

10/29/2025

Ocean & Embury North – improvements to Lifeguard HQ, Office & Bathrooms

Summary of HPC Discussion: Beach Office, Lifeguard HQ, and Bathrooms Proposal

The Commission reviewed the proposed work on the Beach Office, Lifeguard Headquarters, and public bathrooms. Discussion focused on the overall increase in building size and height, as well as the design of the connecting roof.

Commissioners noted that the proposed color scheme—white on dark blue—appears contemporary and incongruent with the character of nearby Camp Meeting buildings, particularly the Great Auditorium and the Youth Temple.

Concerns were also raised regarding the use of several non-conforming materials, including:

- PVC wrap on columns
- Vinyl-coated aluminum railings
- Column designs incorporating panels in two colors

A meeting is recommended for this application.