

Application #: **HPC**

Application Date: **9/13/23**

Historic Preservation Commission Certificate of Appropriateness Application

<input checked="" type="checkbox"/> AC UNIT <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ARBOR <input type="checkbox"/> AWNING <input type="checkbox"/> BALCONY <input checked="" type="checkbox"/> CHIMNEY <input type="checkbox"/> COLUMNS <input type="checkbox"/> DECK <input type="checkbox"/> DOOR REPLACEMENT <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> EXTERIOR ALTERATIONS <input checked="" type="checkbox"/> FENCE <input type="checkbox"/> FLAGS / BANNERS <input checked="" type="checkbox"/> FOUNDATION <input type="checkbox"/> OTHER _____	<input checked="" type="checkbox"/> GATE <input type="checkbox"/> GENERATOR <input checked="" type="checkbox"/> GUTTERS & LEADERS <input type="checkbox"/> HOT TUB <input checked="" type="checkbox"/> LATTICE <input type="checkbox"/> LIGHT FIXTURE <input type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> ORNAMENTATION <input type="checkbox"/> OUTDOOR SHOWER <input checked="" type="checkbox"/> PAINT <i>PROP. CHANGES FROM INITIAL APPROVAL</i> <input type="checkbox"/> PATIO <input type="checkbox"/> PIERS <i>PROP. CHANGES FROM INITIAL APPROVAL</i> <input checked="" type="checkbox"/> PORCH <i>PROP. CHANGES FROM INITIAL APPROVAL</i> <input type="checkbox"/> PORCH FAN	<input checked="" type="checkbox"/> RAILINGS <i>PROP. CHANGES FROM INITIAL APPROVAL</i> <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 <i>PROP. CHANGES FROM INITIAL APPROVAL</i> <input type="checkbox"/> SIGN <input type="checkbox"/> SKYLIGHT <input type="checkbox"/> SOLAR <input checked="" type="checkbox"/> STAIRS <input type="checkbox"/> VENT <input checked="" type="checkbox"/> WALKWAY <input checked="" type="checkbox"/> WINDOWS <i>PROP. CHANGES FROM INITIAL APPROVAL</i>
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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. 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: **78 BROADWAY, OCEAN GROVE, NJ 07756**
 BLOCK: **249** LOT: **1** QUALIFIER: **HD-R1**

OWNER INFORMATION

NAME(S): **Denise and Richard Ricci**
 ADDRESS: **78 Broadway, Ocean Grove, NJ**
 PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): **SHORE POINT ARCHITECTURE** COMPANY: **SHORE POINT ARCHITECTURE**
 ADDRESS: **108 S MAIN STREET, OCEAN GROVE, NJ 07756**
 PHONE: [REDACTED] EMAIL: [REDACTED]

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

☐ Lessee ☐ Agent ☒ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

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

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: AMERICAN FOUR-SQUARE

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): 563861024 DATE APPROVED: 12/8/23

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.

(PLEASE SEE ATTACHED TEXT)

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.

Richard Ricci

OWNER NAME – Please PRINT

Richard Ricci

OWNER SIGNATURE

DATE

11/30/23

SHORE POINT ARCHITECTURE

APPLICANT NAME – Please PRINT

Stephen Ricci

APPLICANT SIGNATURE

12/15/23

DATE

SHORE POINT ARCHITECTURE, PA

UPDATED ZONING / HPC APPLICATION TEXT

Date: December 15, 2023
SPA Job Number: 2021-30 Ricci Residence
Property Address: 78 Broadway (Block 249, Lot 1)

Overview:

We recently received zoning and HPC approval for a new two-story addition and associated improvements at 78 Broadway (existing 2-1/2 story dwelling). During construction, several areas that were previously covered/concealed were exposed and were found to be in poor condition. Accordingly, the homeowner would like to expand the previously approved scope of work to include these items which include:

- Full siding replacement throughout as indicated (Note: the siding design on the approved addition is updated to match the new siding design proposed at the existing house)
- Associated trim (window / door casings, corner boards) will be replaced as indicated
- Remove and replace 14 existing windows with new full frame, Andersen 400 series clad wood windows to match existing window sizes. Breakdown as follows:
 - 10 original 1:1 wood double hung windows
 - 4 vinyl replacement windows
- Remove existing front porch railings and newel posts, which are newer and are in poor condition, and replace with new custom railing system to match previously approved railing system at new side entry at addition.
- Remove existing front porch wood flooring, stair treads, and trim board, which is in poor condition, and replace with new “Aeratis” porch flooring and CPVC trim as indicated.
- Remove existing vinyl soffits/porch ceiling and replace with CPVC beadboard

Notes:

- There are no changes to the approved building footprint or approved site improvements as part of this work.
- An HPC Site Inspections for the matters above occurred on Sunday, December 3, 2023 at 3:30pm.