



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **76 MT TABOR WAY**

Application No: **HPC2023-196**

Application Date: **11/30/2023**

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 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 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 |
|---|--|---|

PROPERTY IDENTIFICATION

Property Address: 76 MT TABOR WAY

Block: 149

Lot: 2

Qualifier:

OWNER INFORMATION

Name(s): MARTIN, JILL & JENNY

Address 416 EAST THOMPSON STREET PHILADELPHIA, PA 19125

Phone: [REDACTED]

Email: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): SHORE POINT ARCHITECTURE, PA

Company:

Address: 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Property Type?(check one)

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

Architectural Period / Year Built: 1904

Architectural Style:

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

76 Mt. Tabor Way – 1904 – Martin – Addition & exterior renovations

1. ALTERATIONS TO THE EXISTING HISTORIC STRUCTURE

- Porch Repairs Conforming
- Remove and reconstruct existing Juliette Balcony as indicated. Pending
- Remove porch foundation, porch floor framing, porch floor decking, porch railings and replace as indicated. Conforming
- Temporarily remove existing front porch columns. Cut off rotted column base (approximately 14"). Splice in new wood column base to match existing size. Conforming
- Replace existing asphalt roof shingles with new asphalt roof shingles. Conforming
- Demolish 16"x16" CMU chimney at the rear of the structure. Conforming
- Remove and replace existing board and batten siding with new CPVC board and batten siding (match existing profiles, as indicated) Pending (inspection)
- Remove and replace existing window casings and corner boards with new CPVC profiles, as indicated. Pending (discussion)
- Remove and replace exterior doors and windows as indicated on "Window and Door Schedule," drawing A-3.

1. The only windows scheduled to remain are two fixed wood windows, flanking front door (106, 108) Conforming

2. 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. Pending (inspection and Discussion)

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.



Heather Kepler HPC Administrator

Date: 12/5/2023

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: