



Property Location: 110 FRANKLIN AVE

Application No: HPC2022-147

Application Date: 08/29/2022

## HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

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

### PROPERTY IDENTIFICATION

Property Address: 110 FRANKLIN AVE

Block: 277

Lot: 3

Qualifier:

### OWNER INFORMATION

Name(s): PIETRO, D ANDREW &amp; CORDERO, WILLIAM

Address 723 WASHINGTON ST APT 6 HOBOKEN, NJ 07030

Phone: [REDACTED]

Email: [REDACTED]

### APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): Carolyn Young

Company:

Address: 71 Will Lane Watchung, New Jersey 07069

Phone: [REDACTED]

Email: [REDACTED]

### PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family☐ Multifamily:

1 Units

☐ Commercial☐ Condo☐ Mixed UseArchitectural Period / Year Built: 2001Architectural Style: OTHERDemolition hearing required? ☐ YES ☐ NO

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

Zoning Permit Acquired? ☒ YES ☐ NO ☐ N/A

Zoning Permit ID# (from Zoning Permit) 558211444

DATE APPROVED: 07/20/2022

**APPLICATION REVIEW NOTES:**

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below..

**Description of Work****Tech Concerns :**

Tech review team is inquiring what particular architectural style the applicant is seeking to achieve. Please advise as to the style of proposed architectural alterations. Listed on page 37 of guidelines and including seaside vernacular.)

Will the addition of increasing the roof line have any effect on the height of the chimney and will the chimney be extended. If the chimney needs to be raised, **the chimney facing material would need to be discussed.**

Additional concerns with the open trusses and column supports being too contemporary. Tech review have additional concerns how the trusses and columns fit in with the architectural style of the proposed alterations.

Proposed gable window and door design **to be discussed** because it appears to be overly fenestrated with the double french door and flanking windows.

Tech review suggests reconsidering the width of the proposed 2<sup>nd</sup> floor window on the porch addition and it **may be discussed**. (Must decide window or door which is not clear in the proposed application)

The use of Vinyl siding on the west addition elevation **to be discussed**.

Proposed balcony depth **to be discussed**.

Tech review is asking to **submit materials list** for first floor porch deck and 2<sup>nd</sup> story balcony decking.

If stick style is the selected architectural style, then the square columns should be chamfered.

The porch railing Intex Hampton is **NON-CONFORMING**. Approved style is Nautilus or Dartmouth railing.

**Please confirm** the lattice panel is wood with an Azak frame.

Proposed exterior lighting appears to be arts and crafts. **To be discussed** how this would fit in with the chosen architectural style.

Ceiling fan with light fixture is **NON-CONFORMING**. Lights are not permitted in ceiling fans on the exterior of the home. Additionally, there is a 4-blade minimum on exterior fans. Therefore, **please provide appropriate lighting for the first-floor porch**.

Leaders are not indicated on the submitted drawing and must be installed on the body of the house and are not permitted to be installed on the columns of the home.

Proposed porch steps materials have not been specified. **Please provide**.

**Please advise** if there will be lattice under the porch step area.



**CONFORMING ITEMS:**

Proposed Anderson Windows (Woodwright) are **CONFORMING** Width to be discussed.

Azak trim for windows is **CONFORMING**

Hardie Plank siding is **CONFORMING**. Please provide the 'reveal' dimension of the Hardie siding proposed.

Color Brewster Grey (HC162) is a **NON-APPROVED** color

Whipple Blue (HC152) is **CONFORMING**

Simple white OC117 is **NOT** an approved color. Please choose an alternate approved color.

Porch ceiling Azak is **CONFORMING**

HB&G Permacast columns are a **CONFORMING** material. Notes above address concerns in reference to the trusses and architectural style.

Azak skirtboard is **CONFORMING**

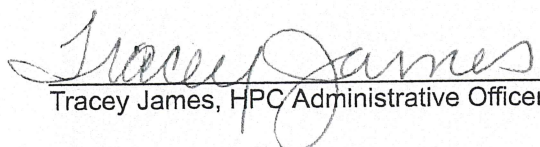
Orthagonal lattice panels and frames are **CONFORMING**

16" brick piers are **CONFORMING**

**Submitting Required Information:**

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Tracey James, HPC Administrative Officer  
Engineering/Planning Offices  
2201 Heck Avenue  
Neptune, NJ 07753.

  
Tracey James, HPC Administrative Officer

Date: 9.22.22

**IMPORTANT INFORMATION:**

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: