

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

☐ Single Family ☐ Multifamily: \_\_\_\_\_ Units ☒ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1870 ARCHITECTURAL STYLE: Queen Anne Victorian

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): \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

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.

As the new stewards of The Majestic Hotel, we will be performing necessary maintenance... specifically repainting areas of the exterior. Aligning with section "R" of the Design Guidelines, we seek to respect the "earth tone" color palette of creams and greens by removing 5 non-appropriate colors:

1. HC-133 Yorktown Green
2. SW-3561 cedar
3. HC-150 Yarmouth Blue
4. blue custom color match
5. purple custom color match

And introduce one historic color:

1. HC-187 Black Forest Green (Benjamin Moore)

Please see the attached document that outlines how we plan to apply this reduced color palette to the exterior features.

**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.**

OWNER NAME – Please PRINT

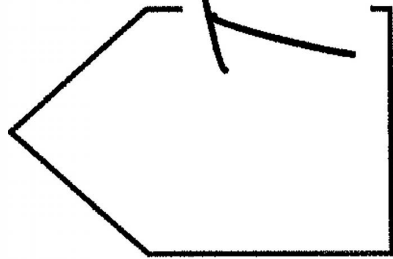
APPLICANT NAME – Please PRINT

OWNER SIGNATURE

APPLICANT SIGNATURE

DATE

DATE



# The Majestic Hotel

## EXTERIOR PAINT PLAN

19 Main Avenue Ocean Grove, NJ

July 24, 2023



# The Majestic Hotel

## 19 Main Avenue Ocean Grove, NJ

built - 1870

renovated - 2000

architectural style - queen anne victorian

*as the new stewards of The Majestic Hotel, we will be performing necessary maintenance. aligning with section "R" of the Design Guidelines, we seek to respect the "earth tone color" palette of creams and greens by removing 5 non-appropriate colors (2 blues, 1 blue/green, 1 purple and cedar natural stain), and introducing 1 historic color (black forest green).*

existing color palette  
(10 colors)



BM\_HC-6  
windham cream  
spindles



BM\_HC-98  
providence olive  
siding



BM\_HC-126  
avon green  
millwork



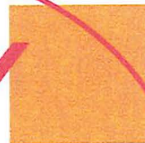
BM\_HC-118  
sherwood green  
millwork



BM\_HC-150  
yarmouth blue



BM\_HC-133  
Yorktown green



SW-3561  
cedar



blue color match  
custom



purple color match  
custom



proposed color palette  
(5 existing colors)



BM\_HC-6  
windham cream  
spindles



BM\_HC-98  
providence olive  
siding



BM\_HC-126  
avon green  
millwork



BM\_HC-118  
sherwood green  
millwork



+ 1 new color



BM\_HC-187  
black forest green



## EXTERIOR PAINT PLAN (proposed)

19 Main Avenue Ocean Grove, NJ

LOCATION	COLOR NAME	HISTORIC COLOR NUMBER
spindles/soffits	windham cream	HC-6
siding	providence olive	HC-98
fascia	sherwood green	HC-118
trim	avon green	HC-126
foundation	black forest green	HC-187
hand rail	black forest green	HC-187
back porch floor	black forest green	HC-187
front porch floor	black forest green	HC-187
stair treads	black forest green	HC-187
stair risers	avon green	HC-126
panel accent	black forest green	HC-187
panel accent	avon green	HC-126
sign lettering + finials	gilded gold	MTL 137



*existing colors*



BM\_HC-6  
windham cream  
spindles



BM\_HC-98  
providence olive  
siding



BM\_HC-118  
sherwood green  
millwork

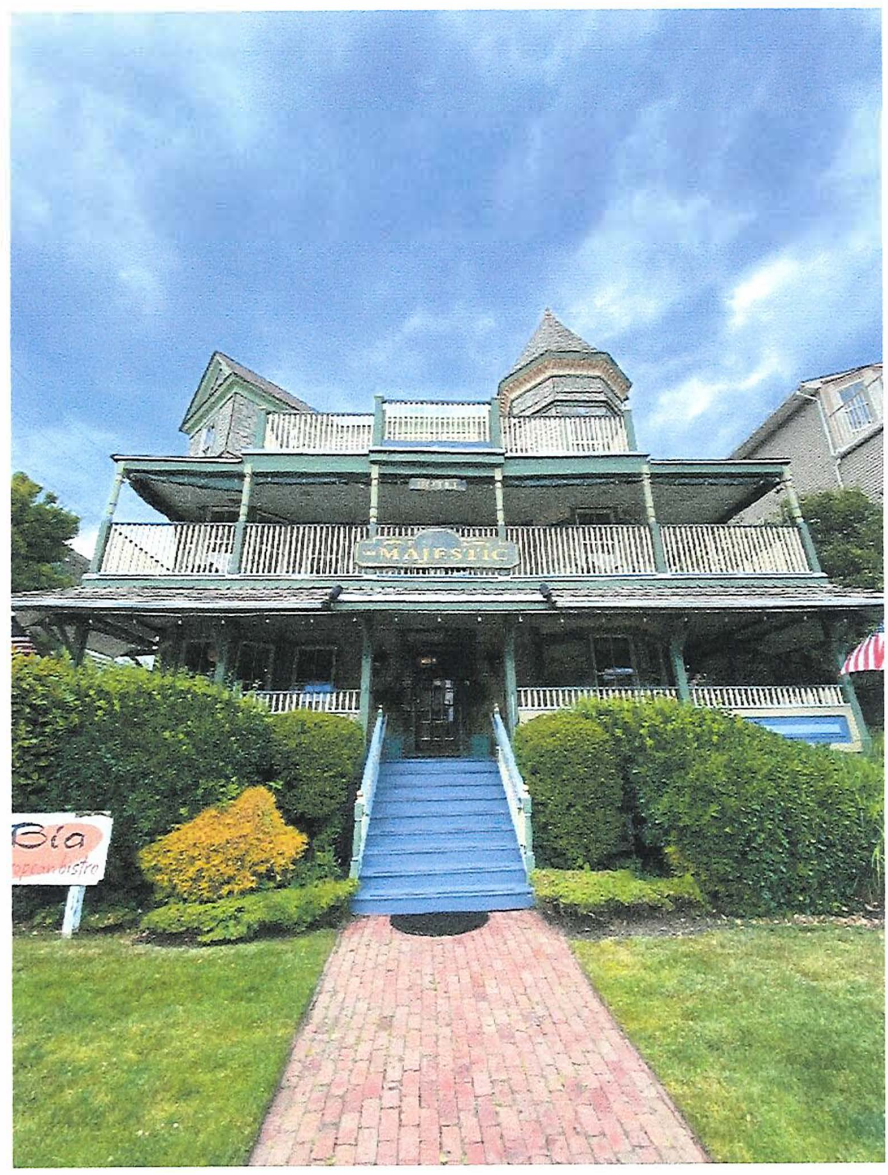


BM\_HC-126  
avon green  
millwork



BM\_HC-187  
black forest green

*proposed colors*



We would like to eliminate the blue and purple colors from the exterior and replace them with a deep green (within the same existing color family).





Jenn O'Brien Interiors, THE MAJESTIC HOTEL, Exterior Paint Plan, June 21, 2023



BM\_HC-6  
windham cream



BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



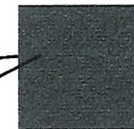
BM\_HC-126  
avon green



BM\_HC-187  
black forest green



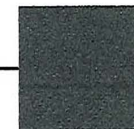
\*if no change is called out, the color will remain as is.



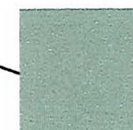
BM\_HC-187  
black forest green  
decorative stripes  
(gold remains)



BM\_HC-187  
black forest green  
hand rail + bottom rail



BM\_HC-187  
black forest green  
stair treads + decking



BM\_HC-126  
avon green  
risers





Jean O'Brien Interiors, THE MAJESTIC HOTEL, Exterior Paint Plan, June 27, 2023



BM\_HC-6  
windham cream



BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green



BM\_HC-187  
black forest green



\*if no change is called out, the color will remain as is.



BM\_HC-98  
providence olive  
top row of fish scale



BM\_HC-187  
black forest green  
hand rail + spindle base



BM\_HC-187  
black forest green  
floor





Jenn O'Brien Interiors, THE MAJESTIC HOTEL, Exterior Paint Plan, June 27, 2023



BM\_HC-6  
windham cream



BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green



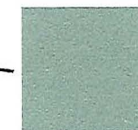
BM\_HC-187  
black forest green



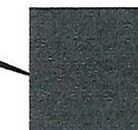
\*if no change is called out, the color will remain as is.



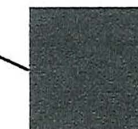
BM\_HC-187  
black forest green  
hand rail + base



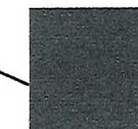
BM\_HC-126  
avon green  
inside square



BM\_HC-187  
black forest green  
outside + inside square



BM\_HC-187  
black forest green  
porch floor



BM\_HC-187  
black forest green  
foundation





Jenn O'Brien Interiors, THE MAJESTIC HOTEL, Exterior Paint Plan, June 27, 2023



BM\_HC-6  
windham cream



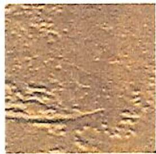
BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green



BM\_HC-187  
black forest green



\*same color  
application as  
that on front  
portion of the  
building.



BM\_HC-118  
sherwood green  
column caps/headers



BM\_HC-187  
black forest green  
column base



BM\_HC-187  
black forest green  
doors and area  
under stairs +  
handrails





BM\_HC-6  
windham cream



BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green

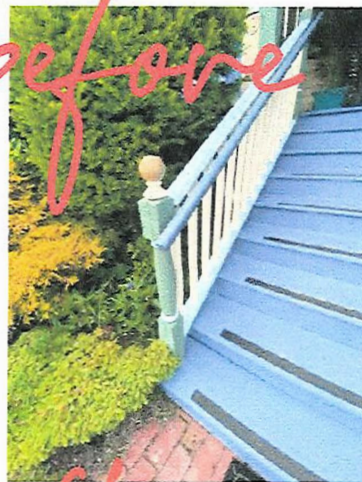


BM\_HC-187  
black forest green



We spot checked this additional color. These are the areas where we did so..

*before*



*after*





Thank you!

