

**Application #: HPC** \_\_\_\_\_

**Application Date:** \_\_\_\_\_

## Historic Preservation Commission Certificate of Appropriateness Application

- |                                               |                                            |                                         |
|-----------------------------------------------|--------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> AC UNIT              | <input type="checkbox"/> GATE              | <input type="checkbox"/> RAILINGS       |
| <input type="checkbox"/> ADDITION             | <input type="checkbox"/> GENERATOR         | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR                | <input type="checkbox"/> GUTTERS & LEADERS | <input 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 type="checkbox"/> LIGHT FIXTURE     | <input type="checkbox"/> SHUTTERS       |
| <input type="checkbox"/> COLUMNS              | <input type="checkbox"/> NEW CONSTRUCTION  | <input 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 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](http://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: 19 Main Ave

BLOCK: 166 LOT: 2 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION** \_\_\_\_\_

NAME(S): Ronald Rudolph

ADDRESS: 44 Ocean Pathway

PHONE: 732- \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION** \_\_\_\_\_

☐ Check if same as Owner

NAME(S): Dominick Perrier-Stead COMPANY: THE RFO

ADDRESS: 44 Ocean Pathway

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☒ Other: Owners Rep

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

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

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: 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.

Reduction of non-Historic  
Colors to a more Appropriate & accurate color way. Objective  
is to reduce color quantity in a cost conscious way.

**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.**

Ronald Rydolph  
OWNER NAME - Please PRINT

[Signature]  
OWNER SIGNATURE

9/2/23  
DATE

Dominic Perrier-Shad  
APPLICANT NAME - Please PRINT

[Signature]  
APPLICANT SIGNATURE

9/12/23  
DATE



## EXTERIOR PAINT PLAN

19 Main Avenue Ocean Grove, NJ

July 24, 2023





## 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



# The Majestic Hotel

19 Main Avenue Ocean Grove, NJ

built - 1870

renovated - 2000

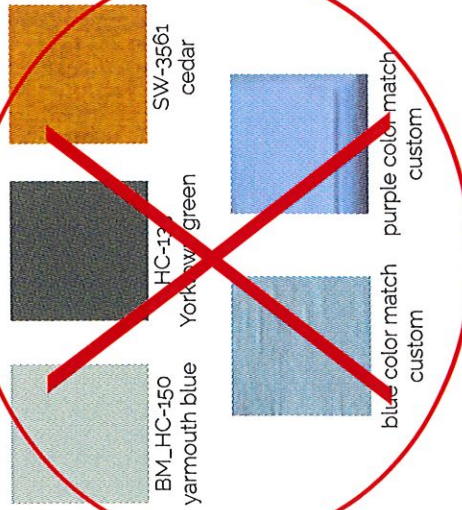
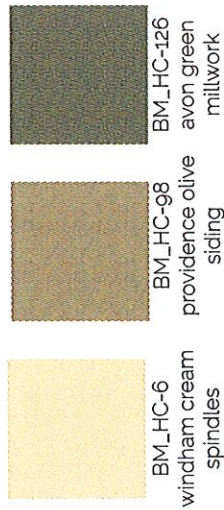
architectural style - queen anne victorian

*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).*

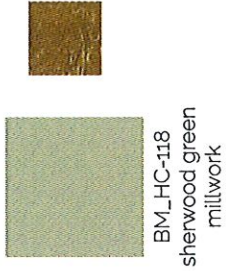
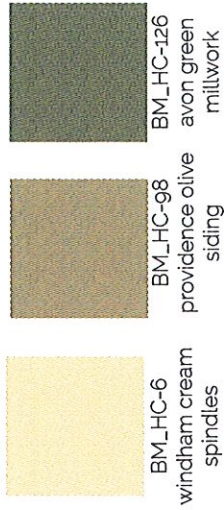




existing color palette  
(10 colors)



proposed color palette  
(5 existing colors)



+ 1 new color





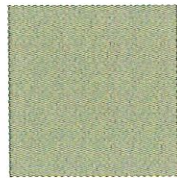
existing colors



BM\_HC-6  
windham cream  
spindles



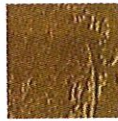
BM\_HC-98  
providence olive  
siding



BM\_HC-118  
sherwood green  
millwork



BM\_HC-126  
avon green  
millwork



BM\_HC-187  
black forest green





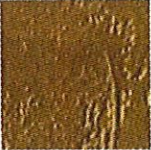
proposed colors

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).











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
				






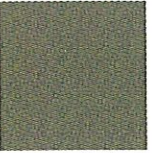

\*if no change is called out, the color will remain as is.

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
			



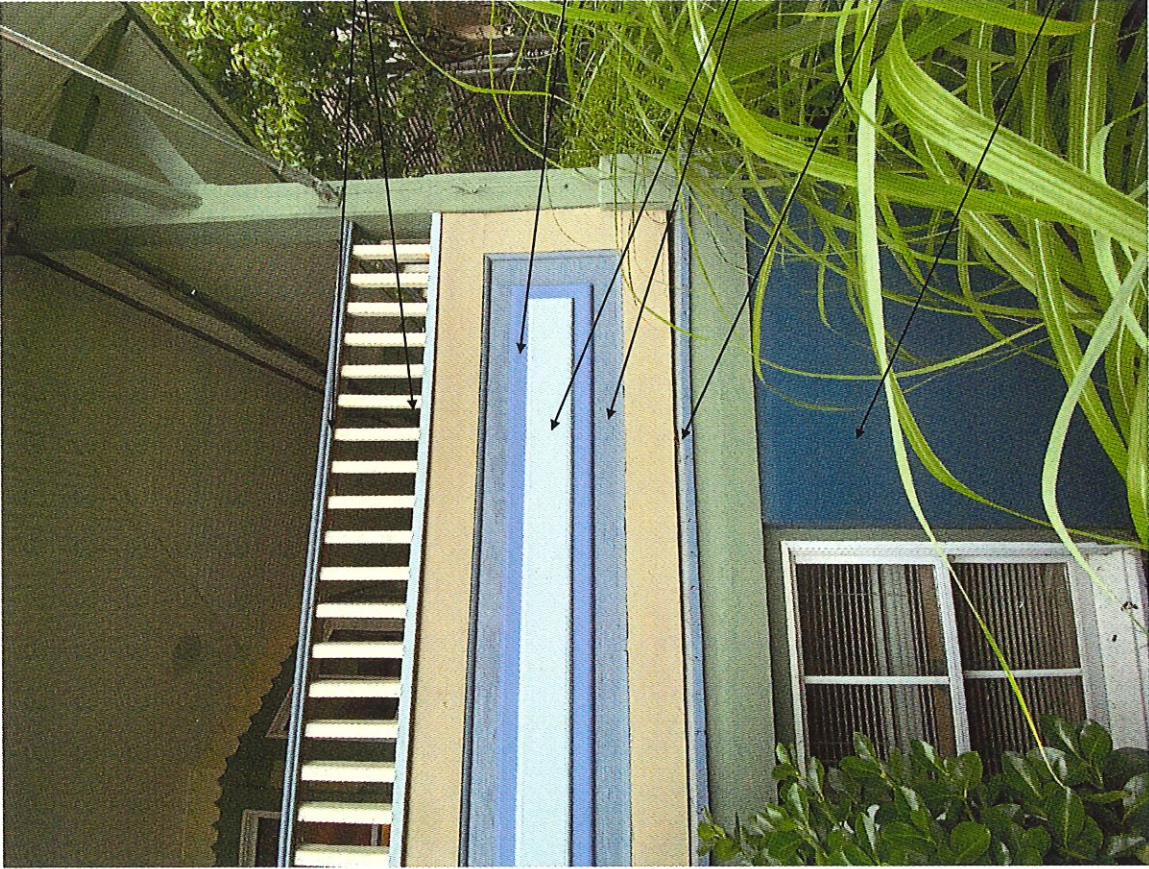


\*if no change is called out, the color will remain as is.

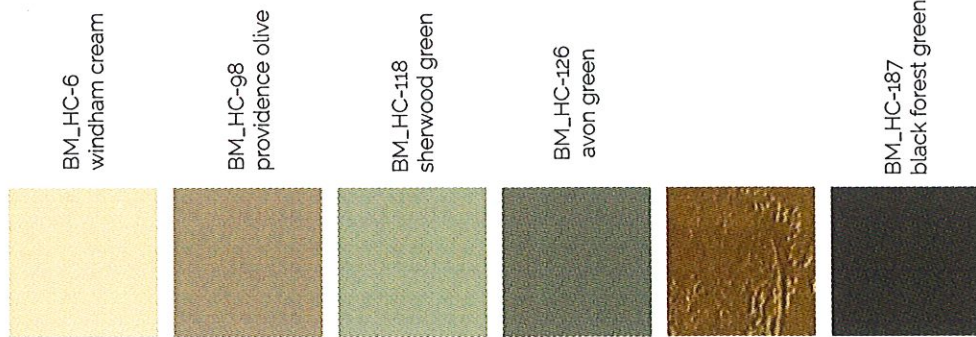
BM_HC-6 windham cream	BM_HC-98 providence olive	BM_HC-118 sherwood green	BM_HC-126 avon green	BM_HC-187 black forest green
				



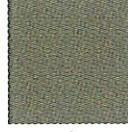




\*if no change is called out, the color will remain as is.



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







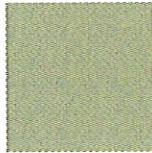
BM\_HC-6  
windham cream



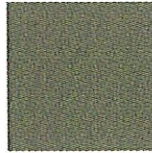
BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green



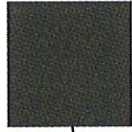
BM\_HC-187  
black forest green



\*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



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



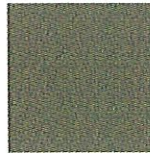
BM\_HC-6  
windham cream



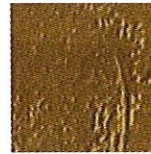
BM\_HC-98  
providence olive



BM\_HC-118  
sherwood green



BM\_HC-126  
avon green



BM\_HC-187  
black forest green





Thank you!

