

Application #: **HPC** _____

Application Date: **8/14/2021** _____

Historic Preservation Commission Certificate of Appropriateness Application

*original
application*

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT <input type="checkbox"/> ADDITION <input type="checkbox"/> ARBOR <input type="checkbox"/> AWNING <input type="checkbox"/> BALCONY <input type="checkbox"/> CHIMNEY <input type="checkbox"/> COLUMNS <input type="checkbox"/> DECK <input type="checkbox"/> DOOR REPLACEMENT <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> EXTERIOR ALTERATIONS <input type="checkbox"/> FENCE <input type="checkbox"/> FLAGS / BANNERS <input type="checkbox"/> FOUNDATION <input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE <input type="checkbox"/> GENERATOR <input type="checkbox"/> GUTTERS & LEADERS <input type="checkbox"/> HOT TUB <input type="checkbox"/> LATTICE <input type="checkbox"/> LIGHT FIXTURE <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ORNAMENTATION <input type="checkbox"/> OUTDOOR SHOWER <input checked="" type="checkbox"/> PAINT <input type="checkbox"/> PATIO <input type="checkbox"/> PIERS <input type="checkbox"/> PORCH <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> ROOF <input type="checkbox"/> SATELLITE DISH <input type="checkbox"/> SHED <input type="checkbox"/> SHUTTERS <input checked="" type="checkbox"/> SIDING <input type="checkbox"/> SIGN <input type="checkbox"/> SKYLIGHT <input type="checkbox"/> SOLAR <input type="checkbox"/> STAIRS <input type="checkbox"/> VENT <input type="checkbox"/> WALKWAY <input type="checkbox"/> 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: _____ 131 Mount Hermon Way, Ocean Grove, NJ _____

BLOCK: _____ 154 _____ LOT: _____ 9 _____ QUALIFIER: _____

OWNER INFORMATION _____
 NAME(S): _____ John Keenan _____

ADDRESS: _____ 131 Mount Hermon Way, Ocean Grove, NJ _____

PHONE: _____ 443-903-0037 _____ EMAIL: _____ johnkboxer@gmail.com _____

APPLICANT INFORMATION _____
☐ Check if same as Owner

NAME(S): _____ COMPANY: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

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: _____ 1900 _____ ARCHITECTURAL STYLE: _____ American Foursquare _____

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): _____ DATE APPROVED: _____

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.

__ 1st Floor - Remove Stucco/Concrete Siding - Install James Hardie Plank Siding Smooth 7" _____

__ 1st Floor Hardi Plank Color - Cobblestone - This is a close match to Montgomery White - HC-33 _____

__ 2nd Floor & Dormers - Remove Cedar Shakes - Install James Hardi Shake Siding 7" _____

__ 2nd Floor & Dormers Hardi Shake Color - Monterey Taupe Close Match to Providence Olive - HC-98 _____

__ Window Trim will be painted Greenfield Pumpkin - HC-40 _____ All

other Trim will be repaired(if necessary) and painted white _____

__ Porch will be sanded and stained _____

__ ** Notes: No structural changes will be made. Several contractors have noted that Stucco is cracked and pulling away from house and is beyond repair. We will use professional siding and Painters to do the work. We have received several bids, but are waiting for final approval to select a contractor. Cedar is dried out and has not been properly maintained. _____

__ 3 inch white Azek corners required for Hardi Plank/Siding _____

• 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 Applicant and Owner agree to the following:

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

John Keenan

OWNER NAME - Please PRINT

John Keenan

OWNER SIGNATURE

8/14/2021

DATE

APPLICANT NAME - Please PRINT

APPLICANT SIGNATURE

DATE

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Allison Walby, Administrative Officer



Douglas MacMorris, Member
Leonard Steen, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
Kurt Cavano, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 Ext. 204 Fax (732) 988-4259
awalby@neptunetownship.org

August 20th, 2021

John Keenan
131 Mt Hermon Way
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-091
BLOCK 144 LOT 16 ALSO KNOWN AS 29 Pitman Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, September 14th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of September 14th, 2021
Time: Sep 14, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84460908350?pwd=UHBiKzQyTE5HQnY2VHNQQ0d0N3o2Zz09>

Meeting ID: 844 6090 8350

Passcode: 094637

One tap mobile

+13126266799,,84460908350# US (Chicago)

+16465588656,,84460908350# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 844 6090 8350

Find your local number: <https://us02web.zoom.us/j/84460908350>

Join by SIP

84460908350@zoomcrc.com

Passcode: 094637

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

1. Remove first floor stucco/concrete siding- install James Hardie Plank Siding Smooth 7"
2. First floor Hardie Plank color- cobblestone
3. Second floor and dormers- remove cedar shakes- install James Hardie Shake Siding 7"
4. Second floor and dormers- Hardie Shake color- Monterey Taupe Close to match Providence Olive
5. Window trim will be painted Greenfield Pumpkin, other trim will be repaired (if necessary) and painted white.
6. Porch will be sanded and stained.
7. No structural changes will be made. Several contractors have noted that Stucco is cracked and pulling away from the house and is beyond repair.
8. 3 inch white Azek corners required for Hardie Plank/siding

Discussion Items:

1. Siding Replacement- existing condition of cladding.

Incomplete Items:

1. Prior to this meeting, please obtain samples of the shingle product you propose using. (Note: shingles must be individually applied. Sheets of pre-cut shingles are non-conforming with the Architectural Design Guidelines. Compliant individual shingle products include Cedar shakes or NuCedar Shingles).
2. Please provide any pre-painted product colors and the corresponding color chip from the pre-approved color list.
3. Please submit a drawing showing the proposed dimensions of your existing trims and how they will meet and resolve with your proposed new cladding. (All of these items should go into your packets that are requested below).

Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days (latest on September 2nd) before the meeting September 14th 2021**. Along with providing 9 hard copies, please also email via .pdf.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,


Alison Walby
HPC Administrative Officer

Response to HPC Letter dated 8/20/2021

Hello,

I'd like to thank Deb Osepchuk and Jeffery Rudell for quickly coming out to our Home so quickly. Based on their discussions and the written correspondence, we've decided to make the corresponding responses for requested information.

- 1) It was brought to our attention that Hardie Shakes are not an option. Based on that we've decided to repair our existing Cedar Shakes.
- 2) It was also mentioned during that same discussion that Pre-Painted Hardie Planks on the bottom may not be the best option. Thus, we've decided to shift to just Pre-primed Hardie Plank Smooth 6 inch on the bottom of our home, that will be used to replace Stucco.
- 3) Based on 1) and 2) above, we will now paint the House Stratton Blue – HC-142, much of the trim will be Monterey White – HC-27.
- 4) Based on a subsequent conversation with Jeffery Rudell, we agreed it is not necessary to provide drawings, since I'm not altering any of the structure, we are just siding and painting.
- 5) Siding sample is no longer required, since we are repairing existing on the top portion of our house.

Thank you,

 9/2/2021
John Keenan

THE HISTORY OF THE UNITED STATES

CHAPTER I. THE DISCOVERY OF AMERICA.

THE first discovery of America was made by Christopher Columbus in 1492. He sailed from Spain in search of a westward route to the Indies, and after a long and perilous voyage, he landed on the island of San Salvador in the West Indies. This event marked the beginning of European exploration and settlement in the Americas.

Since the discovery of America, the continent has been the scene of many important events, including the establishment of the first colonies, the American Revolution, and the formation of the United States of America.

THE END OF THE WORLD

Fwd: Print Please

From: John Keenan (johnkboxer@gmail.com)

To: leahkeenan@yahoo.com

Date: Thursday, September 2, 2021, 12:43 PM EDT

----- Forwarded message -----

From: **John Keenan** <johnkboxer@gmail.com>

Date: Sat, Aug 14, 2021 at 11:41 AM

Subject: Print Please

To: Leah Keenan <leahkeenan@yahoo.com>















