

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

25 Neptune Boulevard Neptune NJ 07753  
(732) 988-5200 Ext. 204 Fax (732)988-4259  
awalby@neptunetownship.org

December 1st, 2021

Andrea Fitzpatrick  
Shore Point Architecture  
108 S Main Street  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-188  
BLOCK 128 LOT 11 ALSO KNOWN AS 12 Ocean Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, December 14th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of December 14th  
Time: Dec 14, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89940560311?pwd=aGI3cUFLUGh4N3JJTFV2R0Z3a2pKdz09>

Meeting ID: 899 4056 0311

Passcode: 509972

One tap mobile

+16465588656,,89940560311# US (New York)

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Dial by your location

+1 646 558 8656 US (New York)

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Meeting ID: 899 4056 0311

Find your local number: <https://us02web.zoom.us/u/kbmIEOA4bc>

Join by SIP

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**Preliminary Review Notes**

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual

hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

### **Description of Work**

1. Porch columns and newels: Proposed changes to the columns on the front porch. They propose a chamfered column on a base, with additional wood railing spans. Spans are limited to 6' span for wood. 8' spans are available for Intex. Andrea agreed to use Intex and to paint it in order to eliminate the extra newels. Conforming.
2. The scale and design of the proposed brackets. Given the heftiness of the existing stick beams, Andrea agreed to "beef-up" the scale of the brackets. Drawings to be submitted before meeting. Conforming.
3. A cat/cut of brick veneer for review. Andrea has agreed that the veneer will replicate as closely as possible the color and texture of the brick used in the existing porch piers. Conforming.
4. Colors. Andrea will submit a conforming color palette prior to a meeting. Conforming
5. Window trims. A type on the plans will be correct to indicate a standard window surround of 3 ½" legs, plus a crown cap, and a 2 ½" sill that extends 5/8" beyond the legs. Conforming.

### **Discussion Items:**

1. Should porch extend over landing or just a covered door. Andrea made a compelling argument that the dullness of the existing elevation merits this design element.
2. The proposed, non-traditional proposed shingle placement. She will propose a double shingle pattern with header boards over the windows

### **Additional Request**

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days (latest on December 3rd ) before the meeting December 14th, 2021**. Along with providing 9 hard copies, please also email via .pdf.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email [awalby@neptunetownship.org](mailto:awalby@neptunetownship.org).

Cordially,

  
Alison Walby  
HPC Administrative Officer