should be sensitive to the character of the structure and be minimize visual impact. Historic hardware and trim should be reused to the extent feasible.

## **E. Windows**

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.

The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, moldings, exterior shutters and associated window hardware.

The late 19th Century and early 20th Century buildings feature a wide variety of window configurations both in residential and commercial building types, however, most prominent is the double-hung window. Double-hung windows are rectangular or low-profile arched top sash with combined sash configurations of either 2/2 (*two over two*), 1/1 (*one over one*), 2/1 (*two over one*), or other multi-paned Victorian style glazing patterns.

Casements, jalousie or other inappropriate or historically unprecedented sash combinations such as 12/12 (*twelve over twelve*), 6/2 (*six over two*) or 8/4 (*eight over four*), bow and composite picture windows are not acceptable.

Proposed replacement with inappropriate window types or sash configurations will deem the application unacceptable by **HPC**.

All windows in areas of new construction or the introduction of new window locations in any new residential building or structure will require compliance with the recently adopted **2000 International Residential Code - New Jersey Edition** and any amendments, supplements, revisions or updates thereto, and any other applicable sub codes.

In accordance with these regulations, windows are required to be manufactured of impact resistant (triple plated) glazing and meet all requirements as set forth by that code. Specifically, window and door openings and use of impact resistant glass must be as per Section R613.0 of that code and comply with the Large Missile Test ASTM E 1996.

Simply, the use of impact resistant glass is now required for all residential construction within one mile of the oceanfront where new construction is proposed, or new window locations are indicated in renovations of existing dwellings, or existing window openings are specified to be enlarged.

However, options to the use of impact resistant glass are available to the residential property owner. In lieu of compliance, windows may be protected from wind borne debris in accordance with Section R301.2.1.2., which allows for storage of pre-cut plywood panels and necessary fasteners on-site in the event of an anticipated storm. A list of required fasteners and spacing for the plywood option is provided in Table R301.2.1.2., of the **2000 International Residential Code - New Jersey Edition** and any amendments, supplements, revisions or updates thereto, and any other applicable sub codes.

Windows with impact resistant glass may have historically unsuitable frames. Consultation with your design professional and/or Neptune Township Construction Code Official is recommended.

As to **The Design Guidelines** specifics, windows in residential buildings or structures undergoing repair, restoration, renovation, alteration, addition or proposed as new, must:

1. Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version will be considered by the **HPC** when window size and shape is of the same proportion or configuration appropriate to the historic character of the dwelling.
2. Retain existing window locations in existing structures.
3. Retain the original size and shape of all existing window frame and sash.
4. Preserve or reconstitute window transoms, associated hardware and trim.

5. Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate. Introduction of art glass must be appropriate to the architectural period.
6. Avoid installation of windows which are inappropriate types, usually including contemporary casements, hopper or awning types, greenhouse window boxes and all variations of jalousie.
7. Avoid clip on muntins, window grilles or grids. True divided light window pane assemblies are preferred. Simulated divided light window pane assemblies are acceptable.
8. Design and position new windows to reflect historic patterns that complement adjacent dwellings.
9. Fabricate all replacement or new windows in historic proportions. Windows should be manufactured in wood but could be clad in either metal or vinyl as an Owner's choice. However, wood windows are always preferred.
10. Avoid unfinished or anodized finished aluminum windows, frames, trim and hardware. Such use or application is historically incorrect.
11. Avoid use of modern window types and glazing patterns such as skylights and sliding glass doors. Hinged double leaf or traditional French Wood doors will be considered where application is architecturally appropriate.
12. Unfinished aluminum storm/screen windows solutions are unacceptable. Acceptable storm/screen windows are to be Victorian style with decorative elements common to that era. Storm/screen frames should follow the general design and disposition of the inner window sash. As a option, screen frames may be as fabricated of either metal with matching window color painted finish.
13. Avoid installation of window shutters which are either too short, long, wide or narrow. When applied, shutters should either be functional or give the appearance of being functional with hinged hardware. Shutters may be attached to the window frame but should always be dimensioned so as to be just above the sill and below the lintel. Shutter width should also be calculated so that, if closed, the two leaves would meet at the center line of the window. Shutters are preferred to be wood, however, if formed of aluminum or vinyl or other synthetic material, shutter width should be at least 1 inch thick.

## **F. Exterior Sidings, Finishes, Facings and Materials**

In general, the **HPC** discourages the replacement, layering or covering of original wood siding materials with synthetic materials. Demolition of restorable architectural facades is discouraged unless replication is proposed.

New siding should be of wood shingle and board's representative of typical original patterns and applications found within Ocean Grove.

Applicants are encouraged to investigate and verify conditions of the original siding material on dwellings prior to the application to **HPC**. Restoration of wood or replacement of wood siding finishes, facings and materials is ***preferred and encouraged!***

Use of alternative, maintenance-free vinyl or other synthetic siding products presents several common questions.

**Can I use vinyl siding? Can I clad over the existing siding? Can I clad over window and door surrounds and other exterior trim? What other materials will be considered acceptable?**

In the event a vinyl or other similar polymer or synthetic material is used, by choice of the Owner, the product must comply with all aspects as detailed in **The Design Guidelines**.

If the use of new synthetic material is to be used to reface a structure in Ocean Grove the home owner is encouraged to rediscover and reproduce the original type and style to the fullest extent possible.

In brief horizontal vinyl siding boards must be seamless in length and application; be of an appropriate narrow 4 1/2 to 5 inches in exposed face dimension; and be smooth or matte faced in texture and finish. Stamped wood grain is not acceptable. Shingles may be perfect cut, split, scalloped fish scale, diamond in design or other appropriate period style and configuration.

Cladding and overlaying of existing siding with vinyl siding is discouraged. Cladding increases the depth or profile dimension of the siding which causes problems at points of trim and window and door surrounds. Also, covering a problem with vinyl siding material simply hides the problem and may create new ones. Overlaying does not resolve issues of rot and infestation. Removal of problem siding may actually expose well preserved and handsome details and siding worthy of preservation."

However, where ***asbestos shingle*** exists, the asbestos siding may either be removed and disposed by qualified contractors or encapsulated by siding overlay. This is the one exception to the use of such cladding techniques. Contact your local Construction Code Enforcement Official or Contractor for proper disposal options and methods.

Exterior materials used in new construction should be compatible with historically appropriate materials and the neighboring buildings. Wood or synthetic materials in the form of wood shingle, clapboard, board and batten, or vertical beaded boards.

It is also important to note that cladding of window and door surrounds and trim with aluminum or vinyl is unacceptable. Cladding obscures detail and creates unsightly corner joints. Cladding and enclosure of overhangs is strongly discouraged. Open and expressed overhang details, rafters, and rafter tails, common to the various architectural period styles, are preferred and encouraged.

As to other materials, the proposed use of antique red, brown or other similar used brick veneers, or appropriate stone facings is acceptable, however, use of glazed, split face, yellow or otherwise colored brick masonry units is unacceptable. Piers and exposed foundations may be stucco on concrete block, brick masonry, or rough cut stone.

Specifically, the exterior wall treatment of all residential building or structures undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Make every effort to repair and restore all existing wood siding. Where siding has been layered or covered by aluminum or vinyl siding or other synthetic material, a demonstrated effort must be made in the discovery of the condition of any original siding or facing materials prior to proposing re-siding. Where asbestos shingle exists, the Owner has the option to either have the material properly removed and disposed or encapsulated by covering with a new siding material.
2. Replicate and replace the existing form and dimensions of the siding, where determined to be deteriorated or missing. Replacement wood siding materials should match the original. Replacement with synthetic material will be considered where Owner is determined to use such material only if material is of a historically appropriate width and dimension. Acceptable synthetic materials include vinyl and cement fiber shingles or boards.
3. Retain proper clearance dimensions between sill boards, corner boards, cornices, crown moldings at windows and other trim. Layering of siding over existing material is not acceptable. Profile of new siding material *must be* within face of all such trim.
4. Retain, re-instate or incorporate appropriate corner board details in all siding and shingle applications.
5. Avoid covering or capping of window surrounds with aluminum or vinyl.

6. Avoid any use of synthetic siding with simulated wood grain in either re-siding or new construction applications.
7. Avoid any work which obscures, removes or otherwise encases existing cornices, decorative brackets, ornamental overhangs, fascia or soffits.
8. Address re-pointing of all existing masonry joints where mortar has deteriorated or fallen away.
9. Re-set any removed architectural ornament from the existing building or structure upon completion of siding repair or replacement.
10. Avoid all use of exterior synthetic wall panels, long spans of vinyl or wood clapboard siding, painted or stained T-111 vertical grooved plywood panels.

In summary, restoration, replication or reconstruction of original materials and ornamentation is most desirable and highly encouraged.

## **G. Porch and Balcony**

Ocean Grove is known as a front porch community. The predominant feature in most of Ocean Grove dwellings is the full and, in some cases, wrap around porches. The front porch style and the application of "full" porches is appropriate for all proposed improvements to existing homes and in new construction.

Re-opening and restoration of any enclosed porch and balcony is fundamental to the reclamation of the "*Spirit*" of the **Ocean Grove Historic District**. Once the enclosure is removed, any such porch or balcony must remain open and may not be re-enclosed.

Any new construction should incorporate a full porch and railing detail along the entire street front facade with a minimum of two-thirds of the total porch floor area being useable porch space. Covered porches are preferred. Open air balconies are discouraged.

Whether the scope of porch or balcony improvement is restoration, renovation or new construction, appropriate flooring materials must be specified.

Specifically, all **first level porches**, visible from sidewalk level, should be painted or stained narrow hardwood plank. Mahogany tongue and groove wood plank material is preferred. Generally, porch flooring planks or boards were painted gray. Existing slate porches at ground level may be restored.

**Upper level porches** may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass use on balcony floors is permitted when such applications

is **not visible** from the street. Fiberglass membrane deck solutions require application of **trim boards** at the outer edge perimeter.

Porch and balcony flooring treatments at all residential buildings undergoing repair, maintenance, restoration, renovation, alteration, addition or proposed as new, should:

1. Utilize painted or stained narrow tongue and groove wood decking to the extent feasible in all locations.
2. Avoid application of fiberglass or synthetic products from view at sidewalk level.
3. Specify and apply trim boards at the outer edge perimeter at upper levels.
4. Avoid applications of painted concrete, outdoor carpet and ceramic tile.
5. Always be proportionate to the size and scale of the dwelling or structure.

## **H. Ornamentation, Columns, Railings, Chimneys and Trim Details**

The use of classic elements such as decorative tower elements, gable details, cresting, articulated parapets, ornamental cornices and other features, common to the "*Victorian Era*" and "*Seaside Vernacular*", should be retained, restored, identified as missing and replaced. Incorporation and replication of various commonly used details is encouraged in instances of new construction, where appropriate.

In cases where ornament is lavish, the detailing was often crafted in wood and almost always in an assemblage of smaller pieces. Frills and lacework may be repaired and replicated, especially where pieces have been nailed, glued or screwed together. It is usually possible to remove the deteriorated pieces and replace them with new sound pieces, thereby allowing the trim detail or assembly, to continue its life as part of the building or structure.

Specifically, ornamentation, column, railing and other detailing solutions for either existing or proposed buildings or structures should:

1. Retain, restore or replicate historic architectural elements and ornament including corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots and ornamental newel post caps.
2. Visibly express structural elements including piers, posts, columns and

changes in floor levels so as to architecturally define building segments from the exterior.

3. Either consider fabrication of exterior ornament and details in wood or opt for replacement with appropriate and equal forms, castings and moldings as currently manufactured in synthetic materials.
4. Avoid vinyl clad, cast aluminum, cast iron, wrought iron railings, and railings that are pressure treated lumber or measure as a nominal 2 x 4 inches in cross section dimension.
5. Verify railing height Compliance with Code. Exemptions based upon historic premises and allowances reviewed and certified by a licensed design professional to assure safety will be considered. A 30 inches minimum high railing is always required where a finished porch deck is 30 to 48 inches above grade.
6. Wood railings are preferred. Balusters must be either turned or jig-sawed flat slat type, or be 2 inches square (actual size allowed 1 1/2 x 1 1/2 inches) and be spaced so as not to permit a space or gap between vertical spindles of more than 4 inches, however, gaps between spindles of 2 to 3 inches may be more appropriate. Iron pipe may be utilized at handrails on early 20th Century buildings,
7. Vinyl coated railings are not preferred but may be acceptable when all of the following design criteria are met:
  - a. *Top and bottom rails, spindles and balusters must accurately depict historic original forms and contours.*
  - b. *End of top and bottom railing guards must be fastened to building, structure, column or newel post without use of metal or vinyl sleeve, pocket or hanger visible to the eye, nor shall any screws or other fastening devices be left visible.*
  - c. *Counter-sink all nails and screws with appropriate plugs and paint or stain to match railing assembly.*
8. Avoid use of vinyl, aluminum, plywood and gypsum board at outdoor soffits, porch and balcony ceilings. Allow for the expression of rafter tails, exposed structural undersides at balconies and handsome narrow tongue and groove wood porch and balcony ceiling treatments where possible.

9. Utilize narrow tongue and groove hardwood boards on all outdoor porches and balcony ceilings. Boards may be painted sky blue, gray or white, be oiled or stained or be varnished.
10. Avoid use of fiberglass, outdoor carpet, poured concrete, brick pavers and modern pressure treated wood plank deck treatments on all porches and entries visible from the street and within general public view.
11. Utilize narrow tongue and groove hardwood boards on outdoor porch and balcony floor decks. Boards may be painted, stained or be varnished. All finishes are subject the further review by **HPC**.
12. Avoid use of brick, concrete block, cast iron and aluminum posts on porches and balconies, and any post under the size of 4 x 4 inches in dimension except at base piers.
13. Utilize wood, fiberglass or polymer (square, turned, tapered or round) columns. Many pre-molded synthetic architectural ornaments, columns, railings and trim details are readily available for replacement of deteriorated or missing components. Use of such products is acceptable.

Property Owners and Architects should become familiar with existing or proposed structures within the **Ocean Grove Historic District** in order to design improvements appropriately. Pre-design workshops with **HPC** and their authorized representatives may be helpful in this effort.

## **I. Exterior Lighting, Lamp Post and Yard Lighting**

Exterior mounted lighting should be positioned so as not to impede passage by, or inflict harm to pedestrians nor create a visual barrier along the street. Wall mounted porch lanterns and other ceiling surface mounted fixtures are generally acceptable.

Finishes on exterior lighting fixtures should complement the architectural color schemes selected and reflect accurate period color choices. Jaded copper, antique metal finishes and black are generally preferred color choices. Polished brass is a poor choice in that ocean salt air promotes pitting and discoloration of such finishes.

Individual lamp posts are permitted but must be reviewed by **HPC** prior to installation.

Use of low voltage path lighting is discouraged but will be reviewed by **HPC**.

In brief, the exterior lighting of a 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.

## **J. Gutters**

Originally many 19th Century buildings did not have roof drainage gutters and leaders. Steep roof slopes and extended overhangs kept water away from exterior walls and foundations.

In some instances, box gutters were integrated into the design in a manner so as to conceal the gutter into the structure's eaves. Where box gutters still exist today, it is preferable to retain them instead of installing hanging gutters.

It should be noted that hanging gutters may interfere with decorative brackets, fascias and eaves trim in some instances. Such visual conflicts should be avoided.

However, it is common practice to install or retrofit gutter and leader systems onto existing buildings and hanging gutters and leaders are almost always specified on small to medium sized new construction.

In brief, the gutter and leader types to be installed on any residential building or structure undergoing repair, restoration, renovation, alteration, or addition or proposed as new, should

1. Be fabricated in a half-round gutter design with round pipe leaders where buildings were originally constructed before 1941.
2. Be fabricated of copper, aluminum or galvanized metal and may be painted or finished to match the dwellings trim.
3. Avoid use of modern K-type gutters and rectangular leaders on Key and Contributing Structures within the District.
4. Avoid PVC (poly vinyl chloride) pipe systems or solutions anywhere within the District.

## **K. Awnings**

Awnings add color and vitality to the streetscape and add interest to a building in addition to providing shade and weather protection.

In brief, awnings for any residential building or structure should:

1. Be of a fabric type and manufactured of canvas or linen. Vinyl and sheet plastic are not acceptable. Awnings may be designed so as to be placed over a single window or door, or may be designed so to span over the length of the distance between porch columns.
2. Complement the proposed building design or improvement and be consistent with colors complementing the structure without garish results. Striped awnings with up to three colors are permitted while solids are usually preferred.
3. Not incorporate logos or lettering on the proposed awning.
4. All awnings should be at least 7 feet - 6 inches clear from sidewalk grade at their lowest point and not extend beyond 3 feet from the building face.
5. Tattered and discolored awnings should be replaced or simply removed.
6. Avoid pre-formed frame awnings that are non-operational.
7. Avoid retractable mechanized awning types.

## **L. Skylights**

Skylights are generally inappropriate and not typical of architectural styles and methods of the Victorian Era of architecture.

Skylights will, however, be considered where the Applicant can successfully demonstrate that such skylights are not visible from the immediate sidewalk vicinity. Consideration should be given to visual impact of such intrusions when viewed from neighboring locations. Skylights should be limited and discretely positioned.

## **M. Satellite Dishes, Solar Panels, Antenna Towers**

Satellite dishes seriously detract from the characteristics of the District. Solar panels present a similar intrusion and usually constitute an even larger visual problem as do antenna towers.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, should:

1. The placement of TV Satellite and all other visually offensive mechanical HVAC devices on roofs in a manner visible to public view is unacceptable.

#### **N. Roof Top Construction - Sun Decks, Pools and Hot Tubs**

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.

Exceptions to roof top construction are widow's walks.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, should:

1. Avoid placement of roof top pools, hot tubs, recreational facilities, sports courts and all other non-period design features on roofs. Any such introduction must be designed in a manner to not be visible to public view.

#### **O. Air Conditioning and Condenser Units**

Window mounted AC units are not permitted in new construction. Existing structures utilizing window AC units should position units away from street and public view to the extent feasible.

Placement of mechanical HVAC devices such as Air Conditioning condensers on roofs or side and front yards in a manner visible to public view must be avoided to the extent feasible. Where such placement is necessary, units shall be adequately screened from public view. Screening shall be compatible with architectural materials of either the existing structure or proposed treatments which are acceptable within the standards as set forth in **The Design Guidelines**.

## **P. Flags, Banners and Signage**

Celebratory or seasonal flags and banners proposed for display at any residential building are generally not permanent to the structure and may be displayed without specific approval. However, any permanent flag, banner or flag pole installation or application of signage other than the street address number, name of residence, or historic structure plaque must be reviewed by **HPC** and **Zoning**.

As to general specifications and guidelines, Owners desiring to display flags, banners and signage should:

1. Verify that such flags, banners and signage are permitted and comply with local zoning restrictions.
2. Verify that all such flags, banners and signage are securely attached to masonry or framed exterior surfaces but mechanical fastening should not irreversibly damage or destroy key historic materials or facings.

Flags should generally not extend beyond 60 inches from the building face. Banner heights and sizes may vary, but must comply with local zoning restrictions in all cases.

## **Q. Fencing and Gates**

In Ocean Grove, use of solid or stockade type fencing is not permitted. Historically, fencing of open wood pickets and slats and occasionally cast iron were used to define space. Fencing was most commonly used in residential applications in front, rear and sometimes side yard lot line situations as a method of yard delineation.

Use of any historically appropriate fencing with a *demonstrated precedent* will be considered by **HPC**.

Low fencing not exceeding 2 1/2 feet is permitted in the front yard, 4 foot height from the front of the building facade to the rear lot line and 5 foot high fencing in rear yard when approved by **HPC** and in accordance with the Neptune Township Zoning Ordinance.

Acceptable heights and alignments are as indicated in the attached Neptune Township Zoning Ordinance - "Appendices A" for corner lots and "Appendix B" for typical fence applications within the Historic District which follow.

In brief, existing and proposed fencing should:

1. Utilize painted wood picket, Victorian ornamental cast iron or Victorian pipe rail fencing systems where appropriate to the architecture of the building or structure.

2. Avoid use of chain link, masonry walls, ranch style post and rail, vertical board or plank, any variety of stockade, modern wrought iron or vinyl clad fencing.
3. Side and rear fencing may incorporate staggered plank (Board on Board) configuration subject to **HPC** review and approval.

Fencing should be painted. Colors may be either dark green, black, gray, brown or white. Painting and maintenance of existing fencing is always encouraged. White picket wood fencing is generally preferred. Unpainted wood picket or other wood fencing as well as unfinished metal ironwork is discouraged.

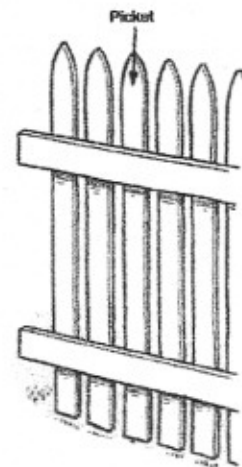
Multi-colored and patterned colors and the use of bright non-earth tone colors is not permitted. Fencing may be of uniform height or scalloped between sections or anchoring posts. Irregular, non patterned picket patterns or other picket fence designs not in keeping with Victoria Era architectural traditions will not be considered.

Picket fences, most common to the Ocean Grove Victorian Seaside Vernacular nominally varied in design. Specifically, the top of each vertical picket was either squared, rounded, arched or pointed. Occasionally, the point was articulated with added cutaways or narrowing of the point so as to create an arrowhead type point. Other factors for variation included spacing of the pickets, selection of fence post type and post cap and distance from grade. Each picket should be secured to a horizontal top and bottom slat or rail, and should be spaced so as not to exceed a gap between vertical pickets equal to the width of the picket itself, typically one to three inches. Widely spaced pickets are not acceptable. Picket bottoms may be set on grade but may be positioned so as to be slightly above grade. Distance from the bottom of each picket to grade may be approximately two but not more than five inches.

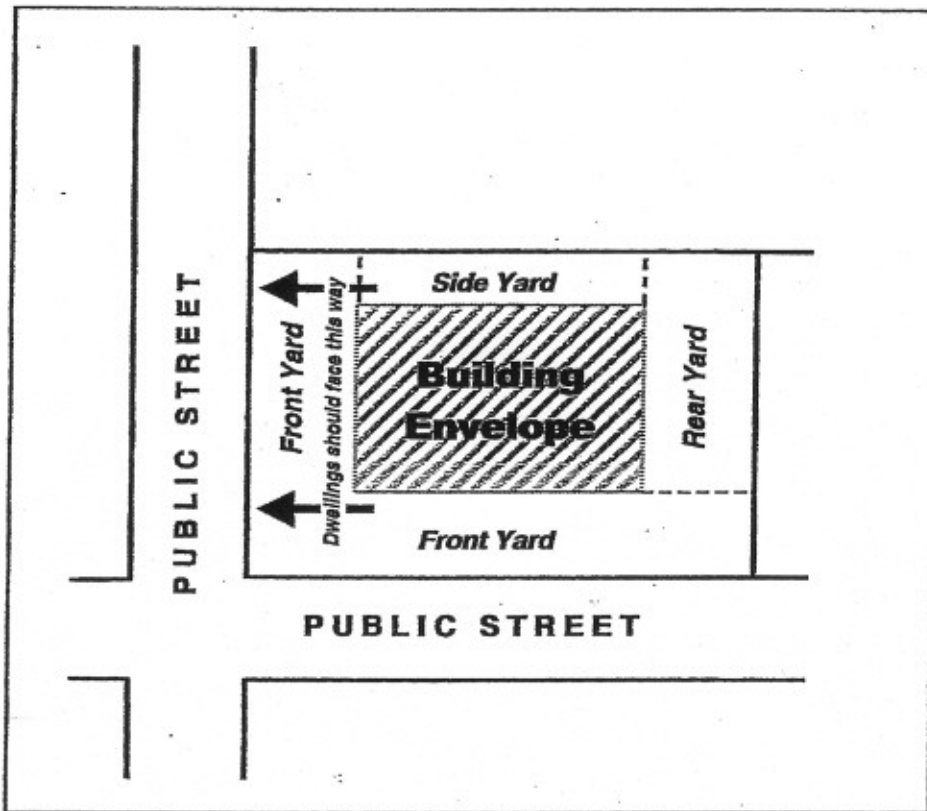
Iron work, although common in the Victorian Era was less common in Ocean Grove. Metal pipe type railing was utilized in Ocean Grove but to a lesser extent on single family dwellings.

All proposed fencing should comply with the stipulated criteria cited herein and reflect the spirit of architecture within the immediate neighborhood and adjacent structures. All proposed fencing should be historically correct and appropriate.

A typical picket fence detail is shown here.

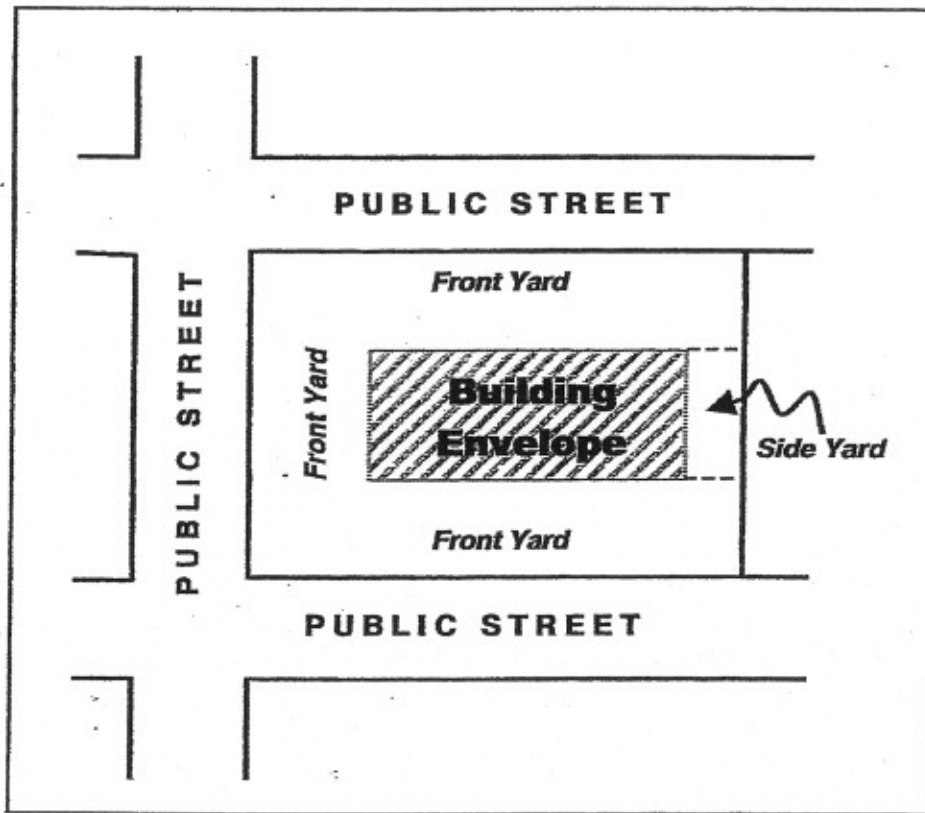


**Appendix A: Fences at Corner Lots with Two (2) Front Yards**



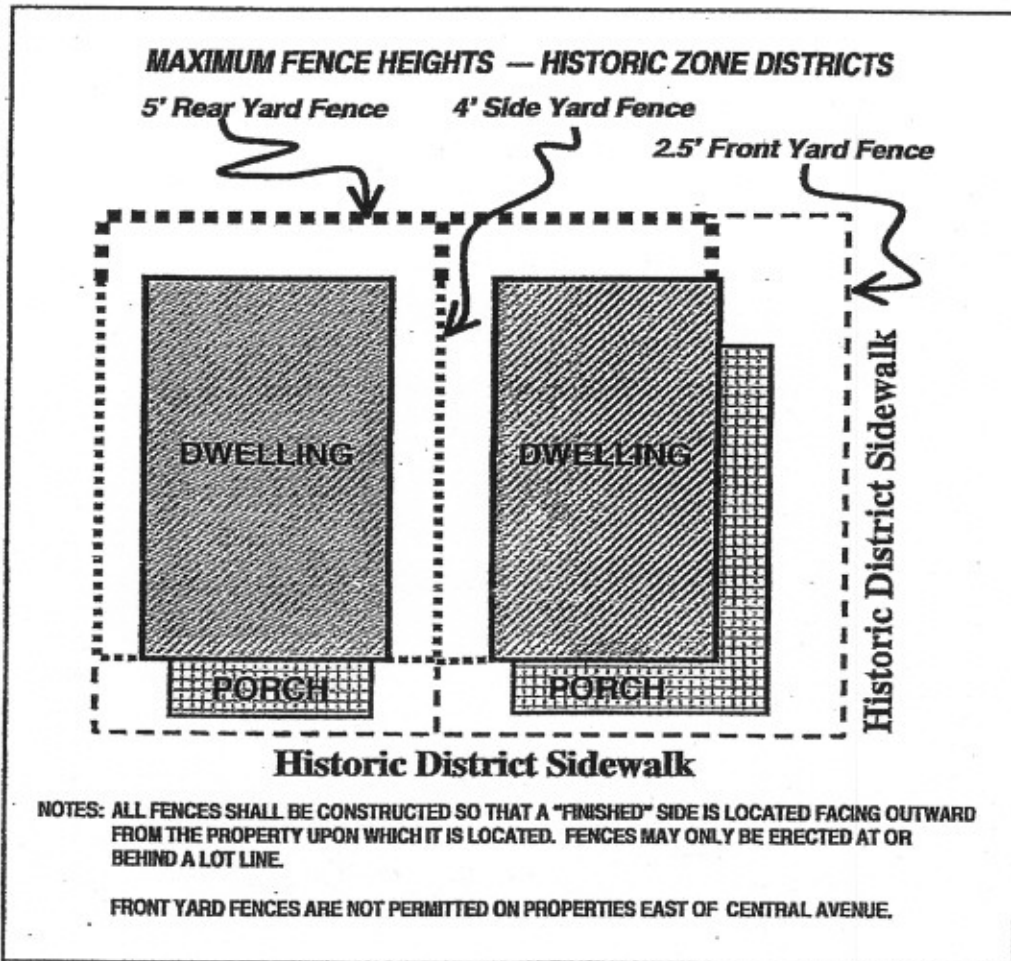
***Two Front Yards***

**Appendix A: Fences at Corner Lots with Three (3) Front Yards**



***Three Front Yards***

## Appendix B: Fences in Historic Zone Districts



## **R. Architectural Landscape Treatments**

Grass strips between the curb and sidewalk area is required by Ordinance, as well as grass lawns in front yards. The introduction of concrete or masonry unit paved front yard patios is not acceptable, nor is the application of loose decorative mulch, stone or gravel. The introduction of grass and trees are encouraged. The increase in impervious surface is discouraged and should be avoided. The introduction of items other than grass and trees are not permitted in the grass strip.

The size of the grass strip should be a minimum of between **12 inches to 18 inches**, however all grass strips should at least match the grass strip to either side of the new sidewalk and existing grass strip.

All proposed landscape treatments should be appropriate to the architecture, the historic period of the district and be indigenous to the site. For example, the planting of palm trees or cactus species is inappropriate.

Pathways and existing driveways may be surfaced with natural slate (bluestone) slabs, brick, concrete or cut stone unit pavers, or be concrete paved. Painting of natural stone elements is discouraged.

Retaining walls, where required should be either brick masonry, rough chiseled face or split face type block. It is encouraged to locate and utilize used shadow block which will replicate the style found on such walls throughout Ocean Grove.

The block wall must be in alignment with and perpendicular (on a 90 degree angle) from the sidewalk edge. Masonry walls may be capped with brick masonry or limestone, sandstone or bluestone slabs. Use of railroad ties and modern ribbed face concrete blocks is not acceptable.

All architectural landscape elements including retaining walls, earth berms, planters, structures, ornamental castings, statues, light posts, fountains, water ponds, bollards, urns, benches, historic artifacts, flag poles, 3-dimensional art forms or any other element over **18 inches** in height from the average property grade, will be subject to **HPC** review and jurisdiction.

## **S. Driveways and Curb Cuts**

The creation of a new driveway or curb cut is no longer allowed by zoning law in Ocean Grove. Creation of new curb cuts in reality reduces the number of available parking spaces to the general residential community in Ocean Grove. Original intent and design of the streetscape did not include provisions for driveways or garages. The modern inclusion of those amenities does not conform to the ideals set fourth by the primary planners of our community.

Existing driveways and curb cuts are considered legal non-conforming uses in the zoning code. If a driveway or curb cut is abandoned, destroyed and removed it can not be replaced without a variance.

Additionally, when new driveway paving causes the removal of the original or existing paved wheel strips, any such proposal is not acceptable to **HPC** and will be discouraged.

## **T. Auxiliary Structures**

Auxiliary structures include but are not limited to the following:

1. Hot Tubs
2. Swimming Pools
3. Statuary
4. Permanently Installed Barbeque Grill
5. Koi Ponds and other water features

Any construction features such as sun decks, swimming pools and hot tubs are not in keeping with the designs of the Victorian Era or 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 or adjacent to a public right of way.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, should:

1. Avoid placement of pools, hot tubs, recreational facilities, sports courts and all other non-period design features on roofs. Any such introduction must be designed in a manner to not be visible to public view.
2. The placement of pools, hot tubs or other permanent auxiliary structure in the "front yard" or "street facing side" of a property located in Ocean Grove is unacceptable.

## **U. Color**

The choice of color is one of the most important decisions generated by a property owner. For purposes of this section, the selection of color applies to exterior finishes, awnings, doors, trim, architectural ornament, window and door frames.

**Ocean Grove's Historic District** is a unique and valued architectural asset and national treasure. The ornamentation of Victorian Era architecture, often as "**Painted Ladies**" is a

post 1960's and early 1970's application of bright colors and added ornamentation. This may be inspirational; however, the applications were historically incorrect without historic merit. The use of Painted Ladies styles of color schemes is inappropriate in **Ocean Grove**.

Definitive color schemes are not a set as an absolute rule, however, paint manufacturer's, such as Benjamin Moore and Sherwin Williams, offer catalogs and reference sheets indicating appropriate historic color combinations. As a general guide, and whenever possible, building color should accurately reflect its original era.

*Buildings of the late 1870's and 1880's* usually featured soft or pale earth tone colors. For the most part, primary color choices included buff creams, light greens and gray. Window, door and trim were nearly always painted in darker shades of the main color choice.

*Late in the 19th Century*, colors were deeper and featured more browns, darker olive greens and reds and yellow ochre. Trim colors were more dramatic and utilized added tertiary trim colors to enhance detail.

*Early 20th Century* continued with past color schemes, but with the advent of Colonial Revival designs, white became increasingly popular.

*Exterior siding, fascia, roofing and window and trim colors* which are specifically discouraged include, what is often referred to as "*boutique colors*" including bright pink, turquoise, magenta, orange, lime, lavender and purple. Paint schemes featuring bright lemon yellow, electric blue, fire engine red, any combination of random colors, or the use of camouflage or striped patterns, and any color in the day-glow or glitter or reflective paint range or group are not acceptable.

*Natural materials*, such as brick or stone, should appear natural. Stone or brick face, if painted, may be painted gray, brick red or white in color. Wood siding, shingles and trim should be painted to historically correct color schemes or be allowed to weather gray.

*Narrow tongue and groove hardwood boards on outdoor porch floors and balcony decks* may be painted gray, be stained or be varnished.

*Narrow tongue and groove hardwood boards in ceilings of outdoor porches and balconies* may be painted sky blue, gray or white, be oiled or stained, or be varnished.

*Upper floor balcony floors* may be fiberglass surfaced and painted gray but must receive an edge trim board to match color of porch framing.

*Replacement of any single window or door frame* must match the color of all existing windows and doors or require that all others are made to match the replacement unit.

*Awnings* should complement the proposed building color(s). Striped awnings with up to three colors are permitted while solids are usually preferred.