

Application #: **HPC** _____

Application Date: 11/29/23

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 checked="" type="checkbox"/> BALCONY
<input checked="" type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input 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 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 checked="" type="checkbox"/> OUTDOOR SHOWER
<input checked="" type="checkbox"/> PAINT
<input checked="" 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 checked="" type="checkbox"/> WALKWAY
<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. 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: 76 Mt. Tabor Way

BLOCK: 149 LOT: 2 QUALIFIER: HD-R1

OWNER INFORMATION _____

NAME(S): JENNY MARTIN

ADDRESS: 416 E. THOMPSON ST PHILA PA 19125

PHONE: _____ EMAIL: _____

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: _____ EMAIL: _____

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: ca. 1890 ARCHITECTURAL STYLE: Cottage

Does your project include demolition of 15% or more of exterior of existing structure? ☒ YES ☐ NO DEMOLITION PERMIT WAS APPROVED
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): 563545441 DATE APPROVED: 11/09/23

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.

Jenny Martin
OWNER NAME – Please PRINT

Jenny Martin
OWNER SIGNATURE

10/12/23
DATE

Shore Point Architecture

APPLICANT NAME – Please PRINT

Stephen Halife
APPLICANT SIGNATURE

11/29/23
DATE

SHORE POINT ARCHITECTURE, PA

CUT SHEETS

Date: November 28, 2023
SPA Job Number: 2023-11 (Martin Residence)
Property Address: 76 Mt. Tabor Way (Block 149, Lot 2)

ASPHALT ROOF SHINGLES – TO MATCH EXIST. SHINGLE COLOR



AERATIS T&G – WEATHERED WOOD

Aeratis Heritage



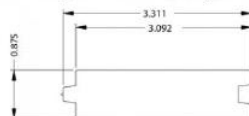
Aeratis T&G Porch Flooring

Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

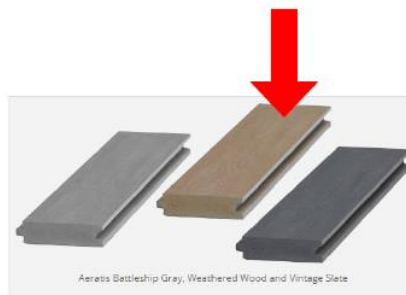
The Heritage line of products are ADA slip compliant and carry a Class "B" fire rating (more flame resistant than any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

Aeratis Heritage T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"



Aeratis Battleship Gray, Weathered Wood and Vintage Slate

108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

FIBER CEMENT CLAPBOARD – BENJAMIN MOORE “HC-80 BLEEKER BEIGE”


SidingTrimSoffitHardieWrap®Finishing Touches


HardiePlank® Lap SidingHardiePanel® Vertical SidingHardieShingle® Siding

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

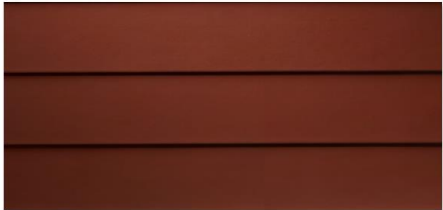
With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.



ABOUT JAMES HARDIEPRODUCTSCOLOR

SidingTrimSoffitHardieWrap®Finishing Touches

HardiePlank® Lap SidingHardiePanel® Vertical SidingHardieShingle® Siding



SMOOTH

Countrylane Red

Thickness5/16 in.


Length12 ft. planks

Width5.25 in. 6.25 in. 7.25 in. 8.25 in.


Exposure4 in. 5 in. 6 in. 7 in.

ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



View all HardiePlank Lap Siding Products

ABOUT JAMES HARDIEPRODUCTSCOLOR

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250

ANDERSEN 400S DH WINDOW – TO MATCH EXIST. WINDOWS TO REMAIN



400 SERIES



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White Canvas Sandstone Terratone Forest Green Dark Bronze Black

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. *ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

SIMPSON HALF (CLEAR) GLASS WOOD DOOR – PREFINISHED WHITE

THERMA TRU
DOORS
Where Home Begins..


FIND INSPIRATION

EXPLORE PRODUCTS

PROJECT CENTER

TECHNICAL INFORMATION

WHERE TO BUY

Search for doors, products... 

Smooth-Star®

Style No. S6021 | Half Lite 1 Panel | Glass Name: Clear 1 Lite No Grid

★★★★☆ 3.3 (16) [Write a review](#)

Overview

Features & Literature

Reviews & Questions



PAINT OPTIONS



AVAILABLE SIZES

2'10" x 6'8"

2'10" x 7'0"

2'8" x 6'8"

2'8" x 7'0"

LITERATURE

Full-Line Catalog

Door System Brochure

Warranty

Tru-Defense Warranty


Technical Manuals

Building Codes

Where to Buy


Design Your Door

MARVIN CUSTOM INSWING FRENCH CASEMENT CLAD WOOD – MATCH EXIST. WINDOWS TO REMAIN

MARVIN 

Products ▾ Solutions ▾ Inspiration ▾ Why Marvin ▾ For Pros Replacement

Marvin > Products > Window And Door Collections > Signature Collection > Marvin Signature® Ultimate > Ultimate Casement Inswing




Ultimate Casement Inswing

The Ultimate Casement Inswing window complements classical architectural styles and can open into a room, making it a good choice when an outswing window could block or take up valuable space on patios, decks, or outdoor walkways.

- Extruded aluminum exterior and wood interior
- Fits openings up to 4 feet wide by 6 feet high
- Available by special order in single or French double-sash styles
- Available in large sizes to maximize views and architectural impact

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.



Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250



400 SERIES



FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



White

Sandtone

Terralene

Forest Green



**Visit andersenwindows.com/warranty for details.
***Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area.
*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250



400 SERIES



CASEMENT WINDOWS

Andersen® 400 Series casement windows are built to perform beautifully. Their solid wood frames and sash provide strength, while the vinyl covering and weather-tight construction keep the window and your home protected from the elements. On the inside you have the choice of natural pine or a low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille, hardware and art glass options. It's no wonder that they are our best-selling windows of all time.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black Interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. *ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

ANDERSEN 400S AWNING WINDOWS – TO MATCH EXIST WINDOWS TO REMAIN



400 SERIES



AWNING WINDOWS

Built on the same platform as our legendary casement window, 400 Series awning windows deliver the same performance and beauty. Their solid wood frames and sash provide strength, while the vinyl covering and weather-tight construction keep the window and your home protected from the elements. On the inside you have the choice of natural pine or a low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille, hardware and art glass options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

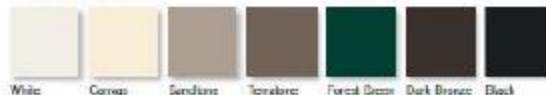
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series awning windows have options that makes them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors, respectively. See your Andersen dealer for availability. **Visit andersenwindows.com for more details. *ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

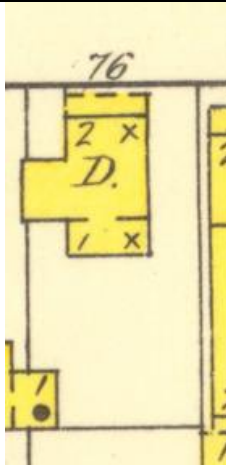
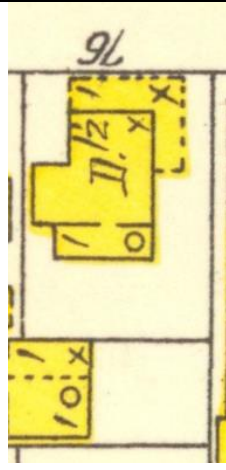
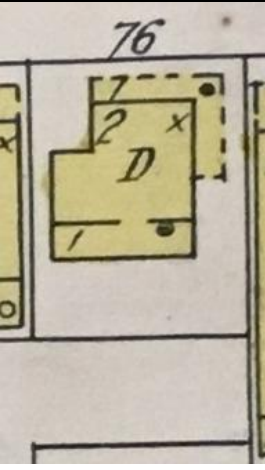
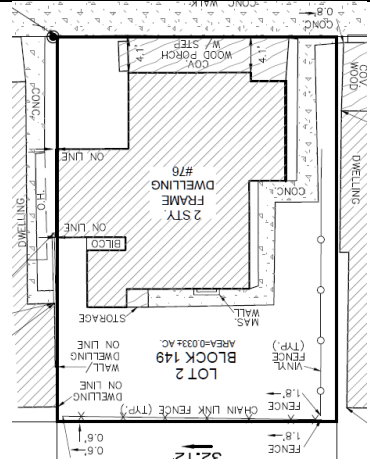
SHORE POINT ARCHITECTURE, PA

HPC CoA APPLICATION TEXT

Date: November 22, 2023
SPA Job Number: 2023-11 (Martin Residence)
Property Address: 76 Mt. Tabor Way (Block 149, Lot 2)

HISTORY OF SITE

According to the tax records, “76 Mt. Tabor” was constructed in 1904. The Sanborn maps suggest a similar structure to what is currently on the property, existed in 1890. Between 1890 and 1905 the front porch was expanded to wrap around the East side of the structure. Sometime between 1930 and 1981 the “wrap” portion of the porch was enclosed and became interior living space.

			
1890 Sanborn Map	1905 Sanborn Map	1930 Sanborn Map	Current Survey

HISTORIC PHOTOGRAPH



1870

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250

RECORD OF HPC APPROVED PROJECTS

1981 Roof Replacement



2007 Site Work

- Remove existing concrete pad in the front yard to the West of the structure



2008 Exterior Renovations

- New cedar shake shingles on front and sides of properties
- New asphalt roof shingles
- New aluminum half-round gutters and round leaders
- Repair and replicate existing scroll work and all fenestrations



2009 Balcony Addition to Match Exist.

- Reconstruct the 2nd floor Juliette balcony that was removed at an unknown date with pressure treated decking and insets of poplar wood. Replace board and batten siding (instead of cedar, as previously requested in 2008), as it was found below the asbestos siding, and historically appropriate.

PHOTOGRAPH OF EXISTING CONDITIONS



Front Elevation



Side Elevation (West)



Rear Elevation



Side Elevation (East)



Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250



2nd floor balcony



1st floor porch

OVERVIEW OF PROPOSED WORK

The proposed work falls into three major categories, which will be expanded upon below.

1. Alterations to the existing historic structure
2. Remove a series of additions at the rear of the house (Partial Demolition secured) and construct a new addition
3. Site improvements

1. ALTERATIONS TO THE EXISTING HISTORIC STRUCTURE

- Porch Repairs

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250

- Remove and reconstruct existing Juliette Balcony as indicated.
- Remove porch foundation, porch floor framing, porch floor decking, porch railings and replace as indicated.
- Temporarily remove existing front porch columns. Cut off rotted column base (approximately 14"). Splice in new wood column base to match existing size.
- Replace existing asphalt roof shingles with new asphalt roof shingles
- Demolish 16"x16" CMU chimney at the rear of the structure
- Remove and replace existing board and batten siding with new CPVC board and batten siding (match existing profiles, as indicated)
- Remove and replace existing window casings and corner boards with new CPVC profiles, as indicated
- Remove and replace exterior doors and windows as indicated on "Window and Door Schedule," drawing A-3.
 - The only windows scheduled to remain are two fixed wood windows, flanking front door (106, 108)
 - Of the windows and doors we are requesting to replace, (6) are historic (203, 204, 205, 208, 209, 210). These windows are wood French casement windows. The existing exterior wall thickness on this house is 1" so the windows do not contain a traditional frame and operable sash. They are constructed more like glass shutters. As part of this project, we intend to pack out all interior walls to install insulation. The windows can not be adapted to a thickened wall assembly. They are also in very poor condition. See photos below, which represent prevailing condition of these windows. Fully custom inswing French casement windows are proposed for the replacement.



Shore Point Architecture, PA
 108 South Main Street Ocean Grove, NJ 07756
 P: 732.774.6900 F: 732.774.7250

2. ADDITION AT REAR OF STRUCTURE

- Construct addition as indicated on drawings.
 - The two-story portion of the addition contains a gable roof to match the existing roof pitch and steps down 9" from the main ridge height. It contains fiber cement clapboard siding, 4" exp. Smooth finish.
 - The one-story portion of the addition contains a shed roof and board-and-batten siding
- Construct an outdoor shower at rear, as indicated
- Install new Bilco door at rear, as indicated

3. SITE IMPROVEMENTS

- Install new red brick paver walkway / patio on east side of house, as indicated
- Install new upward airflow AC condenser on east side of house, as indicated
- Construct a new uncovered stair/landing on east side of house, as indicated