

Application #: HPC _____

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER <u>FASCIAS AND SOFFITS</u> | | |

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property*, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION _____

ADDRESS: _____

BLOCK: _____ LOT: _____ QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

APPLICANT INFORMATION _____

☐ Check if same as Owner

NAME(S): _____ COMPANY: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY TYPE (Check one):

ARCHITECTURAL PERIOD / YEAR BUILT: _____ ARCHITECTURAL STYLE: _____

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

ZONING PERMIT ID# (from Zoning Permit): _____ **DATE APPROVED:** _____

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

[illegible]

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

Vicki Casey + Susan Schrier

OWNER NAME - Please PRINT Jackie Casey & Susan

OWNER SIGNATURE [Signature]

APPLICANT NAME – Please PRINT
Anthony Patrick

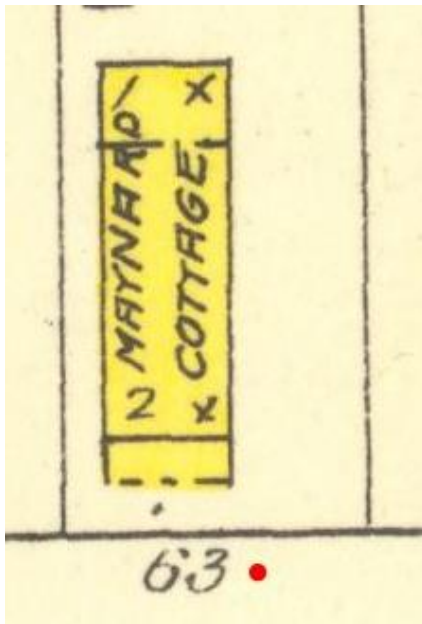
DATE _____

SHORE POINT ARCHITECTURE, PA

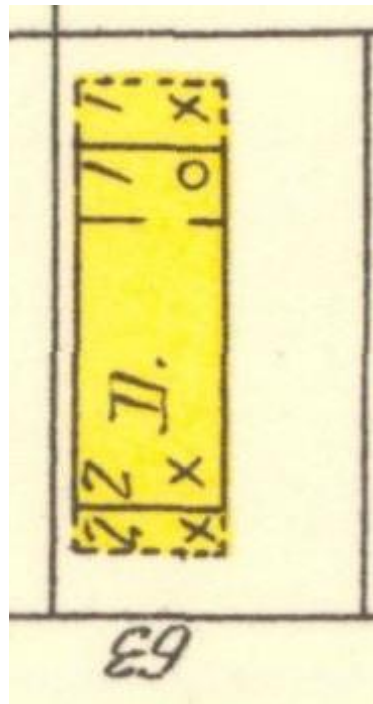
63 Webb Avenue – HPC Application Text
March 3, 2021

History of the Structure:

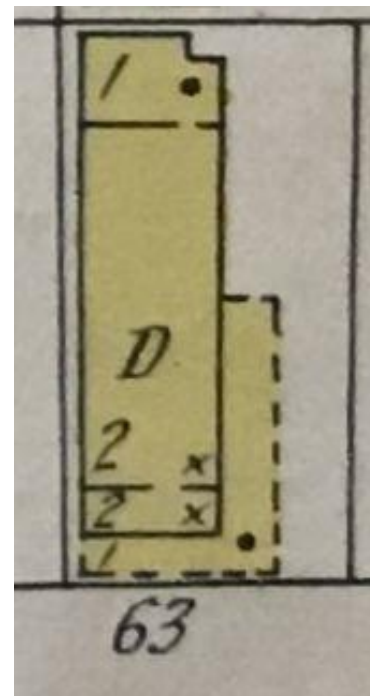
Tax records indicate the existing structure was constructed in 1873. Sanborn maps appear to support this construction date. Based on the Sanborn Maps below, our assumptions regarding the form and expansion(s) of the structure are as follows: The original structure was a two-story expanded cottage with a one-story open front porch and a one-story portion at the rear. Sometime between 1980 and 1905, the front porch was expanded to a two-story open front porch. A one-story addition was also constructed at the rear. Sometime between 1905 and 1930, the second floor of the open porch was enclosed and the first floor of the porch was expanded to the south and to the west to create a deeper wrap around porch in a (then popular) colonial style. The rear of the structure was also expanded again.



1890



1905

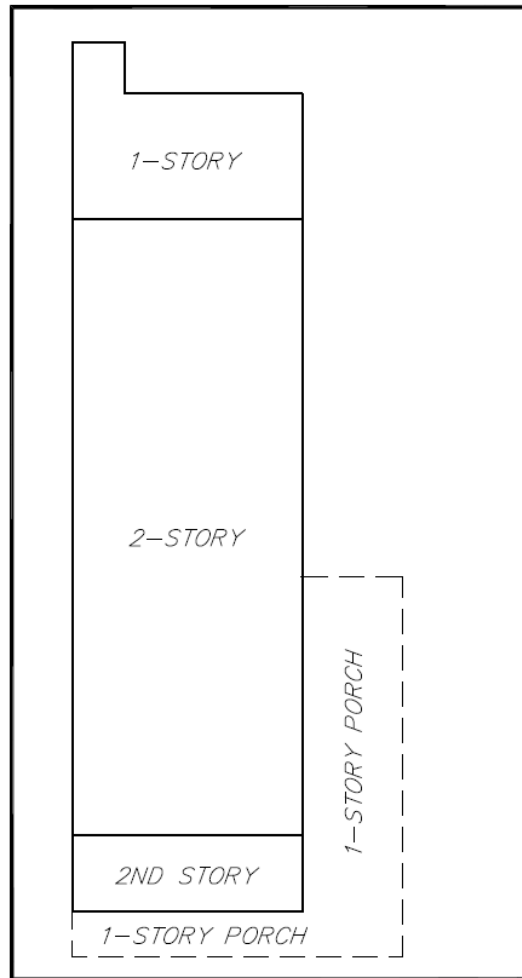


1930

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See diagram of “existing condition” below. The current building form appears largely unchanged from the 1930 Sanborn map with the exception of modifications to the one-story portion at the rear of the structure.



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Photos of existing conditions:



Front elevation



East side elevation

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East side elevation



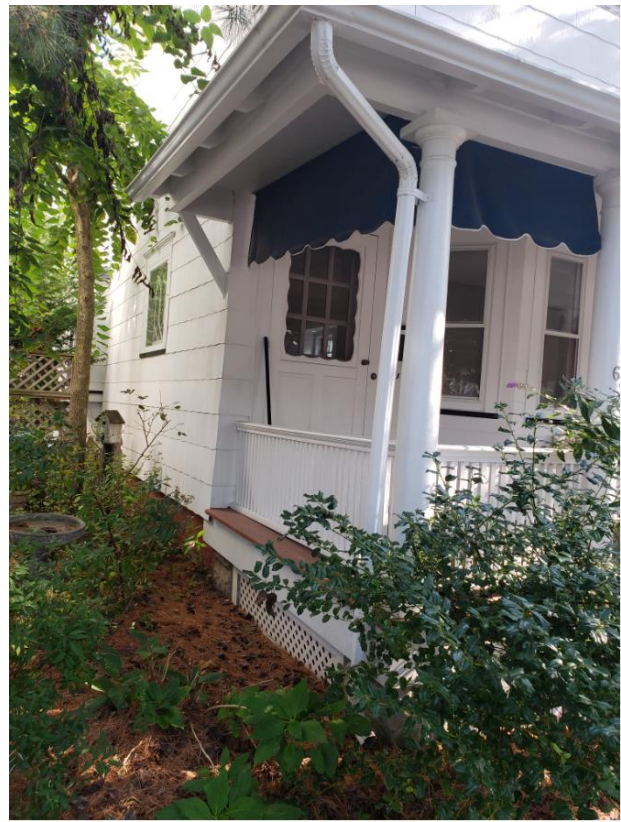
Rear elevation

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West side elevation



West side elevation

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Summary of proposed work:

The proposed improvements consist of the following primary components:

1. Two-story addition:

We are currently seeking partial demolition from the HPC (19.5% of the existing structure) to remove a portion of the rear of the building. Approval of the partial demolition is a condition of the CoA application, and will allow for the construction of the proposed addition. The proposed two-story addition will be located at the rear of the structure and is similar in scale and massing to the existing (original) two-story portion of the house. The new roof pitch will match the existing roof pitch and occurs at the same plane as the existing roof. The new fascias will align with the existing fascias. The proposed windows are similar in size to the existing windows and the window casing detail will match the existing casing profiles. The new siding will be smooth finish, fiber cement clapboard ("Hardie Plank") and will match the existing (original) siding exposure throughout (to be confirmed upon completion of selective demolition of asbestos).

Please note, the proposed addition complies with the following sections of the HPC Design Guidelines with regard to form, height, massing and roof pitch:

(p. 13) B. Form, Height and Mass: Proposed renovations of residential buildings should position all proposed additions so as to extend from the rear or sides of the building (complies).

The introduction of inappropriate pop-ups is discouraged (complies, no pop-ups proposed).

(p. 13) C. Roof types 2. Repeat and replicate existing elements of the original design where additions or alterations are proposed (complies: two-stories to match the existing main (historic) roof-line height, roof surface aligns with existing, and roof pitch matches existing).

2. Proposed covered entry porch at proposed addition:

The proposed porch is located at the eastern side of the proposed addition and is one-story with detailing similar to the existing front porch components. Existing historic "shadow" foundation block, where scheduled for demolition, is to be re-installed at the new masonry porch pier as indicated on the drawings.

3. Alterations to the existing covered front porch:

The existing front porch (likely) took on its original form sometime between 1920-1930. The existing porch components (likely) include, based on our field observations: newer (+/- 20 years) tongue and groove mahogany porch decking, newer (+/- 20 years) custom square wood newel posts with decorative embellishments, 1920's 30" height wood railings (which have been patched and repaired many times throughout their lifetime), 1920's round wood colonial columns (which have been patched and repaired many times throughout their lifetime), newer wood lattice panels with an inappropriately oversized (3-1/2") frame and diagonal lattice panels, and 1920's wood beadboard porch ceiling (which is in very poor condition).

Proposed porch improvements include: removal and replacement of two sets of wooden porch stairs (which display evidence of rot) with new wood stairs to match existing size; removal and replacement of existing

SHORE POINT ARCHITECTURE, PA

porch flooring with new 5/4 tongue and groove mahogany, installed perpendicular to the house; removal and replacement of existing newel posts with new custom newel posts as indicated on architectural drawings (although current newel posts are not original to the house, we utilized a similar style and detailing for the proposed replacement); removal and replacement of existing porch railings with new custom 30" height wood railings as indicated on architectural drawings; existing columns to remain (repair, scrape, clean and repaint); removal and replacement of lattice panels with new 2-1/2" CPVC frame and square painted cedar lattice.

4. Window / exterior door modifications:

At the second floor front elevation, the existing (once) open second floor porch was enclosed to expand the existing second floor Bedroom floor area sometime prior to 1930. Later, the enclosed porch was (likely) renovated to include asbestos clad knee walls and newer double-hung windows installed in a horizontal orientation. As part of this application, we propose a removal of the existing "horizontally installed" double hung windows (three on the front, one on the east, one on the west) and replacement with five new double hung windows to match the existing window proportions throughout. The windows will be cased to match the existing windows and the wall area between the windows will be patched with new fiber cement siding to match existing asbestos profiles throughout.

On the front elevation, at the first floor, four (likely) original 1:1 wood windows located in the bay area are proposed for removal and replacement. These windows are in poor working order and we welcome a site visit by the HPC to further assess these windows, if they so desire. Windows are to be replaced with new Andersen 400 series clad wood windows to match the original historic opening sizes.

On the front elevation, we propose a replacement of the existing (likely 1980's) wood door with a new half (clear) glass mahogany door in the existing opening.

We propose a full window replacement (where indicated with a "2" on the elevation drawings) on the east and west side elevations where (circa) 1980's wood windows are to be replaced with new Andersen 400 series clad wood windows to match the original historic opening sizes.

On the east elevation, one window located towards the rear of the existing structure is proposed for removal and relocation as indicated, to align with the existing second floor window above.

On the west elevation, one window (labeled with a "3" on the elevation drawing) is proposed to be removed and replaced with a window of equal width, but a reduced height (to accommodate a Kitchen countertop).

5. Exterior upgrades:

Include removal of existing "k-style" gutters and replacement with new prefinished aluminum half-round gutters and round leaders; removal and replacement of existing roof shingles with new "Timberline" asphalt roof shingles; at unaltered window/door locations, existing windows casings to remain; at unaltered exterior wall locations, existing asbestos siding to remain; removal and replacement of existing fascias with new CPVC trim to match existing size; removal of existing smooth finish (likely 1980's) soffits with metal vents and replacement with new CPVC beadboard soffits; removal of existing exterior masonry stair to basement

SHORE POINT ARCHITECTURE, PA

on the east side of the house and associated wood framed (inappropriate) enclosure; repaint all exterior components in HPC approved color scheme (to be submitted at a later date).

6. Site work:

All existing hardscape on site is to be removed and replaced as indicated on the proposed site plan including: new 18"x36" bluestone stepping stones on east side of house; new red brick paver patio on east side of house; new red brick paver walkway on east side of house, rear (north) side of house, and north-west corner of house.

Two new upward airflow AC condensers are proposed at the north-west corner of the house in the side yard.

A new board-on-board fence is proposed at the west side, rear (north), and east side of the property in zoning approved heights and locations. This fence will shield the AC condensers from public view from Webb Avenue.

Please note: all proposed exterior improvements have received Neptune Township Zoning approval.