

Application #: HPC

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|--|--|
| ☐ AC UNIT
☐ ADDITION
☐ ARBOR
☐ AWNING
☐ BALCONY
☐ CHIMNEY
☐ COLUMNS
☐ DECK
☐ DOOR REPLACEMENT
☐ DRIVEWAY
☒ EXTERIOR ALTERATIONS
☐ FENCE
☐ FLAGS / BANNERS
☐ FOUNDATION

☐ OTHER _____ | ☐ GATE
☐ GENERATOR
☐ GUTTERS & LEADERS
☐ HOT TUB
☐ LATTICE
☒ LIGHT FIXTURE
☐ NEW CONSTRUCTION
☐ ORNAMENTATION
☐ OUTDOOR SHOWER
☐ PAINT
☐ PATIO
☐ PIERS
☐ PORCH
☐ PORCH FAN | ☐ RAILINGS
☐ RETAINING WALL
☐ ROOF
☐ SATELLITE DISH
☐ SHED
☐ SHUTTERS
☐ SIDING
☐ SIGN
☐ SKYLIGHT
☐ SOLAR
☐ STAIRS
☐ VENT
☐ WALKWAY
☒ 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: 19 BROADWAY, OCEAN GROVE, NJ 07756

BLOCK: 246 LOT: 10 QUALIFIER: _____

OWNER INFORMATION

NAME(S): RIC & CYNDI KLEINBART

ADDRESS: 19 BROADWAY., OCEAN GROVE, NJ 07756

PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Mark Alexander Pavliv, AIA COMPANY: The Architect's Studio

ADDRESS: 77 MAIN AVE, SUITE 101, OCEAN GROVE, NJ 07756

PHONE: 732-776-8777 EMAIL: mp77aia@aol.com

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 UseARCHITECTURAL PERIOD / YEAR BUILT: 1872 ARCHITECTURAL STYLE: MIXED ITALIANATEDoes 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/AZONING PERMIT ID# (from Zoning Permit): 557348923 DATE APPROVED: 4/1/22Please 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.

APPLICANT PROPOSES TO MAKE INTERIOR IMPROVEMENTS IN CONJUNCTION WITH THE ZONING APPROVAED CHANGE OF USE FROM "HOTEL" TO "SINGLE-FAMILY" RESIDENCE. APPLICANT IS ALSO REQUESTING TO REPLACE AND ADD SPECIFIC WINDOWS AS DETAILED ON THE PLANS AND DESRIBED IN THE ATTACHED NARRATIVE. ~~NEW WALL MOUNTED LANTERNS ARE ALSO PROPOSED AS DESCRIBED AND ARE INCLUDED IN THE CATALOG CUTS.~~

PLEASE REFER TO THE ATTACHED DETAILED DESCRIPTION AND DETAILED DRAWINGS FOR ALL PROPOSED IMPROVEMENTS.

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.Ric & Cyndi Kleinbart

OWNER NAME – Please PRINT

OWNER SIGNATURE4/14/22

DATE

Mark Alexander Pavliv, AIA

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE4/14/22

DATE

19 Broadway, Ocean Grove – Scope of Work

Applicant is proposing a Change of Use from Hotel to Single-family residence at this 1872 3-story structure which has undergone a multitude of alterations and additions over its past nearly 150 year history to the extent that the definable style is non-dicernable.

The zoning approved Change of Use will permit the removal of an outdoor wood fire egress stair which is currently straddling the property line and is primarily positioned upon the neighboring lot. The removal of the modern era wood egress stair will, however, require the removal of the non-descript metal exit doors and necessitate the re-siding at those door openings on each level at the rear of the structure with new cement shingle siding to match existing asbestos siding.

Applicant is also to perform various interior renovations to first and second floor areas and is also proposing to replace several windows with new solid core wood Anderson 400 series double hung units.

Specifically, window replacement to include two first floor non-original Broadway facing double hung windows with matching new units. Replacement is to be within the existing openings and will address the broken and leaking conditions noted at these non-original windows.

Owner has also proposed the introduction of two matching windows on the west alley elevation at the first floor level where only one currently exists.

Also on the west alley elevation, the Applicant is requesting the replacement of the current second floor bathroom window within the existing opening, as indicated on plans.

The east facing second-floor window is to be replaced with two matching side-by-side 1 over 1 double hung windows to overlook Ocean and Lake views which motivated the new Owners to undertake the various repairs and long term restoration process.

The narrow access panel door out to the balcony on the second floor level will be removed and a new 1 over 1 double hung window with a matching sill height is proposed to fit within that existing opening.

The south facing second floor elevation is to have the left side balcony door replaced with a raised sill and a new 1 over 1 window double hung window to match all others.

Applicant is also introducing a pair of French doors with a 2 over 3 glazing configuration, centered in line with the window above and will replace the existing window in that location. Owners are open to any glazing pattern at the 5470 in-swing solid core wood doors.

No other changes to building volume, height, setbacks nor exterior siding or proposed at this time. Where exit doors are to be removed, new matching cement fiber clapboard siding will be installed and painted to match siding color.

Existing second floor balcony lantern fixture type are to remain.

19 Broadway, Ocean Grove – Colors

All paint colors to match existing and verified in field, as follows:

New Cement Shingle Siding paint to match existing---

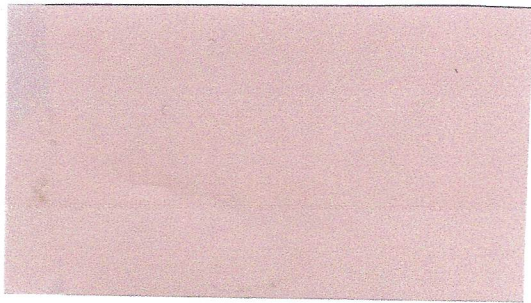
Benjamin Moore: HC #63 Monticello Rose (verify in field)

Window & door casing and trim to match existing ---

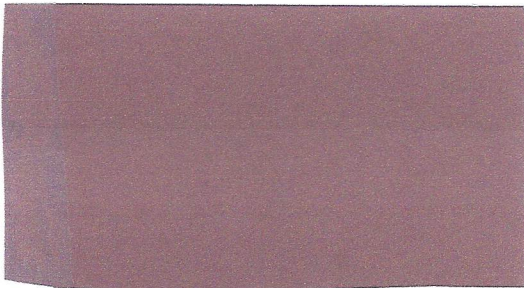
Benjamin Moore: HC #27 Monterey White & HC #62 Somerville Red

New windows and door---

Andersen Windows & Doors: Standard White w/Clear Glass



HC#63



HC#62

HC#27

19 Broadway

②



④



①



③



19 BROADWAY

⑤



⑥



⑦



⑧



Window and Exterior Door Schedule

<u>Room or Area</u>	<u>Quantity</u>	<u>Manufacturer #</u>	<u>Glazing</u>	<u>Egress</u>	<u>SDL Detail</u>	<u>Type/Comments</u>
<i>FIRST FLOOR</i>						
Great Room	2	TW3246 (Verify)	Low E4	N/A	6 over 1 lite	Double Hung South
Dining Area	2	TW2650 (Verify) 26410	Low E4	N/A	1 over 1 lite	Double Hung West
<i>SECOND FLOOR</i>						
MBR	2	TW2850 28410	Low E4	N/A	1 over 1 lite	Double Hung East
	1	TW2650 26410	Low E4	N/A	1 over lite	Double Hung South
	1	FWHID54611APLR	Low E4	Yes	2 over 3 lite	Patio Door South
MBath	1	TW2442	Tempered Low E4	N/A	1 over 1 lite	Double Hung East

Special Notes:

Window sizes as per Schedule to be verified in field by Contractor. Screens are to be provided throughout. Window Designations are referencing Andersen Windows and Doors – Tilt-wash 400 Series unless otherwise noted or approved by the Architect. Equivalent sizes by alternate manufacturers must be approved by Architect.

Windows to be solid core wood with full raised profile divided lites with spacer bars and be manufactured with High-Performance Insulated Low-E4 Glazing, rated for maximum fade resistance, and have a factory painted interior finish as manufactured by Andersen Windows and Doors. Provide window sash configuration as per elevations and provided Window Schedule as approved by HPC and Architect.

All windows and doors to be factory clad exterior with factory finished interior wood core primed and painted pine. Solid wood exterior doors are to be provided where noted on Schedule and subject to Shop Drawing and/or Catalog Cut approval by Architect and HPC.

Any upgrades and/or deviations from the above are to be submitted to Owner and Architect for review approval. Manufacturer's shop drawing and order list is to be submitted to Architect for review prior to placement of final order. Contractor is responsible to verify all window designations, egress compliance and sizes in field and notify Architect of any conflicts.

Interior window hardware to be factory white finish unless otherwise requested and approved by Owner. Exterior door hardware and locksets to be Oil Rubbed Bronze, or as otherwise selected and approved by Owner and with polished interior finish. All exterior hardware finishes are to be acceptable for exposure to salt air with warrantee against pitting. All new door hardware to be provided and installed by the Contractor.

All glass to be tempered where bottom edge of glass is less than 5 feet from the floor at tub and shower areas, within a 24" arc of all hinged doors; or within 36" of any walking path and not separated by a railing with at least an 18" space between the railing and glazed surface. All glazed panels greater than 9 square feet in area or greater than 36 inch in edge to edge dimension or within 1 foot distance from adjacent doors or within the swing distance of a hinged door must be tempered. Egress Windows (Doors) shall be provided with an operable opening having a sill height of not more than 44 inches, have a width of at least 20 inches and height of at least 24 inches, and have a minimum total area of 5.7 square feet measured from head to sill and side to side.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

19 Broadway

Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
Minimum Rough Opening	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)

CUSTOM WIDTHS - 21 5/8" to 45 5/8"

CUSTOM HEIGHTS - 36 7/8" to 92 7/8"	3'-0 7/8"	3'-4 7/8"	3'-8 7/8"	4'-0 7/8"	4'-4 7/8"	4'-8 7/8"	5'-0 7/8"	5'-4 7/8"	5'-8 7/8"	6'-0 7/8"	6'-4 7/8"
	(937)	(1038)	(1140)	(1241)	(1343)	(1445)	(1546)	(1648)	(1749)	(1851)	(1953)
	3'-0 7/8"	3'-4 7/8"	3'-8 7/8"	4'-0 7/8"	4'-4 7/8"	4'-8 7/8"	5'-0 7/8"	5'-4 7/8"	5'-8 7/8"	6'-0 7/8"	6'-4 7/8"
	(937)	(1038)	(1140)	(1241)	(1343)	(1445)	(1546)	(1648)	(1749)	(1851)	(1953)
	13 15/16"	15 15/16"	17 15/16"	19 7/16"	21 15/16"	23 7/16"	25 15/16"	27 15/16"	29 15/16"	31 15/16"	33 15/16"
	(354)	(405)	(456)	(495)	(557)	(596)	(659)	(710)	(760)	(811)	(862)
	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210		
	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832		
	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836		
	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310		
	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842		
	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046	TW3446	TW3846		
	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410	TW30410	TW34410	TW38410		
	TW1852	TW2052	TW2452	TW2652	TW2852	TW21052	TW3052	TW3452	TW3852		
	TW1856	TW2056	TW2456	TW2656	TW2856	TW21056	TW3056	TW3456	TW3856		
	TW18510	TW20510	TW24510	TW26510	TW28510	TW210510	TW30510	TW34510	TW38510		
	TW1862	TW2062	TW2462	TW2662	TW2862	TW21062	TW3062	TW3462	TW3862		

Custom-size windows

available in 1/8" increments

See page 24 for details

Grille patterns and

Cottage or reverse cottage

for heights shown below

CUSTOM WIDTHS - 21 5/8"

CUSTOM HEIGHTS - 48"

Cottage Reverse Cottage

Cottage Reverse Cottage

Cottage Reverse Cottage

Cottage Reverse Cottage

Cottage Reverse Cottage

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Cottage Reverse Cottage

Size tables for windows with reverse cottage sash are available at andersenwindows.com/sizing

* "Window Dimension" always is frame to frame dimension.
 * "Minimum Rough Opening" may need to be increased to allow for building wraps, flashing, sill brackets, fasteners or other details.
 * Dimensions in parentheses are 0 Meet or exceed clear opening 5.7 sq.ft. or 0.53 m², clear opening 20" (508) and clear opening 24" (610). See tables on pages

continued on next page

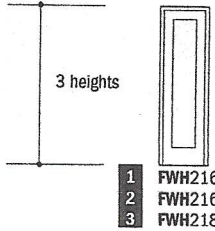
FRENCHWOOD® HINGED INSWING PATIO DOORS

19 BROADWAY

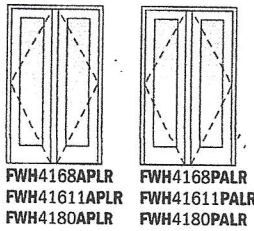
Table of Frenchwood® Hinged Inswing Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

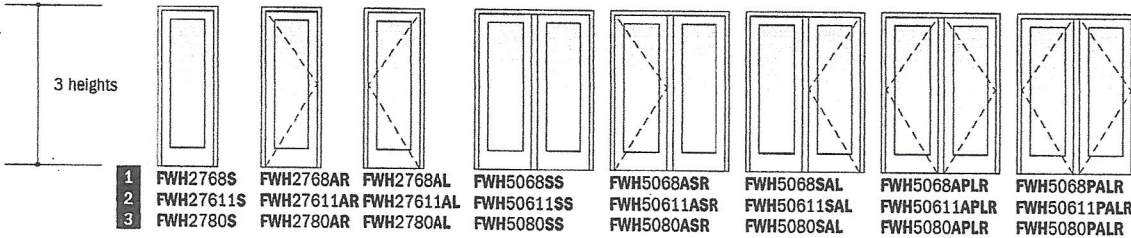
Door Dimension	2'-0 1/2"
	(620)
Minimum Rough Opening	2'-1"
	(634)
Unobstructed Glass (single panel only)	13 1/4"
	(336)



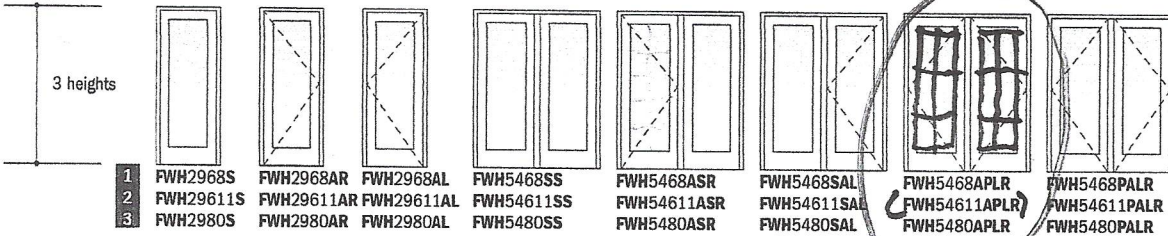
4'-0"	4'-0"
(1219)	(1219)
4'-1"	4'-1"
(1242)	(1242)
13 1/4"	13 1/4"
(336)	(336)



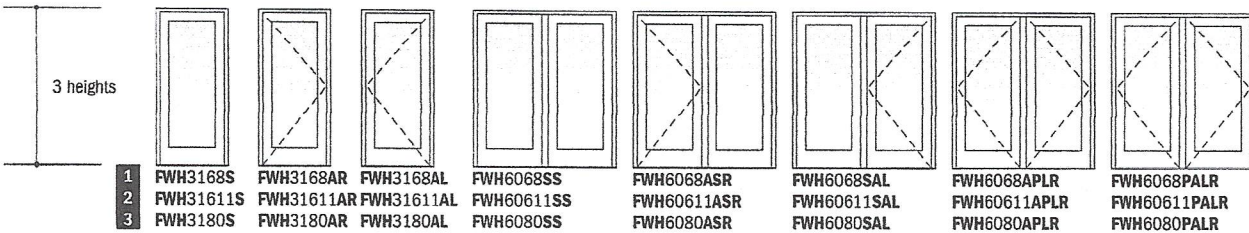
Door Dimension	2'-6 1/8"	2'-6 1/8"	2'-6 1/8"	4'-11 1/4"	4'-11 1/4"	4'-11 1/4"	4'-11 1/4"	4'-11 1/4"
	(765)	(765)	(765)	(1504)	(1504)	(1504)	(1504)	(1504)
Minimum Rough Opening	2'-7"	2'-7"	2'-7"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
	(787)	(787)	(787)	(1524)	(1524)	(1524)	(1524)	(1524)
Unobstructed Glass (single panel only)	18 7/8"	18 7/8"	18 7/8"	18 7/8"	18 7/8"	18 7/8"	18 7/8"	18 7/8"
	(479)	(479)	(479)	(479)	(479)	(479)	(479)	(479)



Door Dimension	2'-8 1/8"	2'-8 1/8"	2'-8 1/8"	5'-3 1/4"	5'-3 1/4"	5'-3 1/4"	5'-3 1/4"	5'-3 1/4"
	(816)	(816)	(816)	(1607)	(1607)	(1607)	(1607)	(1607)
Minimum Rough Opening	2'-9"	2'-9"	2'-9"	5'-4"	5'-4"	5'-4"	5'-4"	5'-4"
	(838)	(838)	(838)	(1626)	(1626)	(1626)	(1626)	(1626)
Unobstructed Glass (single panel only)	20 7/8"	20 7/8"	20 7/8"	20 7/8"	20 7/8"	20 7/8"	20 7/8"	20 7/8"
	(530)	(530)	(530)	(530)	(530)	(530)	(530)	(530)



Door Dimension	3'-0 1/8"	3'-0 1/8"	3'-0 1/8"	5'-11 1/4"	5'-11 1/4"	5'-11 1/4"	5'-11 1/4"	5'-11 1/4"
	(918)	(918)	(918)	(1810)	(1810)	(1810)	(1810)	(1810)
Minimum Rough Opening	3'-1"	3'-1"	3'-1"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
	(940)	(940)	(940)	(1829)	(1829)	(1829)	(1829)	(1829)
Unobstructed Glass (single panel only)	24 7/8"	24 7/8"	24 7/8"	24 7/8"	24 7/8"	24 7/8"	24 7/8"	24 7/8"
	(632)	(632)	(632)	(632)	(632)	(632)	(632)	(632)



*"Door Dimension" always refers to outside frame to frame dimension.

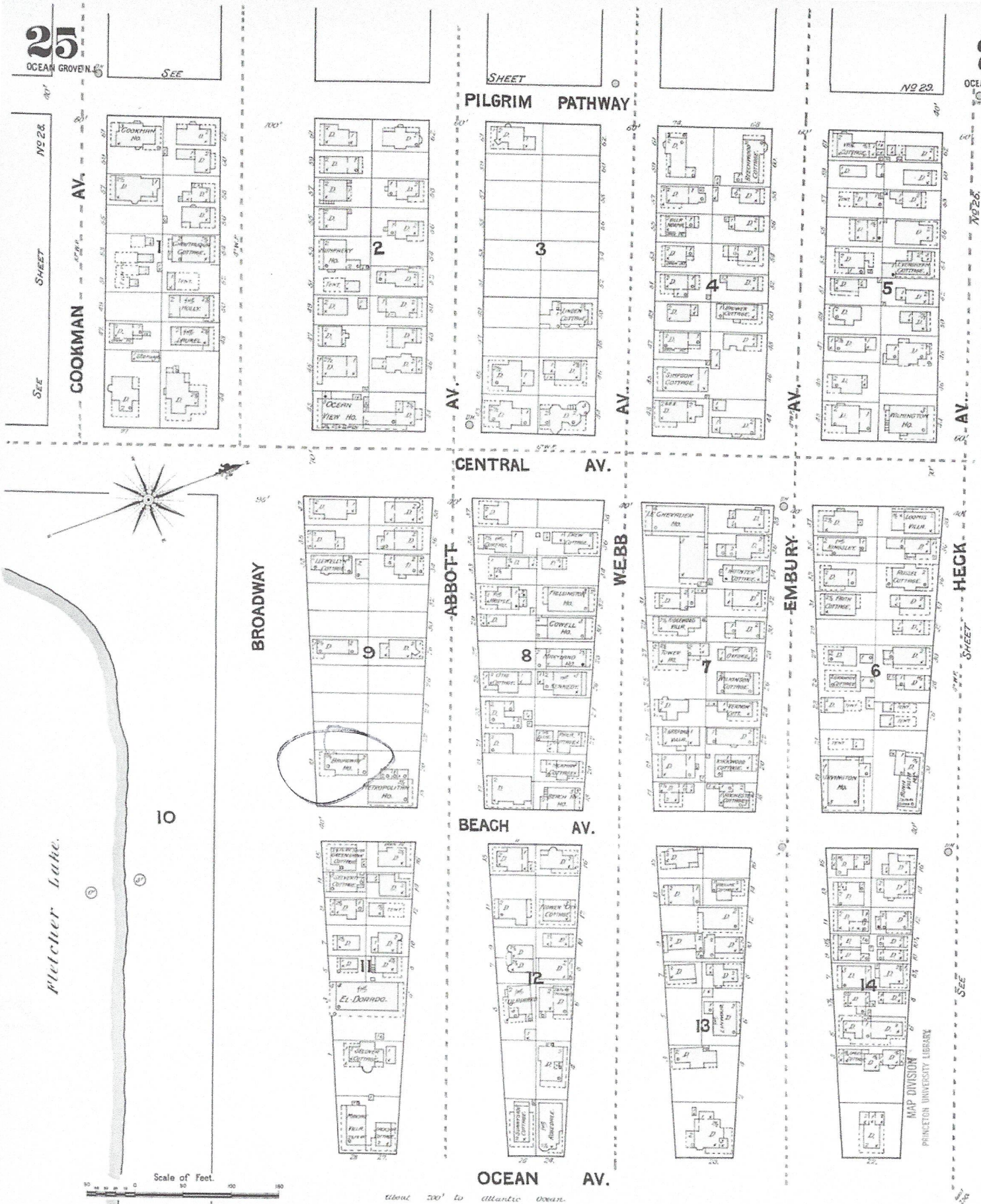
*"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

*Dimensions in parentheses are in millimeters.

Custom-size doors are available in 1/8" (3) increments. See page 155 for custom sizes and specifications.

Stationary (S) doors can be used as an individual unit or as a sidelight. In addition to venting door panels shown in table, other standard configurations are available for two- and three-panel doors.

Grille patterns shown on page 155.



19 Broadway - 1890

19 BROADWAY
1905

