



HISTORIC PRESERVATION PHONE 732-988-5200 .x. 236 FAX 732-988-6433

Application #: HPC Application Date: 8/14/2021 **Historic Preservation Commission Certificate of Appropriateness Application** original ☐ AC UNIT ☐ GATE ☐ RAILINGS ☐ ADDITION ☐ GENERATOR ☐ RETAINING WALL ☐ ARBOR ☐ GUTTERS & LEADERS ROOF ☐ AWNING ☐ HOT TUB ☐ SATELLITE DISH ☐ BALCONY ☐ LATTICE ☐ SHED ☐ CHIMNEY ☐ LIGHT FIXTURE ☐ SHUTTERS ☐ COLUMNS ☐ NEW CONSTRUCTION **SIDING** ☐ DECK ☐ ORNAMENTATION ☐ SIGN ☐ DOOR REPLACEMENT ☐ OUTDOOR SHOWER ☐ SKYLIGHT ☐ DRIVEWAY **A** PAINT ☐ SOLAR ☐ EXTERIOR ALTERATIONS ☐ PATIO ☐ STAIRS ☐ FENCE ☐ PIERS ☐ VENT ☐ FLAGS / BANNERS □ PORCH ■ WALKWAY ☐ FOUNDATION ☐ PORCH FAN ☐ WINDOWS □ 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 \_\_\_\_131 Mount Hermon Way, Ocean Grove, NJ\_\_\_\_ BLOCK: \_\_\_\_154\_\_\_\_\_ LOT: \_\_\_\_9\_\_\_\_ QUALIFIER: \_\_\_\_\_ OWNER INFORMATION 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: EMAIL: \_\_\_\_ 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  Cor	mmercial 🗆 Condo 🗅 Mixed Use
	ARCHITECTURAL STYLE:American Foursquare
Does your project include demolition of 15% or more of ext If YES: you must apply for a Demolition Permit prior to	perior of existing structure?   YES  NO
Do you have Zoning Department approval for this project? ZONING PERMIT ID# (from Zoning Permit): Please Note: If Zoning approval is required for the wincomplete until Zoning approval is received. Incomp	DATE APPROVED:  work described on your application, your application will remain
materials to be used. Attach additional pages if nec- _1st Floor - Remove Stucco/Concrete Siding - Install _1st Floor Hardi Plank Color - Cobblestone - This	is a close match to Montgomery White - HC-33tall James Hardi Shake Siding 7"
2nd Floor & Dormers Hardi Shake Color - Monte	rey Taupe Close Match to Providence Olive - HC-98
Window Trim will be painted Greenfield Pumpkin -	HC-40All
other Trim will be repaired(if necessary) and painted	white
Porch will be sanded and stained	
away from house and is beyond repair. We will use received several bids, but are waiting for final appropriate to the control of the control	everal contractors have noted that Stucco is cracked and pulling use professional siding and Painters to do the work. We have oval to select a contractor. Cedar is dried out and has not been
properly maintained	
3 inch white Azek corners required for Hardi Plar	nk/Siding
has been deemed to be complete.	hip Staff, HPC Members and HPC Professionals until the project
	d complete to the best of your knowledge.
	w Team may require additional information for your application to
be considered complete.  By signing this application, the Applicant and C	Owner agree to the following:
public hearing before the Commission.	es the listed Applicant to appear as their representative at a
John Keenan	APPLICANT NAME – Please PRINT
OWNER NAME – Please PRINT	ALLEGARI WINE TIGGOT THE
John Keenan///// OWNER SIGNATURE/	APPLICANT SIGNATURE
8/14/2021	
DATE	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 Allson 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/u/kcvUOSOBoO

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

Remove first floor stucco/concrete siding- install James Hardie Plank Siding Smooth 7"

2. First floor Hardi Plank color- cobblestone

3. Second floor and dormers- remove cedar shakes- install James Hardi Shake Siding 7"

4. Second floor and dormers- Hardi 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 Hardi Plank/siding

#### **Discussion Items:**

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).

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 2<sup>nd</sup> ) 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.

**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,

John Keenan

Jufle 9/2/2021

perform with the second

## Fwd: Print Please

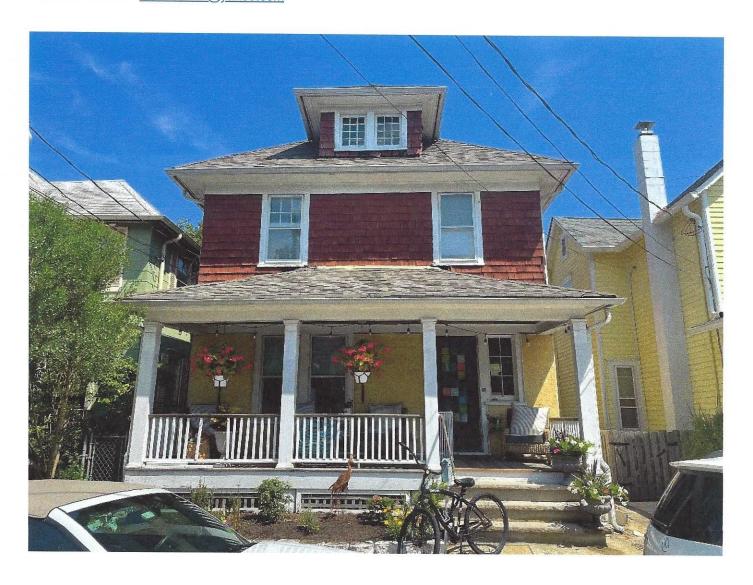
From: John Keenan (johnkboxer@gmail.com)

leahkeenan@yahoo.com To:

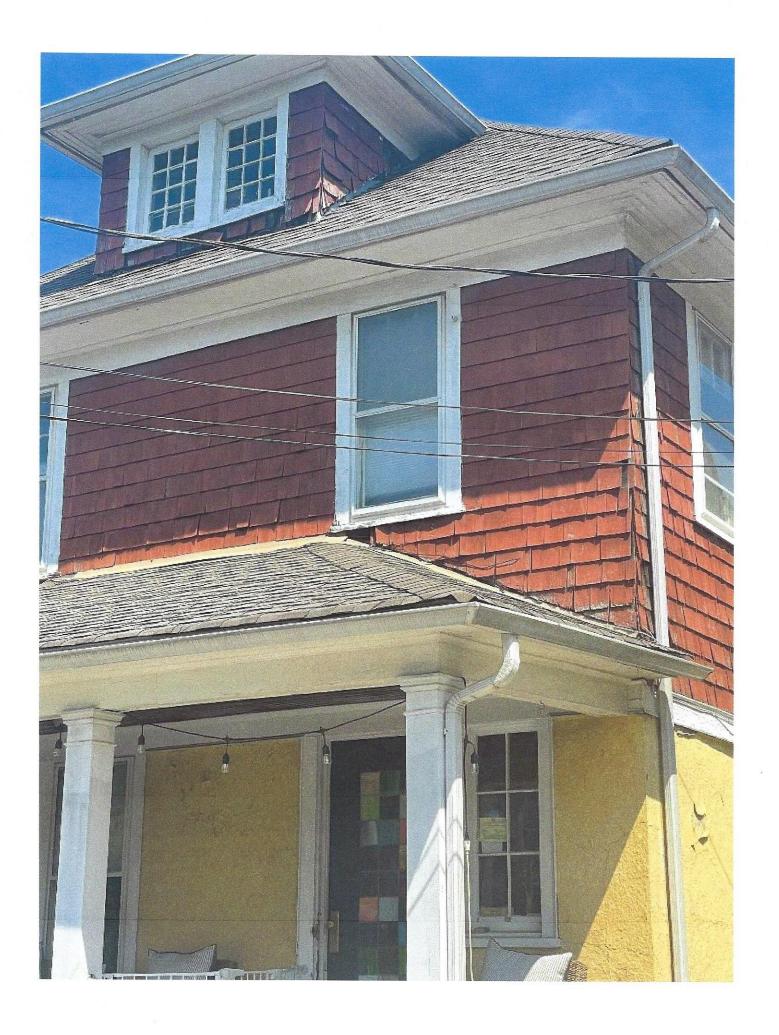
Date: Thursday, September 2, 2021, 12:43 PM EDT

Subject: Print Please

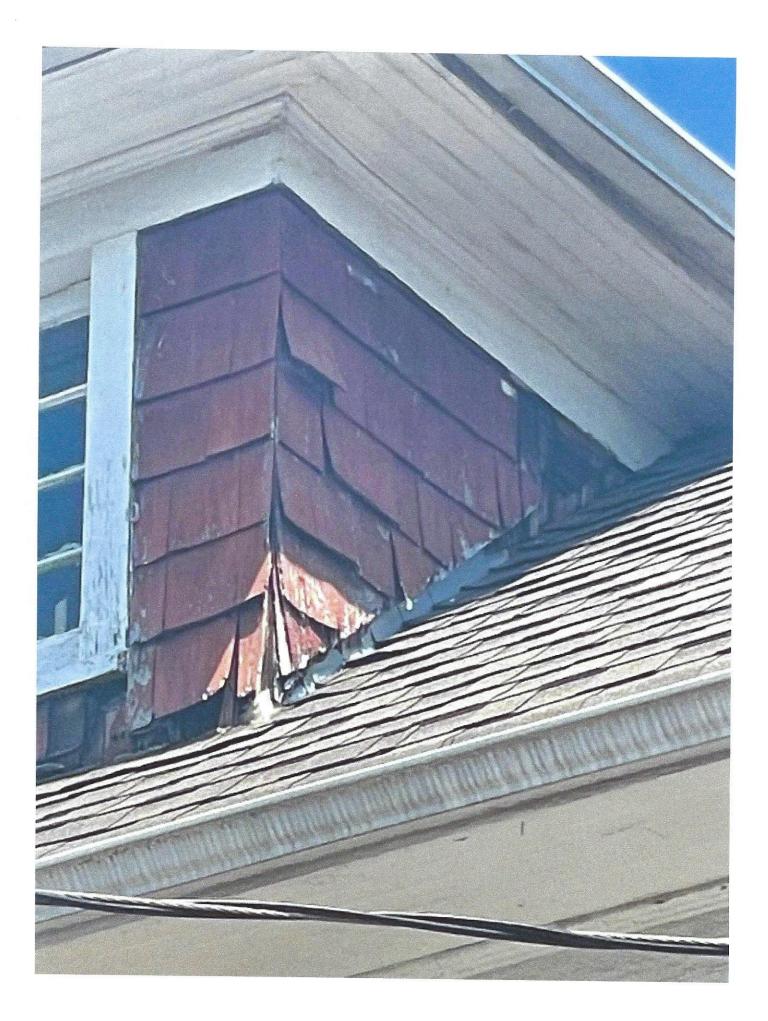
To: Leah Keenan < leahkeenan@yahoo.com>



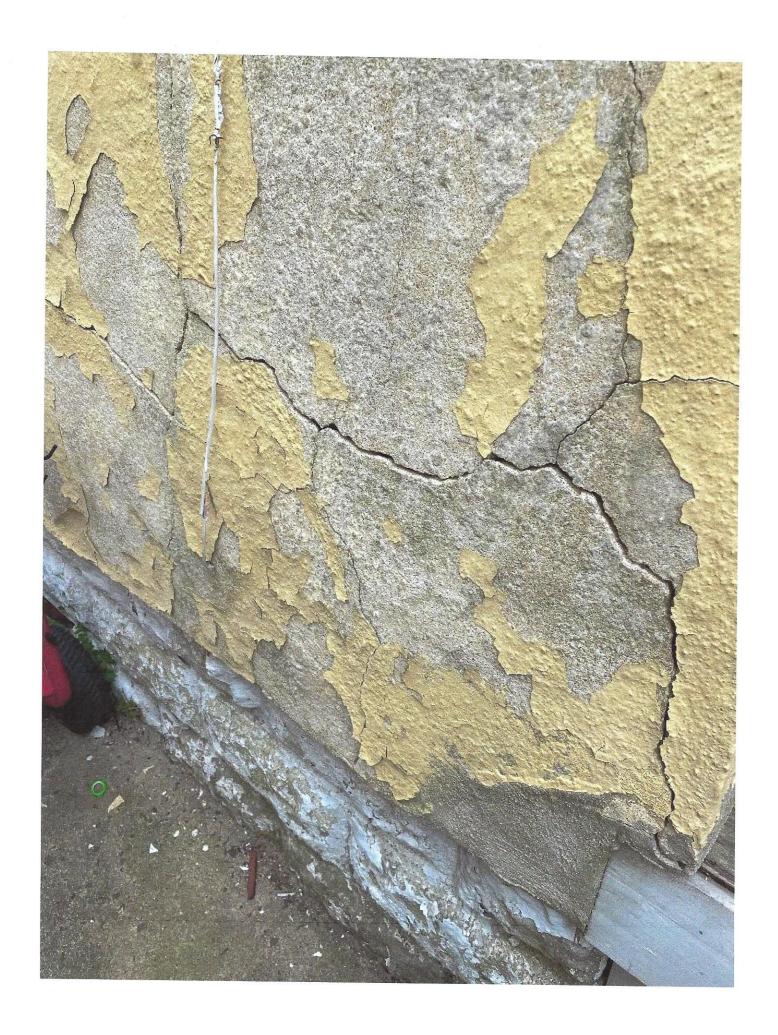


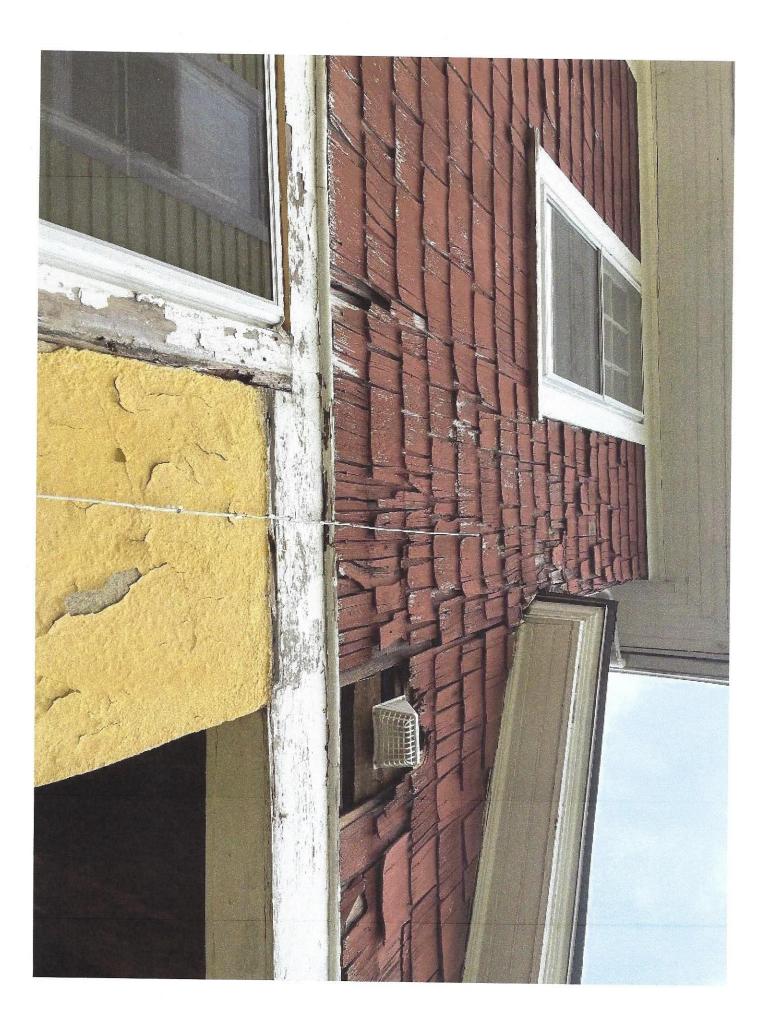














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