

Deborah Osepchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
Steven R. Tombalakian, Esq., HPC Attorney  
Ronald D. Cucchiaro, Esq., HPC Attorney  
Dawn Crozier, Administrative Officer  
Kristie Dickert, Secretary



Douglas MacMorris, Member  
Jeffery Rudell, Member  
Jenny Shaffer, Member  
Joseph Wierzbinsky, Member  
Douglas McKeon, Alternate No. 1  
Linda Henderson, Alternate No. 2

## OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753  
(732) 988-5200 x. 204 Fax (732) 988-4259  
kdickert@neptunetownship.org

**Sent Regular Mail**

**Electronic mail:**



April 29, 2020

Andrea Fitzpatrick, AIA  
Shore Point Architecture, PA  
108 South Main Street  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-057  
BLOCK 228 LOT 6 ALSO KNOWN AS 30 EMBURY AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 12, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting May 12, 2020  
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

### **Preliminary Review Notes**

Please refer to your Notice of Hearing letter dated March 12, 2020 for any preliminary review notes.

**Additional Request/Comments**

1. No new evidence or exhibits can be submitted during the meeting;
2. Additional information about the meeting can be found online at:  
[http://neptunetownship.org/sites/default/files/HPC%20Agenda-%20May%202020\\_0.pdf](http://neptunetownship.org/sites/default/files/HPC%20Agenda-%20May%202020_0.pdf).

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 278 or via email [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org).

Cordially,



Dawn Crozier  
HPC Administratively Officer



Deborah Osephchuk, Chair  
Lucinda Heinlein, 1<sup>st</sup> Vice Chair  
Leonard J. Steen, 2<sup>nd</sup> Vice Chair  
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(732) 988-5200 x. 278 Fax (732) 988-4259  
kdickert@neptunetownship.org

March 12, 2020

Andrea Fitzpatrick  
Shore Point Architecture, PA  
108 S. Main Street  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-057  
BLOCK 228, LOT 6 ALSO KNOWN AS 30 EMBURY AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a public hearing before the Historic Preservation Commission. Your application has been scheduled for **Tuesday, April 14, 2020 at 7:00 pm**. The meeting will be held at the Neptune Township Municipal Complex, 25 Neptune Blvd, 2<sup>nd</sup> Floor (Committee Room), Neptune, NJ 07753.

### Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments or concerns from HPC members before or at a hearing. The Applicant or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

### Description of Work

"Currently the existing first floor porch footprint is 20'-4" x 8'-1" and the existing second floor porch footprint is 20'-7" x 5'-9". The existing porch contains a continuous parge coated concrete block foundation and brick stairs. The first floor porch contains 12" painted wood square columns on 1'-5" square, 2'-10" height elevated brick piers and 2'-3" height wood railings. The second floor porch contains painted wood tapered craftsman style columns (9-1/2" at base and 6-1/2" at cap), which support a low slope hip roof, with 1'-1" overhangs above. Because the depth of the first-floor porch is greater than the depth of the second floor porch, a pent roof at the transition between porch levels currently exists. This transition is evident in the exposed structural framing at the first floor porch ceiling (see photos). Although the width of the first and second floor porches are roughly equal, the existing pen roof currently wraps around the sides of the porch via a hip roof transition with a three-foot overhang depth to match the pent roof area at the front elevation.

The project includes the full removal and reconstruction of the existing 2-story covered front porch include the demolition of the: existing porch foundation, existing porch stairs, exiting porch framing at all levels, existing pent roof, existing columns, 3existing railings, and existing hip roof. The existing porch is in poor condition structurally, specifically at the second floor level where the porch has disconnected from the body of the house and is unsafe to occupy. See attached photos.

Because we believe the porch in its current state is not original to the structure (see historic research attached) and is not consistent with the architectural style of the 1890's house, we propose the following for the porch replacement:"



## Classification

The Applicant indicates the subject structure was constructed in 1885. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

## Compliant Items

1. New prefinished aluminum half-round gutters and round leaders.

## Compliance Issues

1. New porch piers and wood framed porch flooring with cpvc trim and tongue & groove "Aeratis" composite decking at the first floor. **Please be prepared to specify the color of "Aeratis" proposed to be utilized.**
2. New custom wood railings with custom scroll cut balusters throughout (30" height at first floor, 36" height at second floor) – **While the proposed heights of the rail system are compliant, the Historic Appropriateness of the design must be reviewed by the full Commission.**
3. New chamfered wood columns with custom chamfered wood brackets with custom scroll cut cpvc panels. **While material being proposed is compliant, the Historic Appropriateness of the design must be reviewed by the full Commission.**
4. New chamfered wood newel posts throughout. **While material proposed is compliant, the Historic Appropriateness of the design must be reviewed by the full Commission.**
5. New shed roof with asphalt shingles at first to second floor porch transition, preserving existing front overhang (note" overhang at sides of porch roof omitted). **Please be prepared to specify the type and color of roof shingles proposed to be utilized.**
6. Uncovered second story porch fiberglass decking (existing board and batten siding to be patched/repared as required) **Please be prepared to specify color and whether or not trim boards are proposed to be utilized. As per the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures Section IV.G. Upper level porches may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass use on balcony floors is permitted when such application is not visible from the street. Fiberglass membrane deck solutions require application of trim boards at the outer edge perimeter.**
7. In addition to the porch replacement, we are also proposing a full-frame window replacement with Andersen 400 series windows, for all six (6) of the windows on the front elevation. The existing custom wood window casings shall be carefully removed, preserved, and reinstalled as required to facilitate the window replacement. **As per Section IV, Subsection E of the *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, p. 17: Applicants must "1) Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period; 2) Retain existing window locations in existing structures; and 3) Retain the original size and shape of all existing window frame and sash." Applicant must identify which, if any, of the windows being proposed for replacement are original to the structure. Applicant must document condition of windows so as to warrant replacement. If the windows are original, an inspection will be required to determine the condition of the six (6) windows proposed for replacement. Said inspection must be scheduled prior to your hearing date.**

## Additional Request

**PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF THE PLANS DATED LAST REVISED DECEMBER 20, 2019 AS WELL AS ANY COLOR PHOTOS SUBMITTED WITH YOUR APPLICATION AT LEAST 10 DAYS PRIOR TO YOUR SCHEDULED HEARING DATE.**



If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend. Please be advised, your absence may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204.

Cordially,

A handwritten signature in black ink that reads "Kristie Dickert". The signature is written in a cursive, flowing style.

Kristie Dickert  
HPC Secretary

Application #: HPC 2020-057

Application Date: 3/3/2020

## Historic Preservation Commission Certificate of Appropriateness Application

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

**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: 30 Embury Ave  
 BLOCK: 6 LOT: 228 QUALIFIER: HD-O

### OWNER INFORMATION

NAME(S): Jacqueline and Alfred Lavallo  
 ADDRESS: 30 Embury Ave, Ocean Grove, NJ 07756  
 PHONE: [REDACTED] EMAIL: [REDACTED]

### APPLICANT INFORMATION

☐ Check if same as Owner  
 NAME(S): Andrea Fitzpatrick, Stephen J. Carlidge COMPANY: Shore Point Architecture  
 ADDRESS: 108 S Main St. 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: 1885 ARCHITECTURAL STYLE: Stick-Style Cottage

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): 552165319 DATE APPROVED: 2/24/2020

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 description and photographs)

**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.**

Jacqueline LaValle

OWNER NAME - Please PRINT

Jacqueline LaValle

OWNER SIGNATURE

10/11/19

DATE

Stephen J. Carlidge

APPLICANT NAME - Please PRINT

Stephen J. Carlidge

APPLICANT SIGNATURE

10/21/19

DATE



Fee Date: 02/20/2020  
Check #: 3069  
Cash: 0

## ZONING PERMIT

ID: 552165319

Date: 02/24/2020

Fee: \$ 35.00

### PROPOSED WORK

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation                    | <input type="checkbox"/> Private Garage        |
| <input type="checkbox"/> Air Condensor Unit(s)          | <input type="checkbox"/> Interior Remodel - Comm / Res      | <input type="checkbox"/> Residential Addition  |
| <input type="checkbox"/> Commercial Addition            | <input type="checkbox"/> New Accessory Structure            | <input type="checkbox"/> Signs                 |
| <input type="checkbox"/> Continuing/Changing Use        | <input type="checkbox"/> New Commercial Business            | <input type="checkbox"/> Solar                 |
| <input type="checkbox"/> Deck/Balcony                   | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed          |
| <input type="checkbox"/> Driveway / Sidewalk / Apron    | <input type="checkbox"/> New Residence                      | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall           | <input checked="" type="checkbox"/> Porch                   | <input type="checkbox"/> Zoning Determination  |
| <input type="checkbox"/> Other: _____                   |   |  |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

### ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

### IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:

Street Address: 30 EMBURY AVE Block: 228 Lot: 6 Zone: HD-O

2. Applicant Name: SHORE POINT ARCHITECTURE Phone No. [REDACTED] Fax No. ([REDACTED])

Applicant's Address: 108 S MAIN ST OCEAN GROVE NJ 07756

Email: [REDACTED]

3. Property Owner Name: LAVALLE, ALFRED & JACQUELINE Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 30 EMBURY AVENUE OCEAN GROVE, NJ 07756

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"The existing front porch is in structural disrepair since being damaged as a result of a fire that took place at a neighboring property. The existing front porch is currently tearing away from the front of the house, and needs to be replaced. We are proposing to reconstruct the front porch in its existing footprint. We are changing the first story porch roof from a hip to a shed roof, preserving the front overhang and reducing the side overhangs to 6". We are proposing to remove the second story porch roof from the design entirely. We are also proposing to replace the existing windows on the front elevation.. We are proposing to introduce a 4" stepdown from the house to the new porch, which results in the



reduction or required stairs/risers."

7. **Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

Yes ☐ No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. **For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:**

**Building Coverage:** 43.10 %

**Lot Coverage:** 69.80 % (Please Include calculations)

**40:55D-68.3.Penalty for false filing.** Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

**Zoning Review Notes:**

02/24/2020 The property is located within the HD-O Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"The existing front porch is in structural disrepair since being damaged as a result of a fire that took place at a neighboring property. The existing front porch is currently tearing away from the front of the house, and needs to be replaced. We are proposing to reconstruct the front porch in its existing footprint. We are changing the first story porch roof from a hip to a shed roof, preserving the front overhang and reducing the side overhangs to 6". We are proposing to remove the second story porch roof from the design entirely. We are also proposing to replace the existing windows on the front elevation.. We are proposing to introduce a 4" stepdown from the house to the new porch, which results in the reduction or required stairs/risers."

**NONCONFORMING USES STRUCTURES AND LOTS:**

Per Land Development Ordinance section 422-B:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

Per Land Development Ordinance section 422-C-2:

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

**ZONING NOTES:**

- The applicant indicates the proposed reconstruction of the front nonconforming porch with stairs due to natural calamity. The applicant is proposing a front porch area less than what exists, making the structure less nonconforming.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any Deviations shall void this zoning approval.

HPC, Engineering and Construction Department approvals are required.

**Status**

Approved ☒ Denied ☐

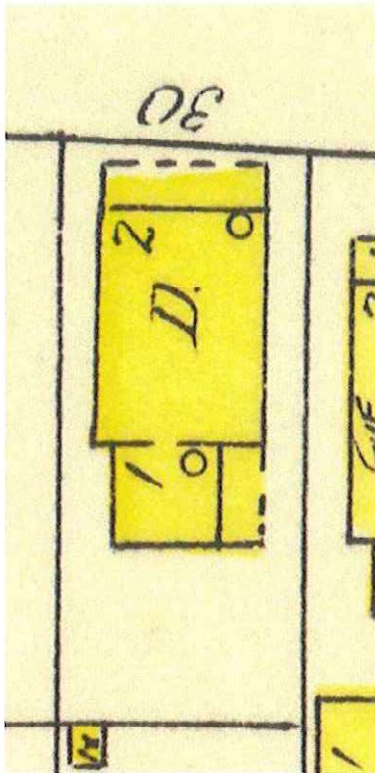
**Referrals**

Construction ☒ HPC ☒ Engineering ☒ Planning Board ☐ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐

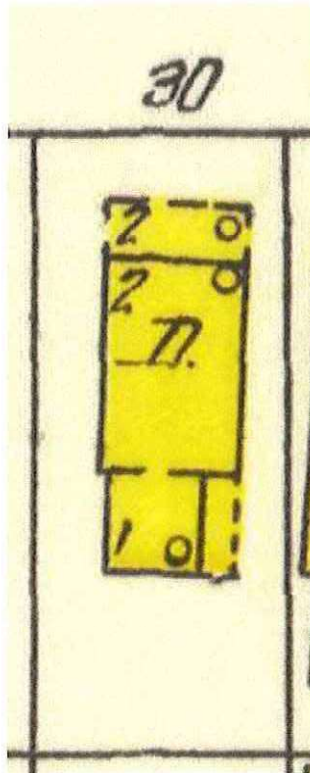


### Sanborn Maps

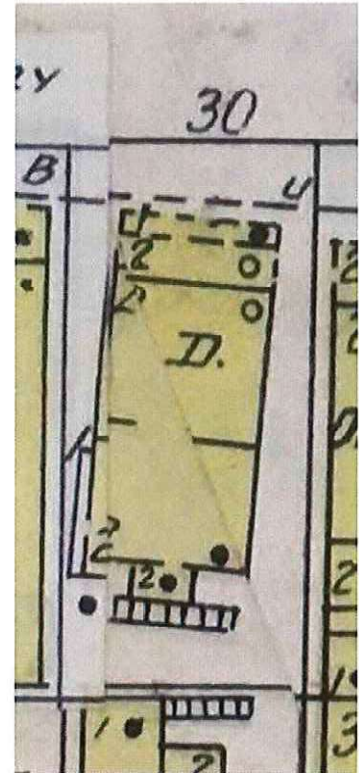
1890



1905



1930

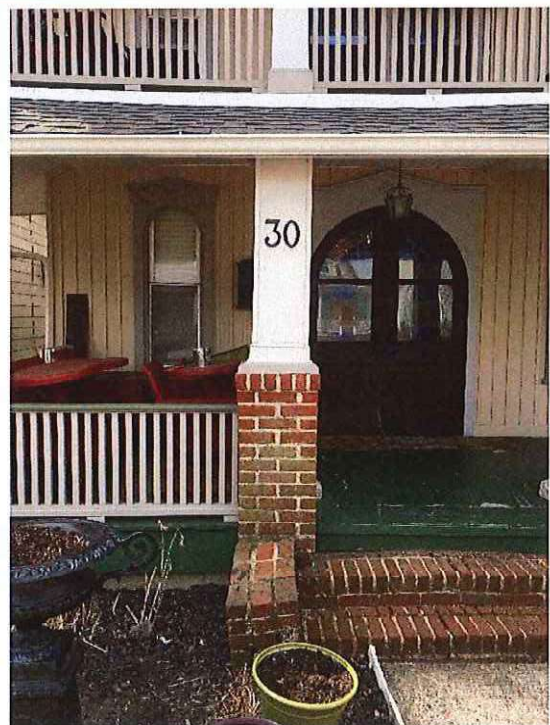


### Historic Research

According to the Monmouth County Tax records, the dwelling at 30 Embury Ave was constructed in 1885. Since its construction, the structure has undergone several renovations and modifications, distancing its current appearance from its original architectural style. In its current state, it is difficult to identify the exact style of the house; however, its massing and roof form appear to lend itself to a Stick-style Cottage. In researching the history of the structure, we were unable to come across any historic photographs of the original appearance of the house. According to the Sanborn maps, the structure appears to be consistent from 1890-1905, however they show some significant changes from 1905-1930, which include changes to the front porch. The existing brick piers beneath the craftsman columns appear to be much newer than 1930; however, we are unable to determine the exact timeframe that they were introduced.



**Photographs of the Existing Conditions (4/12/19)**









### **Description of the Proposed Work**

Currently, the existing first floor porch footprint is 20'-4" x 8'-1" and the existing second floor porch footprint is 20'-7" x 5'-9". The existing porch contains a continuous parge coated concrete block foundation and brick stairs. The first-floor porch contains 12" painted wood square columns on 1'-5" square, 2'-10" height elevated brick piers and 2'-3" height wood railings. The second-floor porch contains painted wood tapered craftsman style columns (9-1/2" at base and 6-1/2" at cap), which support a low-slope hip roof, with 1'-1" overhangs above. Because the depth of the first-floor porch is greater than the depth of the second-floor porch, a pent roof at the transition between porch levels currently exists. This transition is evident in the exposed structural framing at the first-floor porch ceiling (see photos). Although the width of the first and second floor porches are roughly equal, the existing pent roof currently wraps around the sides of the porch via a hip roof transition with a three-foot overhang depth to match the pent roof area at the front elevation.

The project includes the full removal and reconstruction of the existing 2-story covered front porch including the demolition of the: existing porch foundation, existing porch stairs, existing porch framing at all levels, existing pent roof, existing columns, existing railings, and existing hip roof. The existing porch is in poor condition structurally, specifically at the second-floor level, where the porch has disconnected from the body of the house and is unsafe to occupy. See attached photos.

( continued on page 9....)















Because we believe the porch, in its current state, is not original to the structure (see "historic research", attached) and is not consistent with the architectural style of the 1890's house, we propose the following for the porch replacement:

- New porch piers and wood framed porch flooring with cpvc trim and tongue & groove "Aeratis" composite decking at the first floor
- New custom wood railings with custom scroll cut balusters throughout (30" height at first floor, 36" height at second floor)
- New chamfered wood columns with custom chamfered wood brackets with custom scroll cut cpvc panels
- New chamfered wood newel posts throughout
- New shed roof with asphalt roof shingles at first to second floor porch transition, preserving existing front overhang (note: overhang at sides of porch roof omitted)
- Uncovered second story porch w/ fiberglass decking (existing board and batten siding to be patched/repared as required)
- New prefinished aluminum half-round gutters and round leaders

In addition to the porch replacement, we are also proposing a full-frame window replacement, with Andersen 400 series windows, for all (6) of the windows on the front elevation. The existing custom wood window casings shall be carefully removed, preserved, and reinstalled as required to facilitate the window replacement.

**New Search**   **Assessment Postcard**   **Property Card**

Block: 228   Prop Loc: 30 EMBURY AVE  
 Lot: 6   District: 1335 NEPTUNE TOWNSHIP  
 Qual:   Class: 2

Owner: LAVALLE, ALFRED & JACQUELINE  
 Street: 30 EMBURY AVENUE  
 City State: OCEAN GROVE, NJ 07756

Square Ft: 2078  
 Year Built: 1885  
 Style: 5

Additional Information

Prior Block: 18   Acct Num: 00003555  
 Prior Lot: 669   Mtg Acct:  
 Prior Qual:   Bank Code: 0  
 Updated: 10/30/18   Tax Codes: F02  
 Zone: HD-O   Map Page:

Add Lots:  
 Land Desc: 30X62  
 Bldg Desc: 2SF  
 Class4Cd: 0  
 Acreage: 0

EPL Code: 0 0 0  
 Statute:  
 Initial: 000000 Further: 000000  
 Desc:  
 Taxes: 12970.13 / 12866.06

Sale Information

Sale Date: 11/21/15   Book: 9145   Page: 1872

Price: 542000   NU#: 0

Srla	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	11/21/15	9145	1872	542000		104.91	LAVALLE, ALFRED & JACQUELINE

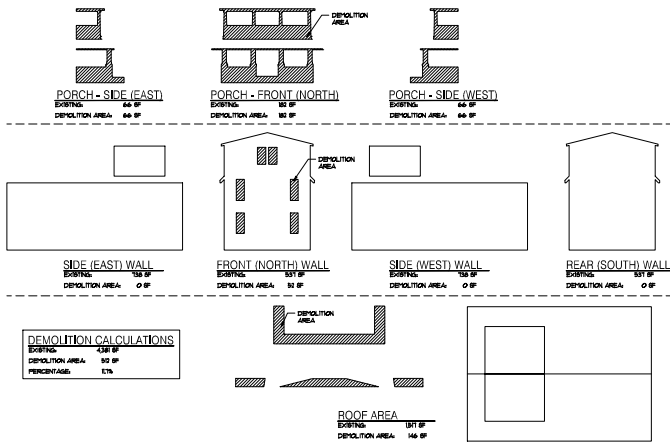
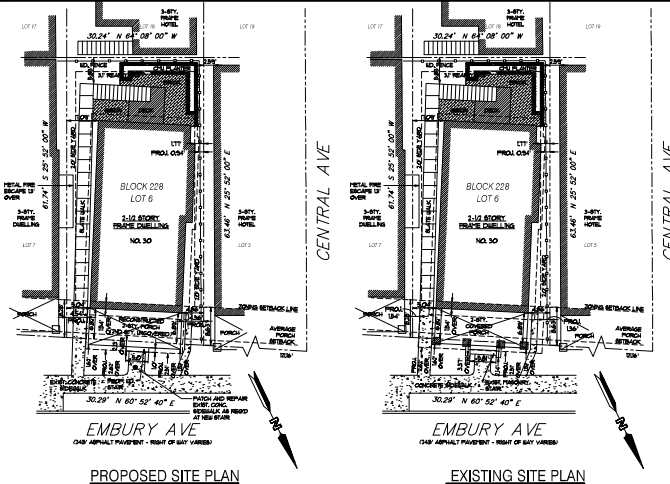
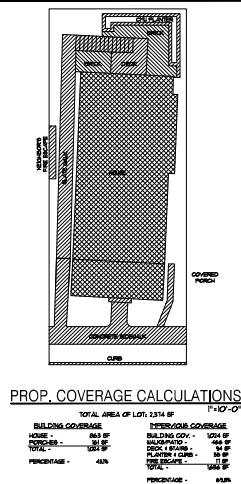
TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	LAVALLE, ALFRED & JACQUELINE 30 EMBURY AVENUE OCEAN GROVE, NJ 07756	494900 206800 701700	0	701700	2
<u>2019</u>	LAVALLE, ALFRED & JACQUELINE 30 EMBURY AVENUE OCEAN GROVE, NJ 07756	414900 194000 608900	0	608900	2
<u>2018</u>	LAVALLE, ALFRED & JACQUELINE 30 EMBURY AVENUE OCEAN GROVE, NJ 07756	414900 192600 607500	0	607500	2
<u>2017</u>	LAVALLE, ALFRED & JACQUELINE 30 EMBURY AVENUE OCEAN GROVE, NJ 07756	397400 178300 575700	0	575700	2

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)





PROPOSED PORCH RECONSTRUCTION & ALTERATIONS FOR:

LAVALLE RESIDENCE

30 Embury Ave  
Ocean Grove, New Jersey  
Block: 228 - Lot: 6

PROJECT INFORMATION

BUILDING CODES:  
INTERNATIONAL BUILDING CODE - 2006 (N.E.E.D.)

BUILDING STATISTICS:  
USE GROUP: R-3  
CONSTRUCTION TYPE: SB

WORK AREA:  
FIRST FLOOR PORCH AREA: 164 SQ. FT. (UNCHANGED)  
SECOND FLOOR PORCH AREA: 122 SQ. FT. (UNCHANGED)  
TOTAL: 286 SQ. FT. (UNCHANGED)

ZONING INFORMATION

REQUIREMENTS FOR H-D-C DISTRICT (HISTORIC DISTRICT - OCEANFRONT)

	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA*	1800 SQ. FT.	3234 SQ. FT.	3234 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30.0 FT.	30.0 FT.
MINIMUM LOT FRONTAGE	30 FT.	30.0 FT.	30.0 FT.
MINIMUM LOT DEPTH*	60 FT.	78.0 FT.	78.0 FT.
MIN. FRONT YARD SETBACK-BUILDING TRACK LINE*	BUILD: 5.00 FT. (5.0 FT.) B&P: 5.00 FT. (5.0 FT.)	BUILD: 6.80 FT. (5.0 FT.) B&P: 6.80 FT. (5.0 FT.)	BUILD: 6.80 FT. (5.0 FT.) B&P: 6.80 FT. (5.0 FT.)
PORCH SETBACK	MINIMUM EXISTING	5.0 FT. OVER	5.0 FT. OVER
PROJECTIONS (INCL. GUTTERS)	MINIMUM EXISTING	5.0 FT. OVER	5.0 FT. OVER
MIN. SIDE YARD SETBACK-BUILDING TRACK LINE*	BUILD: 2.0 FT. (5.0 FT.) B&P: 2.0 FT. (5.0 FT.)	BUILD: 5.00 FT. (5.0 FT.) B&P: 5.00 FT. (5.0 FT.)	BUILD: 5.00 FT. (5.0 FT.) B&P: 5.00 FT. (5.0 FT.)
PROJECTIONS (INCL. GUTTERS)	BUILD: 2.0 FT. (5.0 FT.) B&P: 2.0 FT. (5.0 FT.)	BUILD: 5.00 FT. (5.0 FT.) B&P: 5.00 FT. (5.0 FT.)	BUILD: 5.00 FT. (5.0 FT.) B&P: 5.00 FT. (5.0 FT.)
MIN. REAR YARD SETBACK-BUILDING TRACK LINE*	4 FT.	6.80 FT.	6.80 FT.
REAR YARD SETBACK	3 FT.	5.80 FT.	5.80 FT.
MAX % BUILDING COVERAGE	80%	43%	43%
MAX % TOTAL LOT COV.	100%	100%	100%
MAXIMUM NUMBER OF STORIES	3	2	2
MAX BUILDING HEIGHT (FPM)	25 FT.	25 FT.	25 FT.
MIN. PERMISSIBLE LOT AREA	1000 SQ. FT.	1240 SQ. FT.	1240 SQ. FT.
MIN. PERMISSIBLE AREA (FPM)	21 FT.	26.20 FT.	26.20 FT.
EXISTING USE OR USES	SINGLE FAMILY DWELLING		
PROPOSED USE OR USES	SINGLE FAMILY DWELLING		

PRE-EXISTING NONCONFORMITY: UNCHANGED

PRE-EXISTING NONCONFORMITY: RESTRICTED

(1) LOT AREA AND LOT DEPTH REQUIREMENTS SHALL BE MEASURED FROM THE CURB LINE BACK TO THE REAR PROPERTY LINE.

(2) THE REARMINIMUM BUILDING SETBACK SHALL BE TAKEN FROM THE "FOOTING BENCHMARK" (THE POINT OF BEGINNING OF THE REAR YARD SETBACK) THEREIN FOR LOTS EAST OF CENTRAL AVE. THE FRONT BUILDING LINE SHALL HAVE A 5' MIN. TO THE REAR SETBACK LINE OR GREATER TO A LINE PARALLEL THEREWITH FROM A POINT 5' BACK FROM THE FRONT LINE AT THE CORNER OF CENTRAL AVE. TO A POINT 5' BACK FROM THE PROPERTY LINE AT THE CORNER OF OCEAN AVE.

DRAWING INDEX

A-1 PROJECT INFORMATION, SITE PLAN, DEMOLITION CALCULATIONS

A-2 EXISTING CONDITIONS, PROPOSED FLOOR PLANS AND ELEVATIONS

A-3 DETAILS

PROPOSED PORCH RECONSTRUCTION & ALTERATIONS FOR:  
LAVALLE RESIDENCE

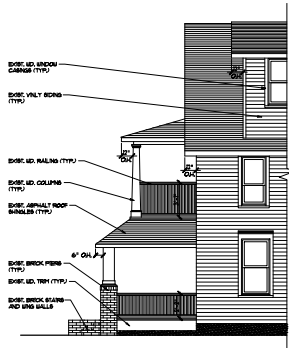
30 Embury Ave  
Ocean Grove, New Jersey  
Block 228 - Lot 6

SHORE POINT  
ARCHITECTURE, P.A.

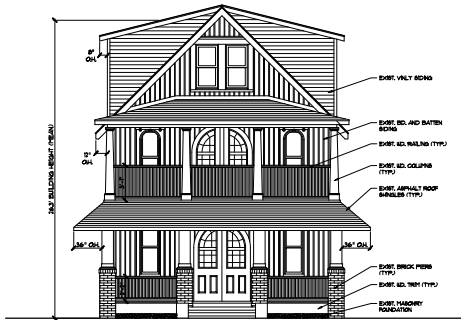
100 South Main Street, Ocean Grove, New Jersey 07728  
P: 732.772.4444 F: 732.772.4444 www.shorepointarch.com

PROJECT INFORMATION:  
SITE PLAN, DEMOLITION  
CALCULATIONS

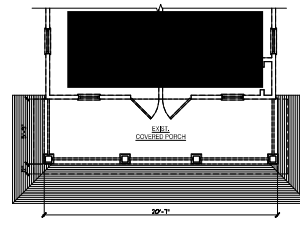
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JOB NUMBER: 2019-13  
A-1



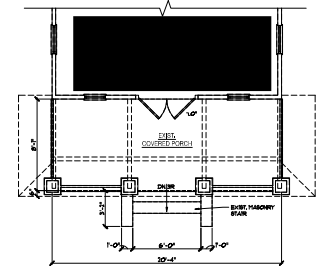
EXIST. PARTIAL WEST ELEVATION  
1/2"=1'-0"



EXIST. FRONT ELEVATION  
1/2"=1'-0"



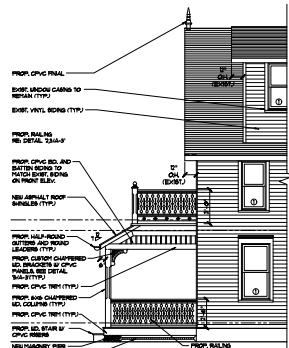
EXIST. PARTIAL SECOND FLOOR PLAN  
1/2"=1'-0"



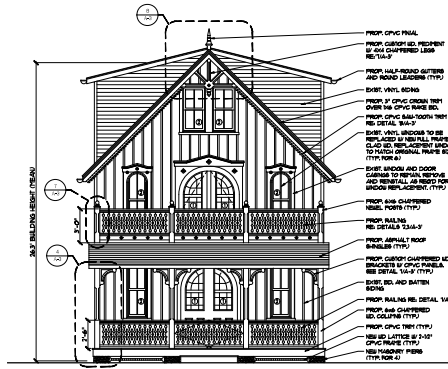
EXIST. PARTIAL FIRST FLOOR PLAN  
1/2"=1'-0"

EXISTING CONDITIONS

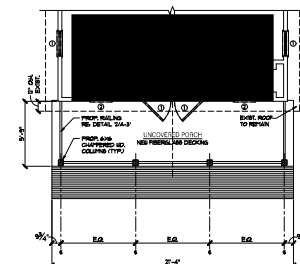
PROPOSED DESIGN



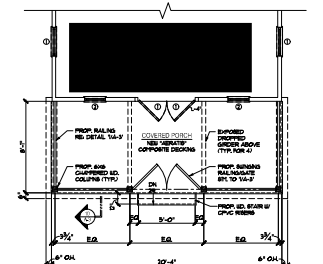
PARTIAL WEST ELEVATION  
1/2"=1'-0"



FRONT ELEVATION  
1/2"=1'-0"



PARTIAL SECOND FLOOR PLAN  
1/2"=1'-0"



PARTIAL FIRST FLOOR PLAN  
1/2"=1'-0"

- WINDOW REPLACEMENT KEY**
- ① EXISTING WINDOW TO REMAIN
  - ② EXISTING WINDOW TO BE REPLACED WITH NEW GLAZED WOOD FULL FRAME WINDOW TO MATCH ORIGINAL, VIEWING WINDOW TYPE (CURTAIN AS NOTED)

PROPOSED WINDOW RECONSTRUCTION & ALTERATIONS FOR

**LAVALLE RESIDENCE**

32 Emory Ave  
Shick 228  
Lafayette, PA 15801

DATE: 12/20/2019

SCALE: AS SHOWN

JOB NUMBER: 2019-13

**A-2**

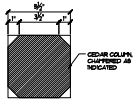
LAVALLE

SHORE POINT ARCHITECTURE, PA

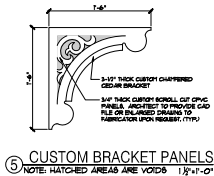
100 South Allen Street, Suite 200, Erie, PA 16590

P: 814.227.4226 F: 814.227.4226 www.shorepointarch.com

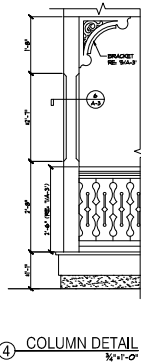




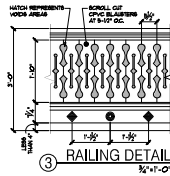
6 COLUMN SECTION  
3'-11"-Ø



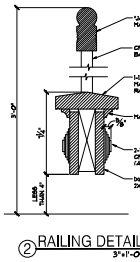
5 CUSTOM BRACKET PANELS  
NOTE: HATCHED AREAS ARE VOIDS 1 1/2'-11"-Ø



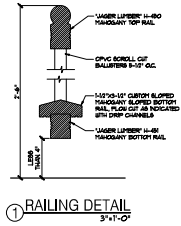
4 COLUMN DETAIL  
3'-11"-Ø



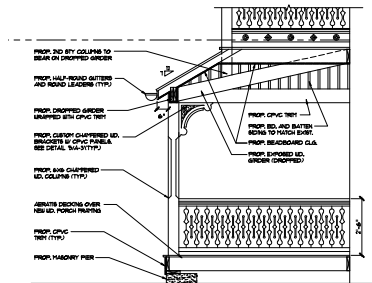
3 RAILING DETAIL  
3'-11"-Ø



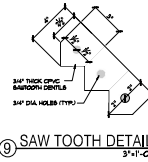
2 RAILING DETAIL  
3'-11"-Ø



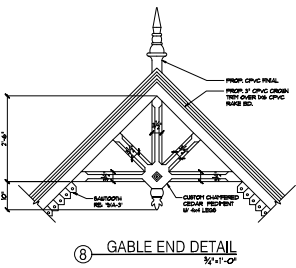
1 RAILING DETAIL  
3'-11"-Ø



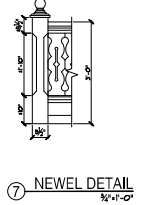
10 PORCH SECTION  
12'-11"-Ø



9 SAW TOOTH DETAIL  
3'-11"-Ø



8 GABLE END DETAIL  
3'-11"-Ø



7 NEWEL DETAIL  
3'-11"-Ø