



Fee \$10.00
HISTORIC PRESERVATION
PHONE 732-988-5200
FAX 732-988-4259

Application #: HPC _____

Application Date: 6/10/21 _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|-----------------------------------------------|-------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input checked="" type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input checked="" type="checkbox"/> GUTTERS & LEADERS | <input checked="" 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 checked="" type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

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: 75 Stockton Avenue, Ocean Grove, NJ 07756
BLOCK: 280 LOT: 18 QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): Patrick & Pamela Sbrano
ADDRESS: 164-13 29th Avenue, Flushing, NY
PHONE: 646-662-3290 EMAIL: psbrano@msn.com

APPLICANT INFORMATION _____

Check if same as Owner
NAME(S): Mark Alexander Pavliv, AIA COMPANY: The Architect's Studio
ADDRESS: 77 Main Avenue, Suite 101, Ocean Grove, NJ 07756
PHONE: 32-776-8775 EMAIL: mp77aia@aol.com

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

Lessee Agent Architect Contractor Attorney Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family Multifamily: _____ Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1920 ARCHITECTURAL STYLE: Bungalow Style Cottages

Does your project include demolition of 15% or more of exterior of existing structure? YES NO

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

Do you have Zoning Department approval for this project? YES NO N/A

ZONING PERMIT ID# (from Zoning Permit): 554811927 DATE APPROVED: 4/19/21

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

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.

(please refer to the attached plans and elevations as prepared by Mark Alexander Pavliv, AIA/The Architect's Studio)

Work includes various repairs and renovations to the interior of the 1920 pair of Bungalows.

Applicant proposes the construction of a modest 9.6 ft x 12.0 ft or (115.2 sf) addition.

Other proposed work to include a new upflow AC condenser at the northeast corner of the lot.

Proposed addition, side windows and doors and AC condenser are not visible from the street.

New Windows and Side Doors to be White, new lighting to be powder coated flat black, exterior cement shingle patchwork and addition to be painted to match the existing asbestos shingle.

Please refer to the attached detailed narrative and exhibits for a complete detailed description.

By signing this application, the Applicant and Owner agree to the following:

- 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.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

Patrick and Pamela Sbrano

OWNER NAME -- Please PRINT

Patrick Sbrano

OWNER SIGNATURE

6/9/21

DATE

Mark Alexander Pavliv, AIA

APPLICANT NAME -- Please PRINT

Mark Alexander Pavliv

APPLICANT SIGNATURE

6/9/21

DATE

75 Stockton Avenue, Ocean Grove – Scope of Work

Applicant proposes various repairs and renovations to the existing 1920 residence and the existing detached accessory structure on the 32.125 ft x 60.0 ft lot. The two detached 1-story cottages on the single lot are to remain.

Interior improvements include new insulation, renovation of an existing bathroom, kitchen remodelling, new interior finishes, and necessary plumbing and electrical Code upgrades.

Exterior improvements include window replacement and new doors at the side and alleyway elevations. No work is proposed to the cottage front facades.

Applicant proposes the construction of a modest 9.6 ft x 12.0 ft or (115.2 sf) one room addition to serve as a bedroom, to the rear of the east cottage. The addition would not be visible from the street.

A non-original west Alley window which is within 1.44 feet of the side yard property line is to be removed for fire safety concerns. Another inner alley window (between the two cottages), adjacent to the trash pad in the inner alley, will also be removed for health considerations. The existing trash storage area "screening gate" will remain. Neither side nor alleyway window is visible from the street not original to the structure.

Other proposed work to include a new upflow AC condenser at the north east corner of the lot. The existing patio pavers will be repaired and reset where required.

All areas of required exterior patch work due to the proposed rear addition are to be sided with matching cement shingle to replicate the existing asbestos shingle. Any new siding and roof asphalt shingle to match existing in both color and dimension where patch work or new construction is to be performed.

Repairs and extensions to existing roof gutters to be half round aluminum. New exterior lighting to be in accordance with Neptune Township Land Use Ordinance Section 402 for illumination, as noted on plans.

