



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **110 MAIN AVE**

Application No: **HPC2023-133**

Application Date: **08/17/2023**

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input 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 type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS/BANNERS
<input 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 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 type="checkbox"/> PIERS
<input type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input 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 type="checkbox"/> WINDOWS |
|--|--|---|

PROPERTY IDENTIFICATION

Property Address: 110 MAIN AVE

Block: 205

Lot: 2

Qualifier:

OWNER INFORMATION

Name(s): 110 MAIN AVE LLC

Address 700 EMORY STREET ASBURY PARK, NJ 07712

Phone: (7

Email:

APPLICANT INFORMATION

☒ Check if same as Owner

Names(s): 110 MAIN AVE LLC

Company:

Address: 700 EMORY STREET ASBURY PARK, NJ 07712

Phone:

Email:

PROPERTY INFORMATION

Property Type?(check one)

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

Architectural Period / Year Built: 1875

Architectural Style: Victorian Eclectic

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

Sigman, Regarding AC, Light fixtures, Railings, & Stairs

1.) Existing deteriorated rear wood deck to removed. Existing stairs and platform can be repaired.

Tech: The application narrative, the submitted plans, and photographs on file appear to conflict. Tech recommends a site visit to clarify the existing conditions and to review the area of the proposed work. Site inspection required.

2.) New Wood Steps, posts and handrails to installed at existing rear door due to removal of deck. All new work to match existing front porch.

Tech: Masonry steps are non-conforming. Steps attached to historic homes should be constructed of wood (or other conforming materials such as Azek). New steps (i.e., leading to the rear door) require a landing (usually 3' x 3' minimum) and may also require newels, newel caps, railings, balusters, wooden stair treads (or Aeritis), Azek stringers and risers. Non-Conforming as submitted. Also, addition of rear stairs may be conditional on the resolution of item 1, above.

3.) Extend existing fire stair, add 2-3 additional stairs to meet grade. Add new decorate newel post to match existing. Tech: The proposed addition of newels and newel caps as proposed do not appear to match the existing structure. Existing conditions must be inspected before Tech can determine whether these proposed additional stairs are permitted. Incomplete pending site inspection.

4.) Sconces to be installed at every rear facing exterior door on latch side of door where possible.

Tech: Please indicate the location of proposed light fixtures ("latch side of door where possible" is not sufficient.) Also, please submit a cat/cut of the proposed fixtures to be installed. (I.e., appropriate fixtures are usually low-wattage or single bulb sconces of a traditional shape. Shades are usually clear glass where low wattage incandescent bulbs are specified or frosted glass where brighter LED bulbs are specified. Zoning has a glare ordinance, so HPC advises applicants to be mindful of that when selecting fixtures and bulbs.)

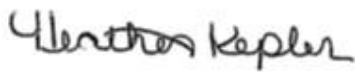
5.) Stairs: White stringers and risers with grey treads to match front porch.

Tech: Please specify materials for treads and risers (i.e., Mahogany treads or Aeritis Treads, wood risers or Azek risers). Treads must be Tongue and Groove. Wood and synthetics (such as Azek) must be painted to approximate the look of historic wood materials. Incomplete.

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
25 Neptune Blvd.
Neptune, NJ 07753.



Date: 8/29/23

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: