



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **109 STOCKTON AVE**

Application No: **HPC2024-024**

Application Date: **02/20/2024**

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> AC UNIT | <input checked="" type="checkbox"/> GATE | <input checked="" type="checkbox"/> RAILINGS |
| <input checked="" type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input checked="" type="checkbox"/> GUTTERS & LEADERS | <input checked="" type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input checked="" type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input checked="" type="checkbox"/> CHIMNEY | <input checked="" type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input checked="" type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input checked="" type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input checked="" type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input checked="" type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATIONS | <input checked="" type="checkbox"/> PATIO | <input checked="" type="checkbox"/> STAIRS |
| <input checked="" type="checkbox"/> FENCE | <input checked="" type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS/BANNERS | <input checked="" type="checkbox"/> PORCH | <input checked="" type="checkbox"/> WALKWAY |
| <input checked="" type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER | | |

PROPERTY IDENTIFICATION

Property Address: 109 STOCKTON AVE

Block: 277

Lot: 9

Qualifier:

OWNER INFORMATION

Name(s): BURY, BRADFORD

Address 189 MOUNTAIN BOULEVARD WATCHUNG, NJ 07069

Phone:

Email:

APPLICANT INFORMATION

Check if same as Owner

Names(s): SHORE POINT ARCHITECTURE, PA

Company:

Address: 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756

Phone: (732)774-6900

Email: abf@shorepointarch.com

PROPERTY INFORMATION

Property Type?(check one)

- Single Family Multifamily: 0 Units Commercial Condo Mixed Use

Architectural Period / Year Built: 1950

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

109 Stockton Avenue (1950)

27 February 2024

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

Shore Point Architecture, Plans update.

HPC Item: 6) "Intex" Dartmouth for porch stair rail may not meet UCC requirements for graspable handrails. Tech recommends wood top and bottom rails. Incomplete

SPA Response: Graspable handrails are required by NJIRC R311.7.8. on flights of stairs with four or more risers. The front porch contains four risers and therefore requires a graspable handrail. "Intex" Dartmouth's standard offerings do not meet the above mentioned graspability requirements. As such, a prefinished aluminum pipe rail mounted to one side of the proposed stair is our proposed code compliant solution. If "Intex" offers a code compliant graspable wood top rail, we are open to modifying to such, but we are unaware of such an offering. Should that be the case, the graspable aluminum handrail will be eliminated. Bottom rail will remain CPVC.

Tech: While pipe rails on their own are historically appropriate, and pipe rails added to existing non-conforming stair rails are a viable remediation solution, building new stairs with a nonconforming top rail and then adding in a pipe rail to supplement the configuration may be interpreted by the Commission as "designing a built-in non-conformity." Tech suggests the Applicant consider adding a graspable wood (mahogany) top rail to the Intex system throughout in order to create a uniform and historically accurate configuration. To be discussed at meeting.

HPC Item: 7.) Please confirm lattice will be dimensional if CPVC, or that it will be cedar with CPVC frames. Incomplete.

SPA Response: Confirmed as dimensional. Revised, attached drawings updated accordingly. Conforming.

HPC Item: 8.) Please supply color for proposed Aeratis porch flooring. Incomplete.

SPA Response: The proposed Aeratis color was provided in our original application package as "Weathered Wood" Conforming.

HPC Item: 9.) Please supply missing light fixtures. Incomplete.

SPA Response: A light fixture specification and cut sheet was provided in our original

application package. "Kitchler Chesapeake 1 Light Wall Light – Black" Fixture is Conforming.

Tech: Please note, drawings must be updated to include fixtures and fixture locations prior to C of A being issued. Incomplete

HPC Item: 10.) Please confirm check rails on casement windows are of sufficient dimension to visually emulate regular double-hung windows. Incomplete.

SPA Response: The check rails provided by Andersen are 2-1/4" and effectively simulate a double hung check rail to the greatest extent possible for a code required egress casement window. Conforming.

HPC Item: 11.) East elevation window alignment seems awkward with three different sized windows on this elevation. Please consider size and spacing. (Enlarging the 2nd floor middle window—laundry— to full size might address this concern.) Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached. Conforming.

HPC Item: 12.) West elevation has a similar awkward window configuration (Might the 2nd floor bathroom window to be full-size?). Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached. Conforming.

HPC Item: 13.) The uniform Chimney width seems overly modern for the house style proposed. Might a taper be introduced above the first floor? Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached. Conforming.

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.



2/27/2024

Date: _____

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: