



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **7 OCEAN**

PATHWAY

Application No: **HPC2023-071**

Application Date: **04/28/2023**

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

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

PROPERTY IDENTIFICATION

Property Address: 7 OCEAN PATHWAY

Block: 115

Lot: 6

Qualifier:

OWNER INFORMATION

Name(s): O'CONNOR, TERRIE

Address:

Phone: (

Email: (

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): MARK PAVLIV, AIA

Company:

Address: 77 Main Avenue Suite 101 Ocean Grove, NJ 07756

Phone: (732)776-8777

Email: mp77aia@aol.com

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family
 ☐ Multifamily:
 ☐ 0 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use

Architectural Period / Year Built: 1857

Architectural Style: Eastlake

Demolition 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)

DATE APPROVED:

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

Below is a summary of alterations the applicant has offered in response to issues raised in the initial Concept meeting (25 July 2023). Items of concern that fall to the full Commission to consider are also included.

Applicant proposes to construct a 14' x 24.3' wood frame 2 1/2 story addition to the rear of the existing 2 1/2 story dwelling and include a new 2-story 6'x19.3' covered rear porch.

- 1.) Roof ridge of the addition has been reduced from the initial extrusion of the historic roof, to now 28" step down from the original roof.
- 2.) The side yard setbacks have been increased to 12" on both the east and west elevations, at the point of demarcation between the original structure and the proposed addition. (The addition originally had setbacks located further to the north: not at the point of demarcation.)
- 3.) At the rear (north-facing) 1st floor addition, a set of 36" double doors leading to the new porch have been reduced to a set of 24" double doors. This reduced scale matches the dual leaf doors that exist at the front of the dwelling as per the original 1856 configuration. (Note: Since all other doors other than the front doors, are single, Tech suggested a single door may be more appropriate at the rear. Tech also noted the 1st floor rear porch (as submitted) has three (3) doors leading onto it. They suggested both the 1st and 2nd floor rear porches should have single doors, aligned.
- 4.) A proposed undersized 1st floor porch pent at the rear (north-facing) has been removed from the application.
- 5.) All proposed new double-hung windows have been reduced in width to 2'6" to match the dimensions of the historic windows found elsewhere on the property. New windows will have 2/2 True Simulated Divided Light muntins.
- 6.) The overall length of the proposed addition has been reduced to accommodate porch access stairs to be outside the rear porch footprint (instead of intruding into the porch area, as originally proposed).
- 7.) Applicant will retain and repair existing masonry chimney.
- 8.) AC unites in the east alley will be fully screen from both Ocean Pathway (by the porch wall) and Bath Avenue (by framed lattice). Existing east alley pathway to remain.
- 9.) The rear yard (Bath Avenue) is to remain grass. No new path from rear stairs to Bath Avenue sidewalk is proposed.
- 10.) The proposed new wood porch posts at the rear addition will replicate the historic posts found at the front of the house.
- 11.) Proposed rear improvements and addition call for 7 new wall mounted lanterns, as detailed and included in the application.
- 12.) All new exterior windows to replicate historic articulated casement trim as indicated in the details
- 13.) New rear porch to have mahogany wood decking (Tongue and Groove? No bullnose/frame?), Dartmouth Intex railing (confirm profiles), wood stair treads, brick piers, painted chamfered upper porch gable posts and a painted gable finial.
- 14.) New siding (to be used where needed to fill in on the original structure) to be painted cement shingle to match existing asbestos shingle siding. (Note: originally the applicant proposed residing both the original structure and the addition in Hardie Board.)

15.) A detailed color and material list has been submitted for review.

16.) All original scroll work on the front facing façade of the original dwelling will be retained and restored.

17.) Tech suggested the proposed addition might not adequately read as an addition (i.e., Rather than looking like something added to the original structure, they questioned if the character of the original building would be lost or subsumed by such a large addition — "Additions should look like additions; and should, in theory, be able to be removed at a later days without substantial loss to the original configuration.)

18.) The proposed addition would entail the removal, alteration, or replacement of certain existing windows. See window inspection report for details. (e.g., On the east elevation the plans suggest the addition of new windows and one door, the closing of an existing window and door, and the replacement of three existing windows. On the west elevation the plan suggests the replacement of four existing windows, and the closing of one window.)

19.) Tech suggested the massing of the proposed addition may not fit in with the Bath Avenue streetscape. Some neighboring houses read clearly as "backs of houses" with step downs, side setbacks, and ornamentation that read as secondary when compared to the grander front facades. Tech noted this 1857 house is not only one of the last original houses on the Pathway but one of the oldest houses in the Grove. They questioned whether the proposed addition enhances or overwhelms the original house and the history of the site. The applicant has included an exhaustive survey of photographs of neighboring houses along Bath Avenue in response to Tech's concerns.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Heather Kepler, 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:

Heather Kepler HPC Administrator
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.

Date: _____

Heather Kepler HPC Administrator

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: