

### **118 Mt Tabor Way – 1963 – Rudin – Porch**

Expansion of covered porch as depicted in the attached plans/photos.

This applicant extended the existing front porch, increasing it in depth from 7' to 10'. This expansion diminished the size of the front yard (planted) area, and adversely impacted the scale of the original structure, and exceeds the historic footprint of the original building. Additions to the front of historic properties is not permitted by the Guidelines.

Further, in expanding forward of the historic footprint, the applicant removed an existing center porch column and replaced it with a newel of a narrower dimension and installed a new railing system that appears to be taller than the rail it replaced. Having preformed this work without first obtaining a Certificate of Appropriateness, resulted in a violation being issued by the Zoning officer.

They were granted relief by ZBA, for expanding forward to the property line. They are now applying to HPC for relief from the Historic Guidelines.

The applicant is represented by Chris Beekman. Mr. Beekman notes in the application that the already completed work, "expands into the setback area but only minimal & and has been approved by the zoning board per resolution ZBA - 23-01."

Tech noted that porches of 10' are unusual in Ocean Grove, especially on single story dwellings of this design and vintage, where the scale of such a large porch is out of proportion to the scale of the dwelling. *See Guidelines, page 13, section B, Form, Height, Mass, also, Page 22, section G., item 5, Porch and Balcony.* **Non-Conforming.**

Expansions at the front of historic properties is not permitted on historic structures unless doing so restores historic elements that have been previously destroyed or removed. This is not the condition in this case. **Non-Conforming.**

The original porch appeared to be less than 30" from grade, permitting it to have a railing height of 30", per the historic exemption. The new railings appear to exceed that height and to be out of proportion to the size and scale of the original dwelling. Also, whenever CPVC railing material is permitted, it is required to be painted in order to convincingly approximate the look of historic wood railings. *See, Guidelines, Page 22, section G., item 5, Porch and Balcony.*

These conditions created by the applicant effect in a negative way, character-defining aspects of this dwelling. As such, the applicant must appear before the full Commission for review. Should the Commission fail to approve these already built Non-Conformities, the applicant may seek relief from the Commission's decision by appealing to the Zoning Board of Adjustment.