

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

March 23, 2021

Shore Point Architecture
108 S Main Street
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-032
BLOCK 226 LOT 13 ALSO KNOWN AS 63 Webb 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, April 13th, 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 April 13th, 2021
Time: Apr 13, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85868134264?pwd=R254RC9DY0FuQW1mbUw4dkx5azh1dz09>

Meeting ID: 858 6813 4264

Passcode: 891955

One tap mobile

+16465588656,,85868134264# US (New York)

+13017158592,,85868134264# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

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+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Meeting ID: 858 6813 4264

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Join by SIP

85868134264@zoomcrc.com

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. Two Story Addition:
We are currently seeking partial demolition from the HPC (19.5 % of the existing structure) to remove a portion of the rear of the building. Approval of the partial demolition is a condition of the CoA Application and will allow for the construction of the proposed addition. The proposed two story addition will be located at the rear of the structure and is similar in scale and massing to the existing two story portion of the house. The new roof pitch will match the existing roof pitch and occurs at the same plane as the existing roof. The new fascias will align with the existing. The proposed windows are similar in size to the existing windows and the window casing detail will match the existing casing profiles. The new siding will be smooth finish, fiber cement Hardie Plank and will match the existing original siding exposure throughout.
2. Proposed covered entry porch at proposed addition:
Proposed porch is located at the eastern side of the proposed addition and is one story with detailing similar to the existing front porch components. Existing historic shadow foundation block where scheduled for demolition, is to be re-installed at the new masonry porch pier.
3. Proposed porch improvements include removal and replacement of two sets of wooden porch stairs with new wood stairs to match existing size; removal and replacement of existing porch flooring with 5/4 tongue and groove mahogany. Removal and replacement of existing porch railings with new custom 30 inch high wood railings as indicated on drawings. Existing columns to remain. Removal and replacement of lattice panels with new 2-1/2" CPVC frame and square painted cedar lattice.
4. Removal of existing horizontally installed double hung windows to match the existing window throughout. The windows will be cased to match the existing windows and the wall area between the windows will be patched with new fiber cement siding to match existing asbestos profiles throughout.
 - a. Removal of existing double hung windows, three on the front, one on the east, one on the west. Replace with five new double hung windows to match the existing window proportions throughout.
 - b. Front elevation at the first floor four original 1 over 1 wood windows located in the bay area are proposed for removal and replacement. To be replaced with new Andersen 400 series clad wood windows.
 - c. Front elevation replacement of not original wood door with a new half glass mahogany in the existing opening.
 - d. Full window replacement on east and west side elevations where not original wood windows are to be replaced with a new Andersen 400 series clad wood windows.
 - e. East elevation one window located towards the rear of the existing structure is proposed for removal and relocation as indicated to align with the existing second floor window above.
 - f. On the west elevation one window is proposed to be removed and replaced with a window of equal width but a reduced height.
5. Removal of existing k style gutters and replacement with new aluminum half round gutters and round leaders.
6. Removal and replacement of roof shingles with new Timberline asphalt roof shingles.
7. Removal and replacement of existing fascias with new CPVC trim.
8. Removal of existing smooth finish soffits with metal vents and replacement with new CPVC beadboard soffits.
9. Repaint all exterior components in HPC approved color scheme to be submitted at a later date.
10. All existing hardscape on site is to be removed and replaced as indicated on the proposed site plan including: 18 x 36 bluestone stepping stones on east side of the house; new red brick paver patio on east side of the house; new red brick paver walkway on east side of the house, rear north side of the house, and north-west corner house.
11. Two new upward airflow AC condensers are proposed at the north-west corner of the house in the side yard.
12. A new board on board fence is proposed at the west side, rear, and east side of the property. The fence will shield the AC condensers from public view from Webb Avenue.

Compliant Items:

1. Removal of existing double hung windows, three on the front, one on the east, one on the west. Replace with five new double hung windows to match the existing window proportions throughout.
2. Full window replacement on east and west side elevations where not original wood windows are to be replaced with a new Andersen 400 series clad wood windows.
3. On west elevation one window is proposed to be removed and replaced with a window of equal width but a reduced height.
4. Fence, railings, columns, and newels are compliant.
5. Siding is compliant.
6. Lattice is compliant.

Incomplete Items:

1. Please select your color choice for siding.
2. Please provide a drawing of the AC condenser screening. Fence is not sufficient.
3. Please document the condition of the windows on the front elevation, at the first floor, original one over one wood windows located in the bay area.
4. Please provide a catalog cut for the rear door north elevation.

Discussion Items:

1. On the east elevation, one window located towards the rear of the existing structure is proposed for removal and relocation to align with the existing second floor window above.
2. Lack of windows on the west elevation.
3. Roof form being used over new addition.
4. Gutter and downspout locations.

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 April 2nd) before the meeting April 13th, 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.

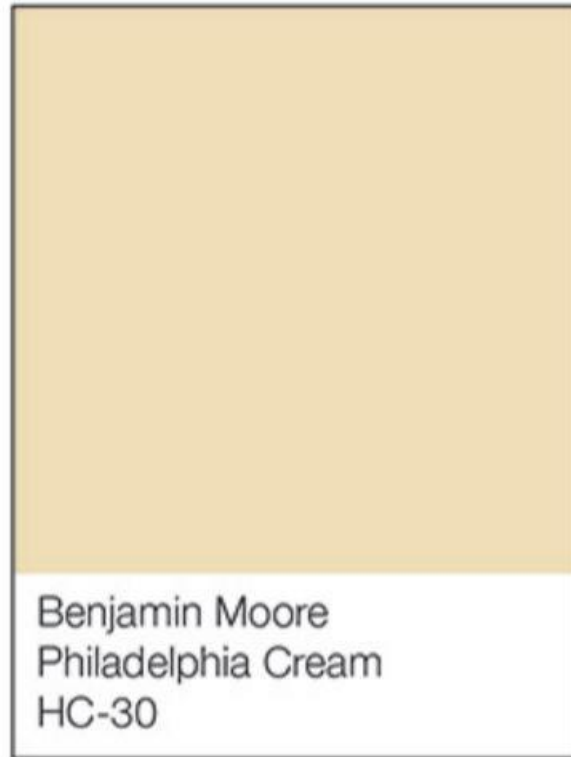
For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

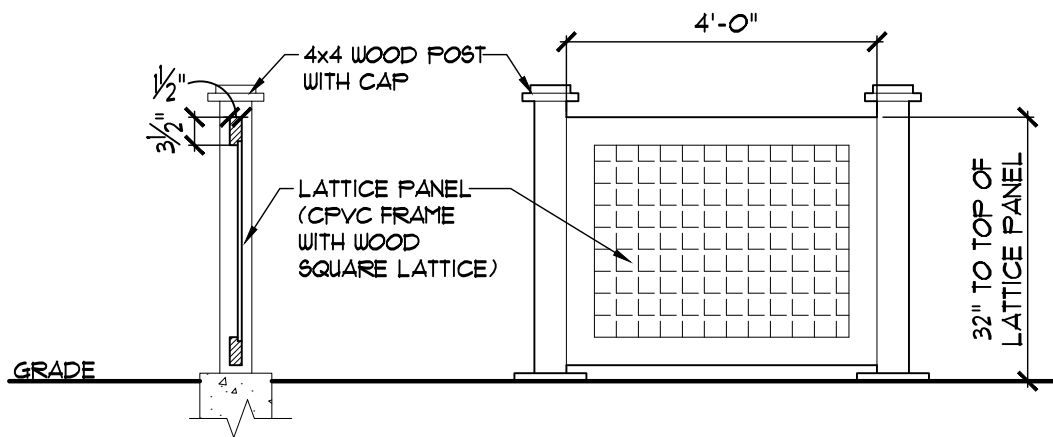
The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,


Alison Walby
HPC Administrative Officer

63 Webb Ave – Siding Color Selection





1 SCREEN DETAIL
1/2" = 1'-0"

PROPOSED ADDITION/ALTERATIONS:

CASEY RESIDENCE

63 WEBB AVENUE, OCEAN GROVE, NJ
BLOCK: 226 LOT: 13

SEAL:

Stephen J. Culligan

Stephen J. Culligan, AIA
NJ LIC # A000669

**SHORE POINT
ARCHITECTURE, PA**

108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

AC CONDENSER
SCREEN DETAIL

DRAWN:

SCALE: AS SHOWN

DATE

03/31/2021

JOB NUMBER

2020-29

SK-1

CASEY



J.URIG CONTRACTING INC.

PUT YOUR HOME IN OUR HANDS

563 Constitution Drive
Jackson, NJ 08527
p 732.987.6684
F 732.987.6685
Jurigcontracting.com
HIC #13vh07392400
NHB # 049474

March 30, 2021

Ms. Andrea Fitzpatrick, AIA
SHORE POINT ARCHITECTURE, PA
108 South Main Street
Ocean Grove, New Jersey 07756

Sent Via Email: a.fitzpatrick@shorepointarch.com
k.barry@shorepointarch.com

Re: Vicky Casey and Susan Scheier
63 Webb, Ocean Grove, New Jersey
Site Visit/first floor window condition.

Dear Ms. Fitzpatrick:

On Thursday, March 25, 2021, I visited 63 Webb Avenue to evaluate the condition of (4) first floor, south facing windows in a bay configuration in the living room. These windows are not in proper working order. Specifically, the windows do not track correctly and get stuck upon both opening and closing. There has been significant sagging in the bottom sill portion of the window frame which has caused the bottom sashes to not seat properly leaving significant gaps when in the closed position. This condition has caused a previous homeowner to install exterior storm windows to prevent wind and rain to enter. It is further noted that there have been unsuccessful previous repairs made to these windows.

In my opinion, the cost of repairing these windows will far exceed the cost of replacing these windows and the windows will still be inferior to new ones.

For reference I have attached pictures of the windows to this email

Please let me know if you have any questions or require any additional information.

Thank you.
Sincerely,
Jayson Urig

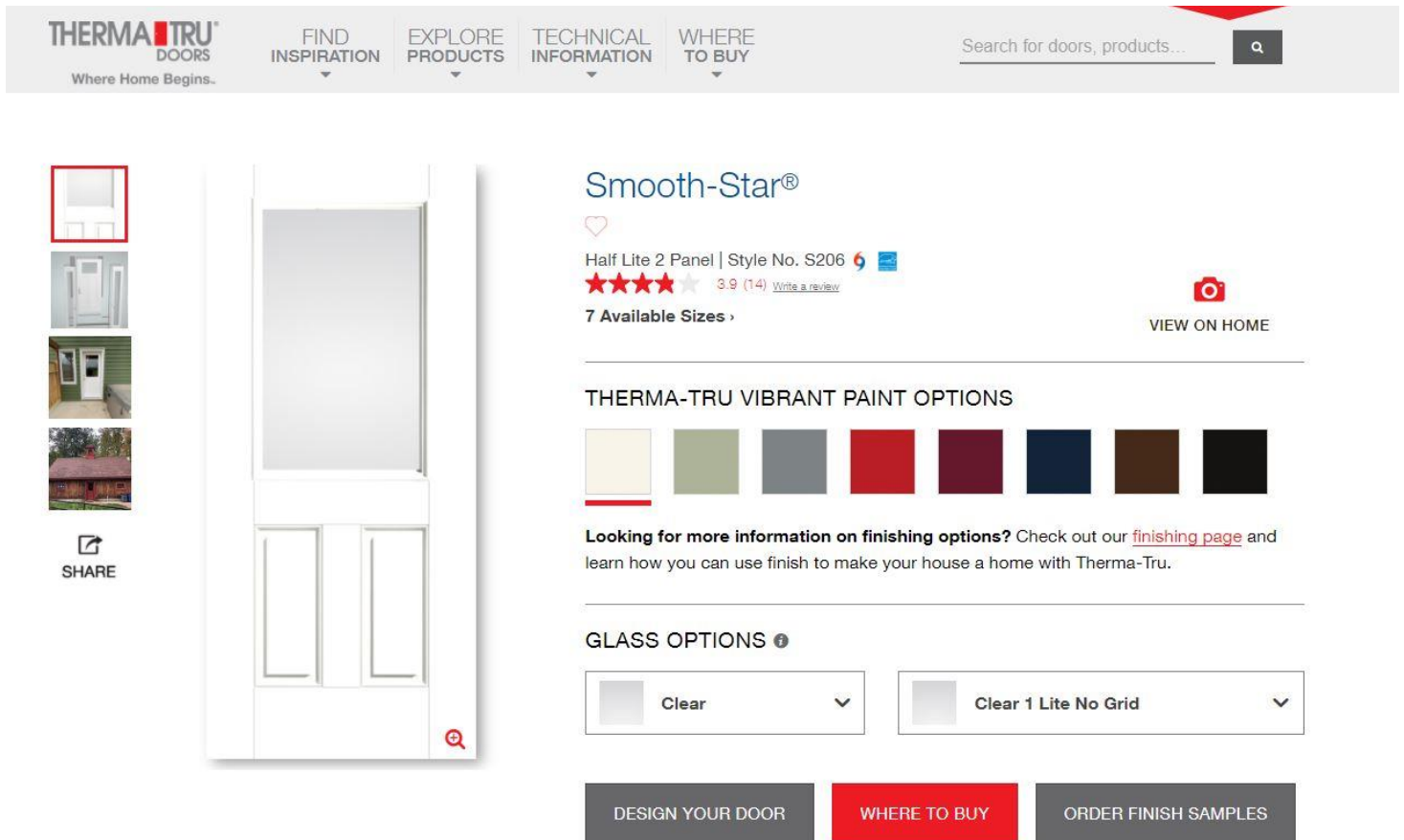
63 Webb Ave – Window Report

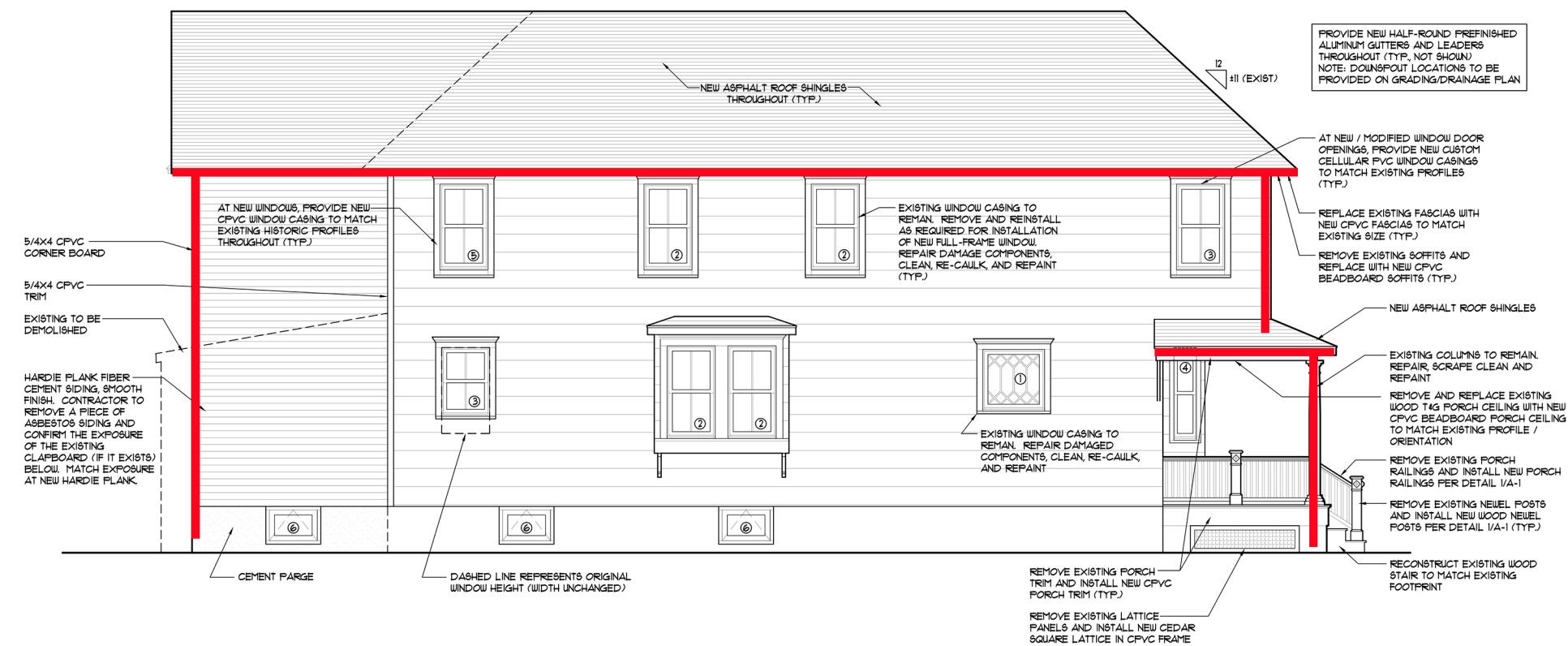


63 Webb Ave – Window Report

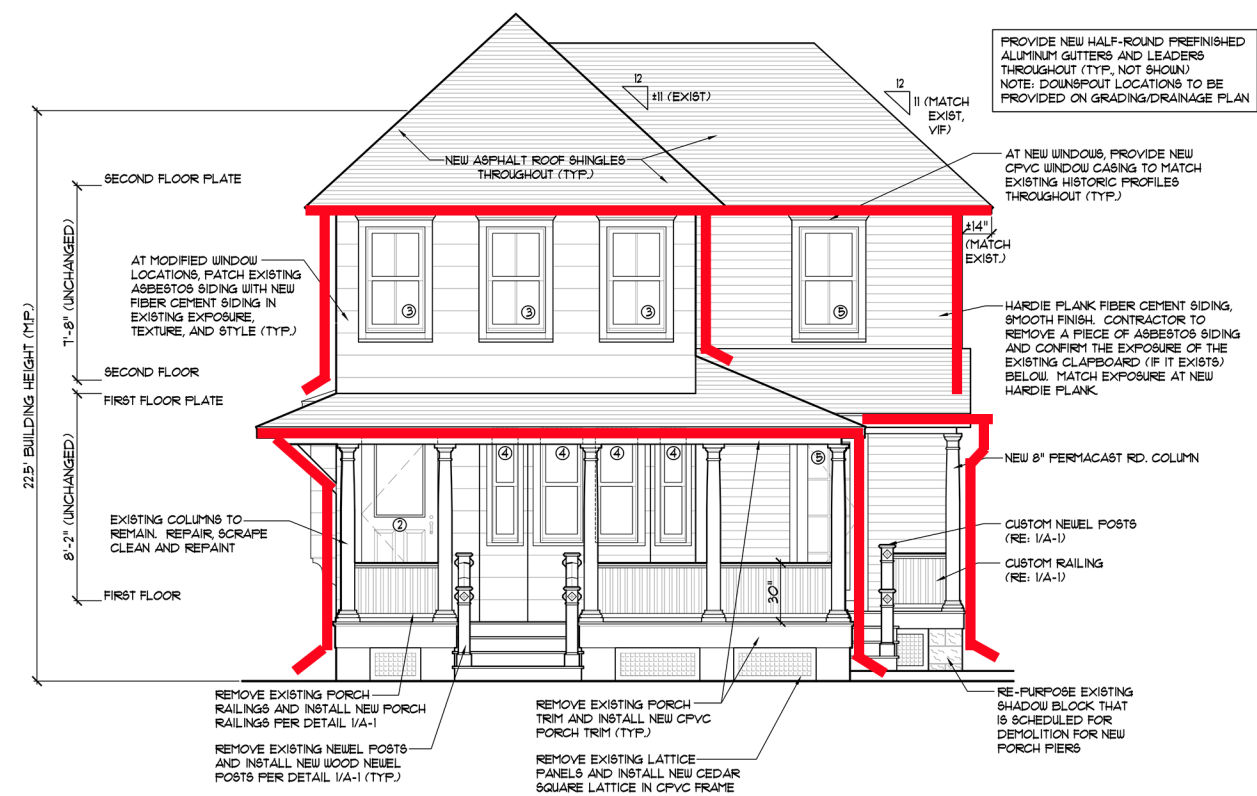


63 Webb Ave – Rear Door

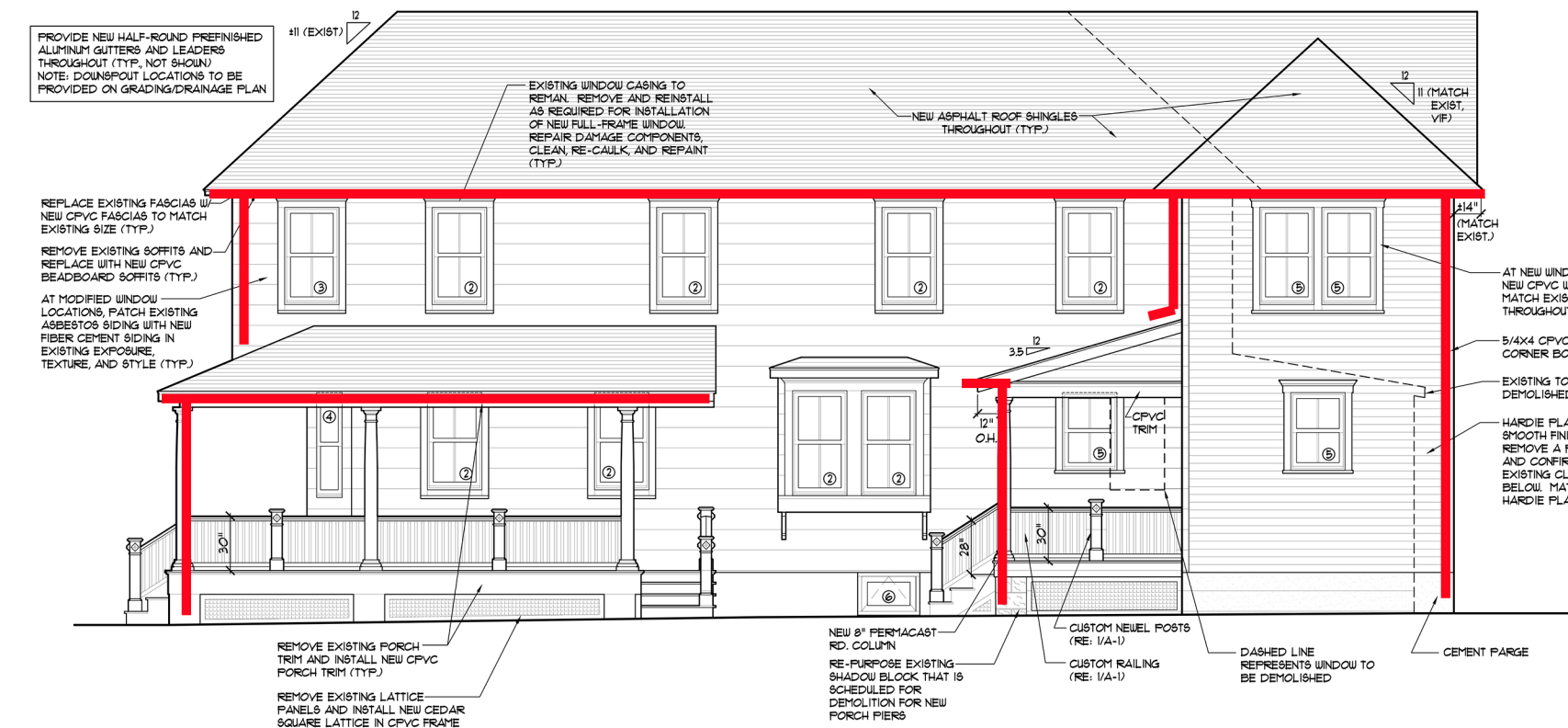




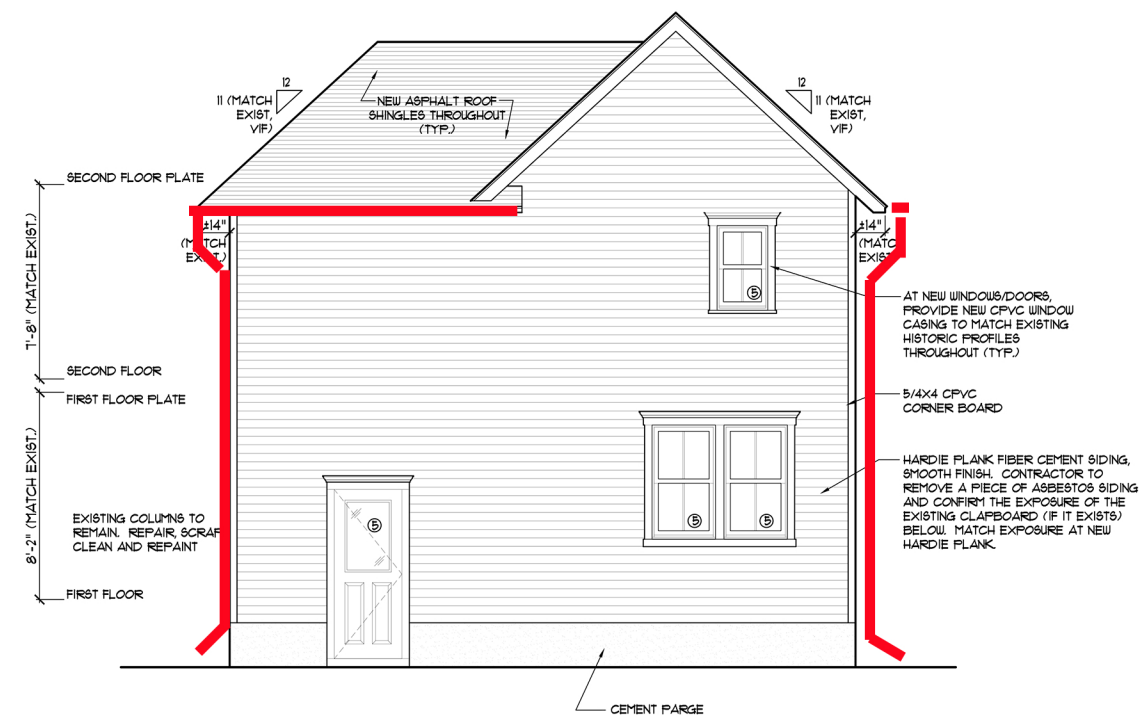
SIDE ELEVATION (WEST)
1/4" = 1'-0"



FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



SIDE ELEVATION (EAST)
1/4" = 1'-0"



REAR ELEVATION (NORTH)
1/4" = 1'-0"