



**Neptune**  
Township - NJ

*Where Community, Business & Tourism Prosper*

Property Location: **9 OCEAN AVENUE**

Application No: **HPC2024-012**

Application Date: **01/19/2024**

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

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

### PROPERTY IDENTIFICATION

Property Address: 9 OCEAN AVENUE

Block: 115

Lot: 11

Qualifier:

### OWNER INFORMATION

Name(s): WORLD FOR CHRIST CRUSADE, INC

Address 1005 UNION VALLEY W MILFORD, NJ 07480

Phone: (973)728-5048

Email:

### APPLICANT INFORMATION

Check if same as Owner

Names(s): Gannon Building

Company:

Address: 108 S Main St. Ocean Grove, NJ 07756

Phone: (732)988-9500

Email: bill@gannonbuilding.com

### PROPERTY INFORMATION

Property Type?(check one)

- Single Family   
 Multifamily:   
 0 Units   
 Commercial   
 Condo   
 Mixed Use

Architectural Period / Year Built: 1890

Architectural Style: Victorian Eclectic

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**

Gannon, Windows

1.) Remove all vinyl replacement windows and replace with Andersen 400 Series 2/2 vinyl clad. Tech: Please confirm the True Divided Light windows will have spacer grilles between the glass.) Pending

2.) Remove all vinyl siding on all sides. Conforming.

3.) Install 5" exposure Hardie on the south, west, and north elevations.

Tech: Existing siding visible in photos from probes, appears severely deteriorated. Conforming.

4.) East elevation, remove damaged cedar and replace where needed with new cedar to match.

Tech: Applicant proposes restoring east cladding where possible and supplementing new cedar clapboard plank where needed. Conforming.

5.) Hardie color, Deep Ocean.

Tech: Please provide the comparable color from the pre-approved list for comparison. If not comparable color is found, Applicant is advised to select a different pre-painted Hardie color or consider primed-only Hardie that can be painted a conforming color after installation.

Incomplete.

6.) Proposed cedar shakes in gable areas.

HPC Tech Review—21 February 2024

Tech Review Team: Lucinda Heinlein and Jeffery Rudell

Tech: Placement of shakes as proposed, creates an awkward truncation of the shingles where they meet the fourth-floor railings. Shake location should replicate historic placement found when existing siding is removed. Incomplete.

7.) Applicant proposes to replicate historic window trims.

Please provide a detail showing proposed window trims (i.e., pyramidal crowns, butt joints, sill horns, etc.) of original windows. Submitted drawings appear overly flat (but that may simply be a CAD artifact). Incomplete.

8.) Replace existing porch columns and railings with new columns and railings to match existing.

Tech: Existing columns and railings on this building are not original nor do they replicate the design or ornamentation of the original historic building. Please submit a design that restores the buildings aesthetic which included turned columns, brackets, and paperdoll balusters. Replacing non-conformities with newer non-conformities is Non-Conforming.

9.) Mahogany Tongue and Groove floor boards on first floor. Conforming.

10.) Poured Fiberglass floor surfacing on other floors. Conforming.

11.) Replace east (front) facing basement door with a solid, Therma-tru door.

Tech: Solid doors at fronts of buildings, and non-wood doors at fronts of building are generally non-conforming. Exceptions require a vote by the majority of the Commission. (Doors that interrupt the foundation level, as this door does, may be candidates for such an exemption). To be discussed at meeting.

12.) Light fixture is too ornate for the existing building but would likely Conform to the restored porch elevation. To be discussed at meeting.

**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.



Date: 2/21/2024

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: