

Please see the following tech review



34 Ocean Pathway (The Albatross) (1881)

19 December 2023

Tech Review Team: Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell

Tech has met with the Applicant and their Architect multiple times for Concept Review of this project. This, however, is the first time the application has had a full Tech Review since the

project was, until now, under review by the Zoning Board of Adjustment. We addressed the proposed changes once elevation at a time.

While there are some items of concern, the most consequential item is located on the south elevation (item 8, below): the proposed extrusion of the historic Mansard roof. Tech recommends this item above all others, be addressed prior to coming before the full Commission.

Overall, it is evident that great care has been taken to reverse many of the earlier modifications to the structure. In general, fenestrations have been brought into order and key architectural elements have been preserved and restored. That being said, some items remain that may require attention.



North Elevation

1.) Intex Liberty railing system is proposed for the front stairs. Intex Liberty is Non-Conforming in the historic district. Intext Dartmouth and Intex Nautilus are both conforming and can be approved with the following modification. Recent changes to NJ's Uniform Construction Code modify the dimensions of permitted "graspable handrails." Both Dartmouth and Nautilus exceed those permitted dimensions. Applicants wishing to use either of these Conforming Intex products will be required to install a Conforming Wood Top Rail in place of the top rails that are available from the company. **Non-Conforming as proposed.** (Please Note: The existing pipe rails at the front stairs appear in historic photographs going back to 1910. Retaining these pipe rails would be Conforming to HPC Guidelines and would eliminate the need for the proposed newels and rail system.)

2.) Please clarify if existing newels at the first-floor porch are proposed to be replaced or is the proposal to modify them by adding molding/trim to their exteriors. (Or something else?) It is difficult to determine what exactly is being proposed based on the photographs and drawings. **Please clarify.**

3.) Proposed addition of a new 1st floor front porch door at the northwest corner in place of an existing window alters the historic fenestration on this key structure. Lowering the sill of an existing window MAY BE PERMITTED but lowering the header of an existing fenestration is not. Alterations of this sort, at the front façade on such an historic building, will require review by the full Commission. **To be discussed at a Commission Meeting.**

4.) Lighting. The front façade has a great many light fixtures including six—possibly eight—gas lanterns, two goose-neck fixtures directed at the sign, and a row of 13 mariner fixtures (green?) in the soffit of the second-floor front porch. The proposed gas lantern is Colonial/Carriage House in design. The applicant is advised to consider a more historically appropriate shape/style. Also, the Millennium Lighting Ellis fixture (electrical) specified for the side yard is modern in style.

Tech suggests the Applicant consider an electrified version of the same lantern design specified for the gas fixtures. **To be discussed at a Commission Meeting.**

5.) The proposed replacement of all windows requires an on-site inspection. Please contact Heather Kepler to schedule. **Site Inspection required.**

6.) The proposed replacement of all siding requires on on-site inspection. Please contact Heather Kepler to schedule. **Site Inspection required.**



West Elevation

7.) The removal of non-historic windows on this elevation improves and restores a more traditional fenestration rhythm. The proposed changes appear **Conforming.**



South Elevation

8.) The existing Mansard Roof is proposed to be extruded 9'4". The extrusion of historic roofs is **Non-Conforming**. This was touched on in the initial Concept when a completely different roof configuration was proposed. Page 6 of the Commercial Guidelines state:

Retain and restore. all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weathervanes, and ornamental roof cresting should be preserved.

Extruding historic rooflines on additions has routinely been deemed **Non-Conforming** by the Commission. Historic Rooflines should be retained, and new rooflines should step down from the existing ridgeline. This proposed addition at the 3rd floor may meet with firm resistance by the Commission. **To be discussed at a Commission Meeting.**

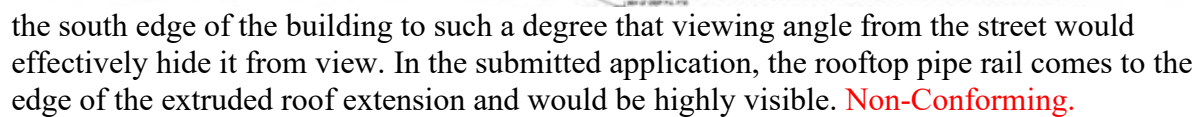
9.) The proposed four sets of double French doors at the 2nd and 3rd floor rear porches are **Non-Conforming**. All other doors on the building are single and these doors should replicate and repeat that configuration. This element was discussed during our Concept meetings. Tech recommends these fenestrations be addressed prior to coming before the full Commission. **To be discussed at a Commission Meeting.**

10.) The proposed shed roof over the rear 1st floor entry is not detailed to match existing structure. It has a modern triangular profile when viewed from the side and lacks brackets that

11.) Intex Liberty handrails are **Non-Conforming** (as noted at the front elevation). Intex Dartmouth or Nautilus could be used with a painted wooden top rail instead. Baluster spacing (commonly 5' on center) should be consistent throughout the building. **To be discussed at a Commission Meeting.**

Existing

Side Elevation
(East)
Scale: 1/4" = 1'-0"



East Elevation

12.) There is a new window proposed on the east elevation near the elevator shaft at the 3rd floor, and an existing window in this location appears to have been moved, creating a pair of windows where there originally was just one. **To be discussed at a Commission Meeting.**

13.) An existing window on the 4th floor appears to have been widened. **To be discussed at a Commission Meeting.**

14.) Three new basement windows are proposed. The size of and type of these windows is open for discussion. **To be discussed at a Commission Meeting.**

15.) Per our discussions in Concept, the elevator shaft has been dressed with faux windows as requested. **Conforming.**

Other

The proposed palette to be reviewed and discussed by the Commission. **To be discussed at a Commission Meeting.**

Regards,



Heather Kepler
HPC Administrator
Department Secretary
Land Use Department
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753
HKepler@NeptuneTownship.org
ph- 732-988-5200 Ext. 278
Visit us online at www.neptunetownship.org



34 Ocean Pathway

03 January 2024 Tech Review Team: Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell
M. Pavliv responded to Tech feedback 19 December 2023. He noted Tech had reviewed a set of drawings that did NOT fully incorporate all the changes already incorporated into the project. This arose due to the fact that he had to submit to HPC the EXACT drawings he submitted to ZBA: were he to send HPC drawings that had been updated to reflect feedback he received from Tech during Concept, as well as feedback he'd received from ZBA during review, then the drawings HPC had would NOT match the drawings ZBA approved. Instead, he sent HPC a full set of revised drawings (in direct response to our earlier Tech notes. It is this updated set of drawings that Tech reviewed today.

Note: For the sake of consistency, the items addressed below are numbered to match the earlier Tech notes of 19 December 2023.

North Elevation

- 1.) The current set of drawings still specify the use of "Intex Liberty railing system" on the stairs into the building. Intex Liberty is **Non-Conforming**. In a call with Mr. Pavliv, he explained the applicant intends to use a conforming (for Construction) top rail, along with custom balusters and bottom rail for the front stairs. (The applicant does not wish to use a pipe rail.) **Please specify custom railing system (i.e., NOT Intex Liberty) on all stairs prior to the Commission meeting.**
- 2.) It is not clear if the 1st floor newels are to be retained and restored or replaced. It appears they are being retained and repaired. Please confirm. If they are proposed for replacement, please provide specifications and materials. **Incomplete.**
- 3.) Regarding the proposed lowering of the head height AND sill height on the western-most window on the 1st floor front porch. Mr. Pavliv confirmed this was an error in the drawing. The existing head height will be retained and only the sill will be lowered to accommodate a new door onto the porch. (Such an alterations are usually Conforming.) **Please correct this error on the elevation drawings prior to appearing before the Commission.**
- 4.) Lighting. The proposed gas lantern is Colonial/Carriage House style. The applicant is advised to consider a more historically appropriate shape/style. Bevolo has a number of 4-6 sided styles, most of which taper in a manner similar to old fixtures once found in the Grove. **Incomplete.** (Mr. Pavliv did note the applicant is working with Bevolo to include electrically wired versions of whatever lantern is selected, for use in areas at the rear where greater and brighter light is needed.) **Please submit a alternative(s) for review by Tech prior to coming before the Commission.**
- 5.) The proposed replacement of all windows requires an on-site inspection. **Heather is working with Dominic to schedule such an inspection at his earliest convenience. See illustrations under item #7 and #12.**
- 6.) The proposed replacement of all siding requires on on-site inspection. **Heather is working with Dominic to schedule such an inspection at his earliest convenience.**

Additional notes on the north elevation:

—Tech spoke with Mr. Pavliv and noted that an added pipe rail above the proposed Intex Dartmouth rail system would be less intrusive the historic detail than the proposed double top rail on the 2nd floor porch. **Non-Conforming. Please offer a more appropriate rail-height-solution for review.**

—The application specifies a new Intex Dartmouth rail system on the 2nd floor front porch with balusters 4" o.c.. Baluster spacing on the 1st floor appears to be much tighter than 4" o.c.. Please address the apparent discrepancy in the two different rail system spacing. **Incomplete.**

—The stair rails terminate at newels atop the porch deck. However, the drawings show a gap between these upper stair newels and their neighboring fluted columns (see illustration, below). We spoke with Mr. Pavliv and he confirmed the stair rail should continue across the gap area between the newels and the Columns. **Please correct on the submitted elevations.**— Elevations indicate "New solid core painted MDF louvered shutters w/Faux Hinges." Shutters do not need to be functional, but they should appear so. Hinges should be real even when shutters are fixed in place.

West Elevation

7.) The removal of non-historic windows on this elevation improves and restores a more traditional fenestration rhythm. The proposed changes appear **Conforming.**

Additional notes on the west elevation:

—Note to inspectors. Please look at the existing windows as highlighted in the as built elevation below.

South Elevation

8.) The existing Mansard Roof is proposed to be extruded 9'4". The extrusion of historic roofs has repeatedly been deemed **Non-Conforming** by the Commission. Mr. Pavliv suggested there may be evidence that the rear of the Albatross was not part of the original building and may constitute a later addition (outside of the period of significances). Tech urges the applicant to submit any documents they may have that supports this suggestion. Otherwise, this proposed addition to the existing Mansard may meet with firm resistance by the Commission. **To be discussed at a Commission Meeting.**

9.) The proposed sets of double French doors at the 2nd floor rear porch, is not in keeping with doors found elsewhere on the building. Elsewhere doors are single in every instance. Further, the current proposal results in a configuration of five (5) doors in a row (i.e., two sets of double French doors leading to two different hotel rooms, and a single French door leading to a hallway.

Non-Conforming. This non-conformity was discussed during Concept meetings with the Applicant, and it was suggested at that time that single doors would be more historically appropriate. **Tech recommends these fenestrations be addressed prior to coming before the full Commission.**

10.) The proposed shed roof over the rear 1st floor entry is existing and will be retained and repaired. **Conforming.**

11.) Intex Liberty handrails are **Non-Conforming** (as noted in item #1 on the front elevation). **Please specify custom railing system (i.e., NOT Intex Liberty) on all stairs prior to the Commission meeting.**

12.) The proposed roof-top pipe rail system has been positioned away from the southern-most edge of the roof (as discussed in Concept). The rail is required for roof access to the mechanical ONLY. No roof access by guests is permitted and no rooftop decks are proposed.) **Conforming.**

Additional notes on the south elevation:

—The rhythm of the fenestration on the existing building is restrained, with single windows and one door at the 2nd floor and two single windows at the 3rd floor. Compared to the proposed fenestrations where the 2nd floor has five doors in a row and the 3rd floor has two double windows. The French doors have been addressed in item 9, above. Tech questions whether it would be more in keeping with the character of the building if the 3rd floor windows were limited to 2 (as in the current configuration OR (if the roof extension meets with approval

by the Commission) four single windows across the rear would better emulate the window pattern found elsewhere.

East Elevation

12.) There is a new window proposed on the east elevation near the elevator shaft at the 3rd floor, and an existing window in this location appears to have been moved, creating a pair of windows where there originally was just one. **To be discussed at a Commission Meeting.** HPC

13.) An existing window on the 4th floor appears to have been widened. The size of the existing window suggests it is a modern addition. Tech questions why the proposed new window (widened to match historic windows found elsewhere) has not been brought into alignment with other windows in the stack. **To be discussed at a Commission Meeting.**

14.) Basement windows on the east elevation appear to have muntins dividing them into two panes. Please clarify if these are true-simulated-divided-light windows or sliding panes. Please submit a cat/cut. **Incomplete.**

15.) Per our discussions in Concept, the elevator shaft has been dressed with faux windows.

Conforming.

Other

The applicant has proposed a palette of conforming colors. However, they are suggesting a Non-Conforming application by painting one section of the front façade (the body of the building that opens onto the front porch) a different color than the rest of the body of the house. This sort of “stripped” color application is not historically appropriate. In general, the body of a building is a single color, trim and other elements on a different plane from the body are painted a second color, and then (depending on the age of the structure, its style, and the degree of architectural detail to be called) a third (and rarely) a fourth color may be used to highlight or accent these features.

Non-Conforming palettes can cause projects to be denied or delayed. **The applicant is urged to resolve all color decisions prior to coming before the full Commission. Incomplete.**

34 Ocean Pathway (1894)

06 February

Tech Review with Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell

1.) Updated plans were reviewed prior to the February meeting of the full Commission. The only remaining non-conformity appears to be a proposed 9'4" extension of the existing historic Mansard roof, 3rd floor, at the south (rear) elevation. The Guidelines read:

1. Retain and restore all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weathervanes, and ornamental roof cresting should be preserved.

Additions to existing historic rooflines are required to step down to clearly indicate the new construction IS an addition and not part of the historic structure. Mansard roofs cannot be stepped down—the form does not allow for such a configuration—therefore retaining the original roof, in its existing location, may be the only conforming option.

The applicant proposes this roofline may not be historic but rather represents an early addition to the original building. Tech review referred to the 1890, 1905, and 1930 Sanborn maps, which seem to suggest the presence of a French Roof dating back to the earliest map.

2.) The addition of proposed new windows at the rear, 3rd floor roof area may also be affected by the Commission's decision since they occupy an area within the proposed 9'4" addition.