

Application #: HPC 2022-155

Application Date: 9/20/2022

**Historic Preservation Commission
Certificate of Appropriateness Application**



- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input 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 type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> SIDING |
| <input 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 |
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| <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 type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

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: 18 Embury Ave
BLOCK: 228 LOT: 23 12 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Janet Bustrin
ADDRESS: 156 Irving Ave.
PHONE: _____

APPLICANT INFORMATION

Check if same as Owner
NAME(S): Janet Bustrin COMPANY: _____
ADDRESS: 18 Embury Ave
PHONE: _____

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 Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1884 ARCHITECTURAL STYLE: Victorian

Does 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/A

ZONING PERMIT ID# (from Zoning Permit): n/a DATE APPROVED: n/a

Please 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.

Need to replace insulation and rotting sheathing around entire house
which necessitates removal of current cedar.

We would like to replace cedar clapboard on the four sides of the house
with Hardie Board (Boothbay Blue color - see attached. Very similar
to Benjamin Moore Philipsburg Blue HC-159 (on approved OG HPC
paint list).

Hardie Board replacement clapboard will match existing reveal = 8"

Decorative elements replicated.

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.

Janet Bustrin

OWNER NAME – Please PRINT


OWNER SIGNATURE

DATE

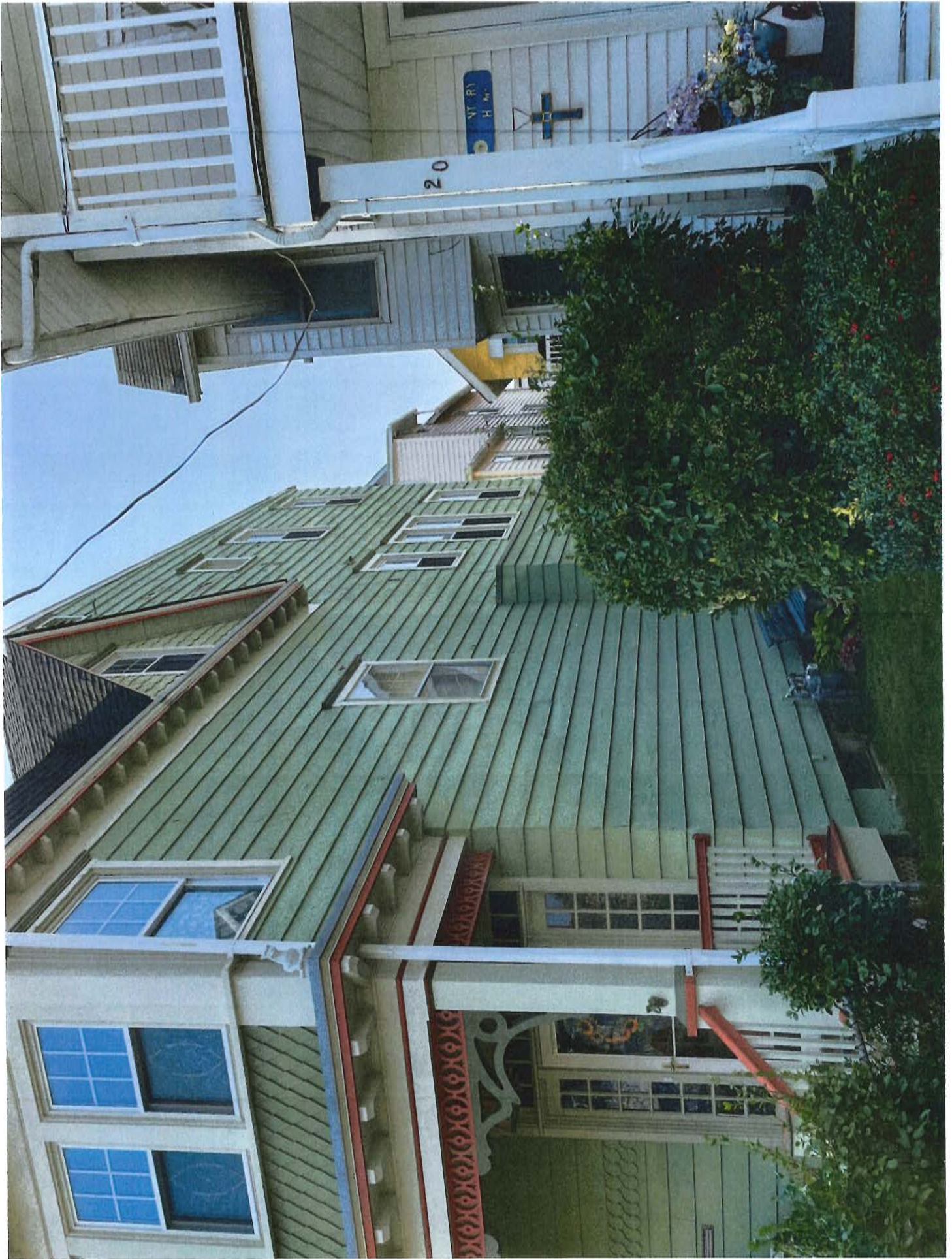
Janet Bustrin

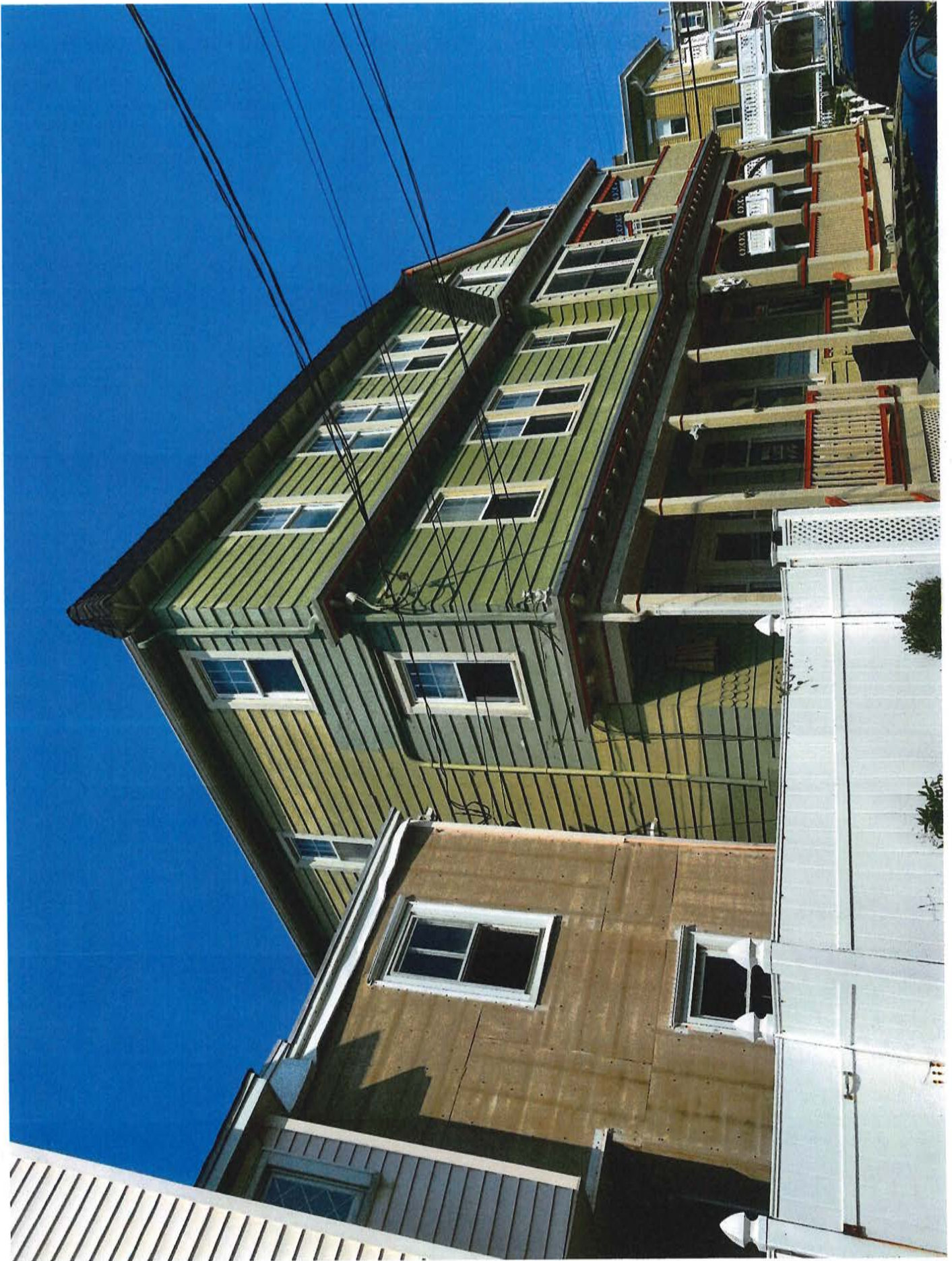
APPLICANT NAME – Please PRINT


APPLICANT SIGNATURE

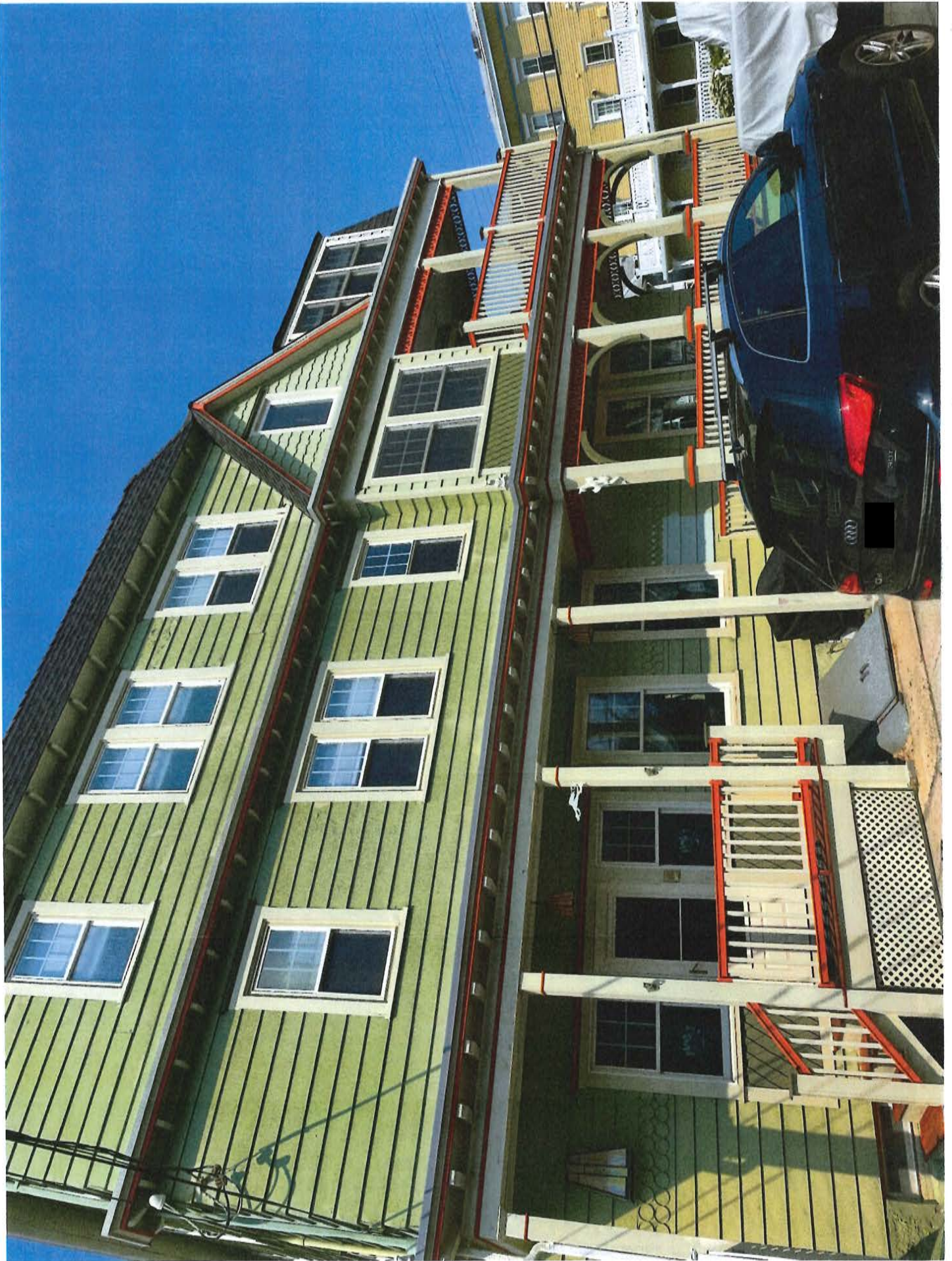
DATE





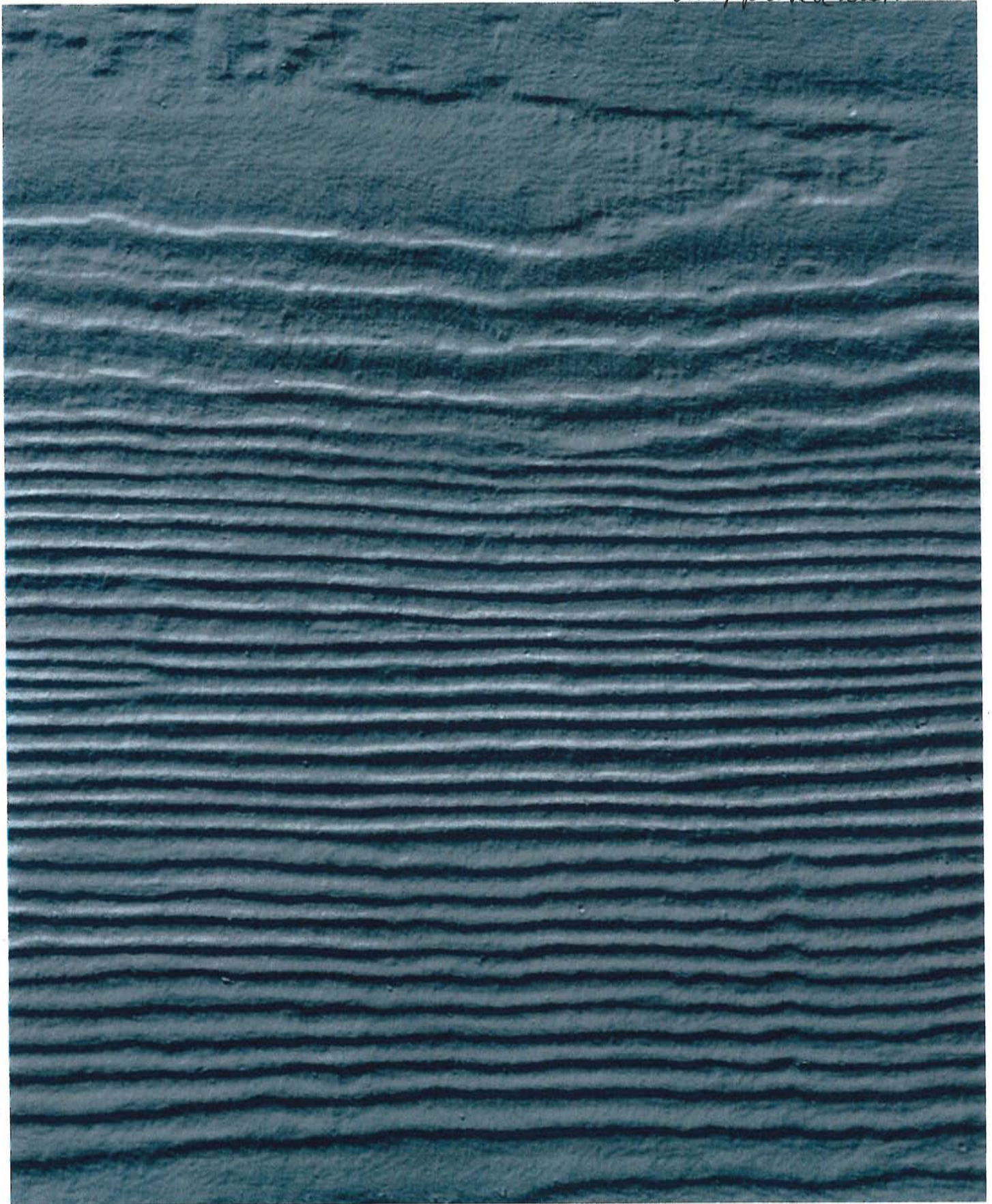


Photos of 18 Embury Ave., Ocean Grove for HPC consideration on Janet Bustrin application:



Hardie Board color: Boothbay Blue:

Close to Benjamin Moore Philipsburg Blue
on approved list.





OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 228 Prop Loc: 18 EMBURY AVE Owner: BUSTRIN, JANET L&STUBELT,STEPHEN J Square Ft: 3712
 Lot: 12 District: 1335 NEPTUNE TOWNSHIP Street: [REDACTED] Year Built: 1885
 Qual: Class: 2 City State: [REDACTED] Style: 5

Additional Information

Prior Block: 18 Acct Num: 00003668 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 681 Mtg Acct: Land Desc: 30X52 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 3S-F-L-1U Initial: 000000 Further: 000
 Updated: 10/29/21 Tax Codes: F02 Class4Cd: 0 Desc:
 Zone: HD-O Map Page: Acreage: 0 Taxes: 26292.74 / 24490.6

Sale Information

Sale Date: 11/23/20 Book: 9472 Page: 305 Price: 1275000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	11/23/20	9472	305	1275000		85.77	BUSTRIN, JANET L&STUBELT,STEPHEN J

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	18 EMBURY AVE	433600 868400 1302000	0	1302000	2
<u>2021</u>	18 EMBURY AVE	489500 776400 1265900	0	1265900	2
<u>2020</u>	18 EMBURY AVE	489500 604100 1093600	0	1093600	2
<u>2019</u>	18 EMBURY AVE	489500	0	976300	2

[Terms of Use](#)

Rel 2022-1



Property Location: 18 EMBURY AVE
Application No: HPC2022-155
Application Date: 09/21/2022

Sent via Email 9.28.22

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

- | | | |
|---|--|--|
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| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER | | |

PROPERTY IDENTIFICATION

Property Address: 18 EMBURY AVE

Block: 228

Lot: 12

Qualifier:

OWNER INFORMATION

Name(s): BUSTRIN, JANET L&STUBELT,STEPHEN J

Address 156 IRVING AVENUE SOUTH ORANGE, NJ 07079

Phone: [REDACTED]

APPLICANT INFORMATION

Check if same as Owner

Names(s): BUSTRIN, JANET L&STUBELT,STEPHEN J

Company:

Address: [REDACTED]

Phone: [REDACTED]

PROPERTY INFORMATION

Property Type?(check one)

- Single Family Multifamily: 1 Units Commercial Condo Mixed Use

Architectural Period / Year Built: 1884

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

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar..

Proposing to replace cedar clapboard on four sides of the house with Hardi Board **requires a siding condition onsite inspection**. Two of the HPC members will inspect the siding condition and report back to the tech review team.

Please contact Tracey James at tjames@neptunetownship.org to schedule the inspection.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, 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:

Tracey James, HPC Administrative Officer
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

Date: 9.28.22

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:

18 Embury Ave. Condition Report

7 October 2022

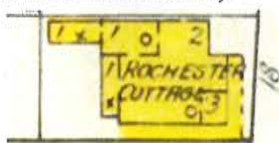


PLEASE NOTE:

1. The current application for a complete siding replacement is a new application. There is a Certificate of Appropriateness, dated 8 June 2022, associated with a March application. The June C of A included that "rotting areas of siding and trim" could be replaced. In the March application, the clapboard designated as in need of replacement was noted as on the west elevation and the upper two-thirds of the south elevation. The applicant proposed to replace the cedar siding with new cedar siding with same bevel and reveal. The tech approval to replace the designated siding was based on a Condition Report filed on 30 March 2022.
2. The current Condition Report is restricted to the application filed by the owner on 20 September 2022 that proposes to remove all clapboard on all four sides of the structure and replace it with 8" Hardie, as well as "replicate" "decorative elements" in an unspecified material. In conversation during the site visit, the applicant stated that, by "decorative elements," they meant the cut shakes.
3. The application states that all siding must be replaced due to rotting sheathing and insulation; no evidence was offered of this condition during the site visit.
4. With the exception of the damaged clapboard on the west and south elevation, corroborated as in poor condition with this visit, the clapboard and cut shakes on the structure are generally in good to excellent condition.

DATING:

It appears from the Sanborn maps and visual inspection of the exterior that a two-story, nineteenth-century structure was altered between 1905 and 1930: the south/rear half of the building was enveloped and extended in a three-story rectilinear addition, and a gambrel-roofed third floor was placed atop the north section. (The nineteenth-century cross gable is seen on the east and west elevations).



1890



1905



1930

CLAPBOARD SIDING:

- The clapboard on the west and south elevations (with the exception of the lower third of the south wall) is in poor condition.
- The rest of the clapboard on the house is generally in good condition, with some in good to excellent condition, particularly on the first and second floors on the north and east elevations that are under the wrap porch.

SHAKES:

- There are cut shakes in a variety of patterns on the east, north and west elevations, including in the gables that remain from the nineteenth-century house.
- As with the clapboard, the cut shakes appear in good to excellent condition.



north/front facade



west elevation damaged clapboard



lower west wall to rear



nineteenth-century west gable and
juncture of early twentieth-century addition



upper rear west wall



east elevation (note gable from nineteenth-century building, three story addition to south with false mansard on east side only, and third-floor, gambrel addition to north); note some peeling paint and irregular board on second and third floor clap to the rear



lower south wall of replaced clap; upper south wall with compromised clap

Tracey James

From: Tracey James
Sent: Wednesday, October 26, 2022 2:16 PM
To: Tracey James
Cc: Tracey James
Subject: FW: site visits 9 Main Ave & 18 Embury Ave - copy for email file

Original Site Visit report for 18 Embury Avenue that was performed for a previous application which included replacing / repairing the clap board.

This is to be included in the meeting package file for 11.8.22

From: Sent: Wednesday, March 30, 2022 6:57 PM
To: Subject: site visit 18 Embury Ave- condition report

Sent from my iPad

Below listed are the observational notes for the site inspections performed today by [REDACTED] and myself. Photos were taken but are not of a clarity to demonstrate current conditions. If you have any questions please contact [REDACTED] or myself.

Regards,
[REDACTED]

18 Embury Ave

An inspection of the Westside and Southside clapboard siding indicated that the siding is warped, rotted, cupped at the building corners and separating from the house frame. There appears to be extensive paint peeling and failure in numerous sections of the siding on the two elevations (West and South) inspected. Visual inspection of the window casings on the East and West side of the structure indicated evidence of rot, warping and wood splitting. Visual inspection of the upper boxed porch posts on the first floor indicates wood rot.

HPC Tech Review Agenda 9/27/22 9:00am

Tech Review Team - [REDACTED]

18 Embury Avenue – 1884-Bustrin – Siding Application **PENDING AN INSPECTION**

Tech Review Team - [REDACTED]

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar.

Proposing to replace cedar clapboard on four sides of the house with Hardi Board Boothbay Blue color comparable to Benjamin Moore Phillipsburg Blue HC-159 on the approved list.

Hardie Board replacement will match existing 8" reveal

Decorative elements will be repeated.

Send notification that an inspection of the existing siding condition is necessary.

HPC Tech Review Agenda 10/25/22 9:00am

Tech Review Team - [REDACTED]

18 Embury Avenue – 1884 – Bustrin – Review siding report

Tech Review Team - [REDACTED]

Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar would require review by the full HPC Commission. We have scheduled you to appear before the full commission on Tuesday, November 8, 2022 via zoom @ 7:00pm. Please be prepared to provide testimony as to your proposal to remove and replace the original historic siding.

(Proposal to replace insulation and rotting sheathing around entire house which necessitates removal of current cedar would require review by the full HPC Commission. We have scheduled you Please be ready to provide testimony on the proposed removal of the original historic siding.

Proposal to replace cedar clapboard on the four sides of the house with Hardie Board (boothbay blue similar to BM Phillipsburg Blue) is NON-CONFORMING.

Decorative elements replicated.)



Property Location: 18 EMBURY AVE
Application No: HPC2022-155
Application Date: 09/21/2022

*Copy Sent
10.26.22
via email
also*

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

- | | | |
|----------------------------------|-------------------|--|
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| OTHER Tech referred to a meeting | | |

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Zoning Permit Acquired? YES NO N/A

Zoning Permit ID# (from Zoning Permit)

DATE APPROVED:

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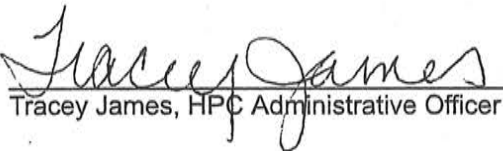
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CC:

