



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **129 PENNSYLVANIA AVE**
Application No: **HPC2023-181**
Application Date: **11/06/2023**

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 type="checkbox"/> CHIMNEY
<input type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input 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 type="checkbox"/> LATTICE
<input 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 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 type="checkbox"/> STAIRS
<input checked="" type="checkbox"/> VENT
<input checked="" type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|--|---|

PROPERTY IDENTIFICATION

Property Address: 129 PENNSYLVANIA AVE

Block: 296

Lot: 11

Qualifier:

OWNER INFORMATION

Name(s): SMITH, ERNEST ALLEN

Address 101 WEST 85TH ST #6-9 NEW YORK, NY 10024

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: 1947

Architectural Style: OTHER

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

129 Pennsylvania Avenue (1947)

07 November 2023

Tech Review Team; Deborah Osepchuk and Jeffery Rudell

Smith, Exterior Renovations.

1.) Construct an 8' 4" x 23' 10", two-story addition at the north side of the property, centered and inset 1' 4" from the existing structure.

Tech: It was noted that this dwelling sits in a flood plain and, as such, has multiple restrictions that prevent any livable space being added at the 1st floor. The proposed scale and location of the addition are **Conforming**.

2.) The roof form of the proposed addition will be a gable with a 5:12 pitch to match the existing main roof pitch. **Conforming**.

3.) The addition will contain 2 doors on the north elevation (one on each floor) and 6 total HPC windows, 2 on the east side, 2 on the west side, and 2 on the north side.

Tech: Given the age of the house, the proposed changes to windows will bring order to the irregular placement of the existing windows. **Conforming**.

4.) The 2nd floor of the addition, along with the existing structure, will be clad in new fiber cement clapboard siding, smooth finish, 4" exposure, and 3-1/2" CPVC corner boards.

Tech: The material and exposure are both **Conforming**. Please submit a proposed color palette. **Incomplete**.

5.) The first floor will be parge coated, to match the existing house. **Conforming**.

6.) Throughout the new addition and the existing structure, new asphalt roof shingles, CPVC fascia and rake trim to be used. **Conforming**.

7.) Half-round gutters and leaders are proposed. Tech would like clarification regarding the proposed location of a leader at the northeast corner of the proposed new addition. Are leaders permitted to drain into the back yard or must they drain to the street? **Incomplete**.

8.) Construct an 18'-0"x4'-0" uncovered 2nd floor cantilevered balcony on the south side, centered on the existing structure. **Non-Conforming**. Unsupported balconies are not historical (small balconettes do appear in the district but are often supported by brackets). Tech cautions the applicant that the addition of this non-standard element does not conform to what is permitted within the district.

9.) A 14'-0"x4'-0" uncovered 2nd floor cantilevered balcony on the north side, centered on the new addition. architectural drawing set provides details of the proposed balconies and railings. **Non-conforming as presented**. Please note: if supported with brackets or corbels, this north balcony, with its single door and single window, would likely conform.

10.) At the existing house, fenestrations on the 2nd floor will be modified in select locations, as indicated on the plans.

Specifically: enlarge a pair of double hung windows on the west elevation. **Conforming**.

Install two pairs of French doors on the south elevation, **Non-Conforming**. Tech: the south elevation appears over-fenestrated; two sets of double doors are inappropriate leading to such a small balcony on a subordinate

elevation. Tech suggests the applicant consider reducing the fenestration on this elevation to two sets of paired windows (as found on the west elevation).

Relocate a DH window on the east elevation. **Conforming.**

10.) To comply with flood hazard regulations for this "substantial improvement," the proposed upward airflow A/C condenser in the north yard will be elevated on a platform. **Non-Conforming as presented.** While Tech understands a platform is required due to the threat of floods, please provide information or an illustration of what the proposed platform will look like, its materials, and its dimensions for review.

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: _____

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: