

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

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

April 14, 2021

Jack Green

72 Main Ave  
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-045  
BLOCK 105 LOT 9 ALSO KNOWN AS 24 SeaView 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, May 11th, 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 May 11th, 2021

**Time:** May 11, 2021 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNQXZnZ2dBY2N5OWJ4Zz09>

**Meeting ID:** 848 2320 9822

**Passcode:** 691860

**One tap mobile**

+13017158592,,84823209822# US (Washington DC)

+13126266799,,84823209822# US (Chicago)

**Dial by your location**

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

**Meeting ID:** 848 2320 9822

**Find your local number:** <https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNQXZnZ2dBY2N5OWJ4Zz09>

**Join by SIP**

[84823209822@zoomcrc.com](mailto:84823209822@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. Relocate the existing front door to align with the front stairs.
2. Relocate the existing windows to align with the second floor windows.
3. Match the existing trim, repair existing cedar shake siding.  
The existing door and windows are not original

### **Discussion Items:**

This house is a **key structure**. Can you provide evidence of the original historic façade to support the door and windows are not original?

### **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 30th) before the meeting May 11th, 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](http://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](mailto:awalby@neptunetownship.org).

Cordially,



Alison Walby  
HPC Administrative Officer



Application #: **HPC** 2021-045

Application Date: \_\_\_\_\_

## 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 type="checkbox"/> SIDING             |
| <input type="checkbox"/> DECK  | <input type="checkbox"/> ORNAMENTATION     | <input type="checkbox"/> SIGN               |
| <input checked="" type="checkbox"/> DOOR REPLACEMENT <i>(RELOCATION)</i> | <input type="checkbox"/> OUTDOOR SHOWER    | <input type="checkbox"/> SKYLIGHT           |
| <input type="checkbox"/> DRIVEWAY  | <input type="checkbox"/> PAINT             | <input type="checkbox"/> SOLAR              |
| <input type="checkbox"/> EXTERIOR ALTERATIONS                            | <input 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 _____                                     |  |   |

**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](http://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: 24 SEAVIEW AVE, OCEAN GROVE  
BLOCK: 105 LOT: 9 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): WALTER KANE  
ADDRESS: 24 SEAVIEW AVE, OCEAN GROVE  
PHONE: 917 748 9716 EMAIL: WKANE@CARYLAW.COM

**APPLICANT INFORMATION**

☐ Check if same as Owner

NAME(S): JACK GREEN CONSTRUCTION COMPANY COMPANY: JACK GREEN CONSTRUCTION  
ADDRESS: 72 MAIN AVE, OCEAN GROVE  
PHONE: 908 433 5008 EMAIL: JACK.GREEN.CONSTRUCTION@GMAIL.COM

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: 1890 ARCHITECTURAL STYLE: CAPE / CRAFTSMAN

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.

= RELOCATE EXISTING FRONT DOOR TO  
ALIGN WITH THE FRONT STAIRS

= RELOCATE EXISTING WINDOWS TO ALIGN  
WITH 2<sup>ND</sup> FL. WINDOWS

= MATCH EXISTING TRIM, REPAIR EXIST  
CEDAR SHAKE SIDING.

\*EXISTING DOOR AND WINDOWS ARE NOT  
ORIGINAL

**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.**

WALTER KANE

OWNER NAME – Please PRINT

Walter Kane

OWNER SIGNATURE

DATE

JACK GREEN

APPLICANT NAME – Please PRINT

Jack Green

APPLICANT SIGNATURE

DATE

## Project Narrative, 24 Seaview Ave, Ocean Grove

We proposed to relocate the existing Front door and windows to align with the 2<sup>nd</sup> floor windows.

The existing front door and windows are not original to the house and look to have had a complete Facade renovation at some time. The original house had a wrap around porch to the east.

Given the location of the front stairs and the 2<sup>nd</sup> floor windows (which are not original to the house) we feel that the new location is more appropriate to the house.

We intend on reusing the existing door and windows and match the trim with the existing (Wood cedar Trim 1x4 square and cedar shakes)







# 24 SEAVIEW AVE, OCEAN GROVE

## \* SCOPE OF WORK \*

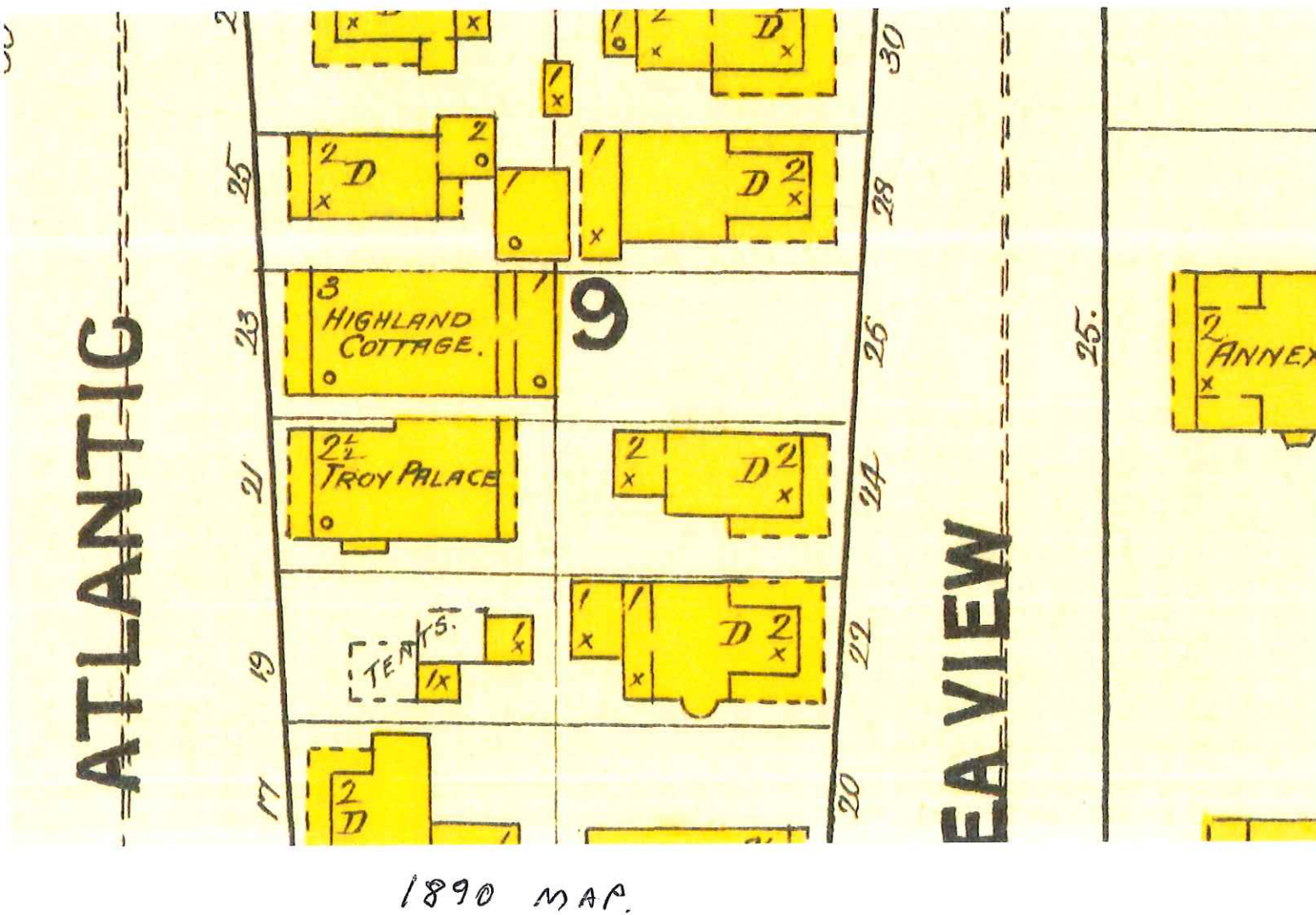
MOVE EXISTING FRONT DOOR AND  
WINDOWS

EXISTING 1ST FLOOR WINDOWS TO  
BE RELOCATED AND ALIGNED WITH  
2ND FLOOR WINDOWS.

EXISTING DOOR TO ALIGN WITH  
FAR WEST 2ND FLOOR WINDOW

EXISTING CEDAR SHAKE SIDING TO BE  
REPAIRED







4/27/2021

Re: HPC Application HPC 2021-45

Dear HPC,

We would like to Amend the existing application.

In Addition to Moving the Front door and windows, Trim to match existing profile with Azak

- We would like as also remove the Brick from the Existing columns (This was added and is not structural)
- Add a new 8" Column base to replace the Brick (See pic 1&2)
- Remove and replace the existing porch decking with 5/4X4" T&G Mahogany

The Railings, Lattice and Stairs are existing and will remain.

I Also included the Sand born map showing the property in 1890. This depicts a wrap around porch on the east side of the property. Currently the facade does not have a wraparound porch and seemed to have had a major 2<sup>nd</sup> floor façade reconstruction done at some point in the 1930-50's. Also, the materials used on the porch are not typical for 1890s construction. The Front door and windows were added within the past 30 years. The sizing and type of weather stripping are consistent with modern construction.

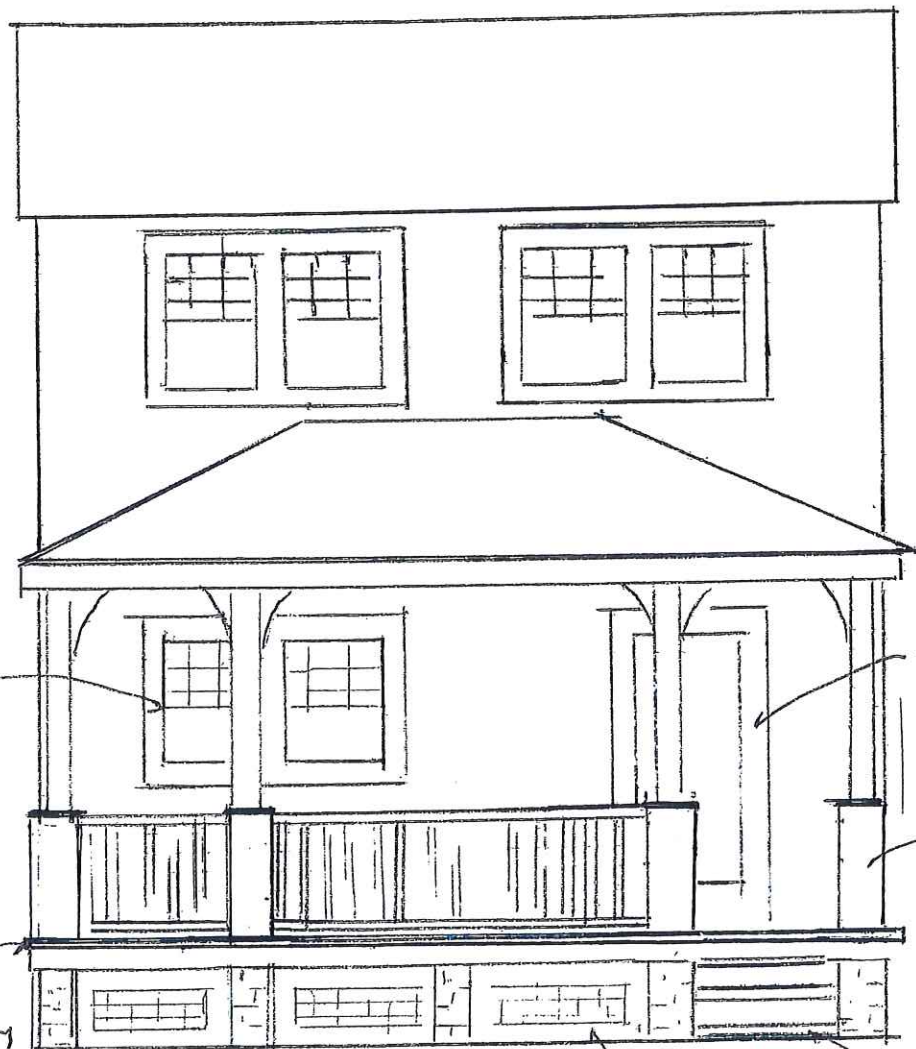
PICTURE 1

24 SEAVIEW AVE, OCEAN GROVE

\*SCOPE OF WORK\*

MOVE EXISTING FRONT DOOR AND  
WINDOWS

- EXISTING 1<sup>ST</sup> FLOOR WINDOWS AND  
FRONT DOOR, ALIGNED WITH 2<sup>ND</sup> FL.  
WINDOWS
- REMOVE EXISTING BRICK DOWN TO  
BELOW DECK/PORCH, BUILD NEW COLUMN  
BASE
- REMOVE & REPLACE PORCH DECKING w/  
5/4x4" MAHOGANY, T&G.



EXISTING  
WINDOWS  
RELOCATED.  
OVER 1  
PATTERN

NEW MAHOGANY  
DECKING  
5/4x4" T&G.

EXISTING DOOR  
RELOCATED.

REMOVE EXISTING  
BRICK AND  
BUILD NEW BASE  
FOR COLUMN

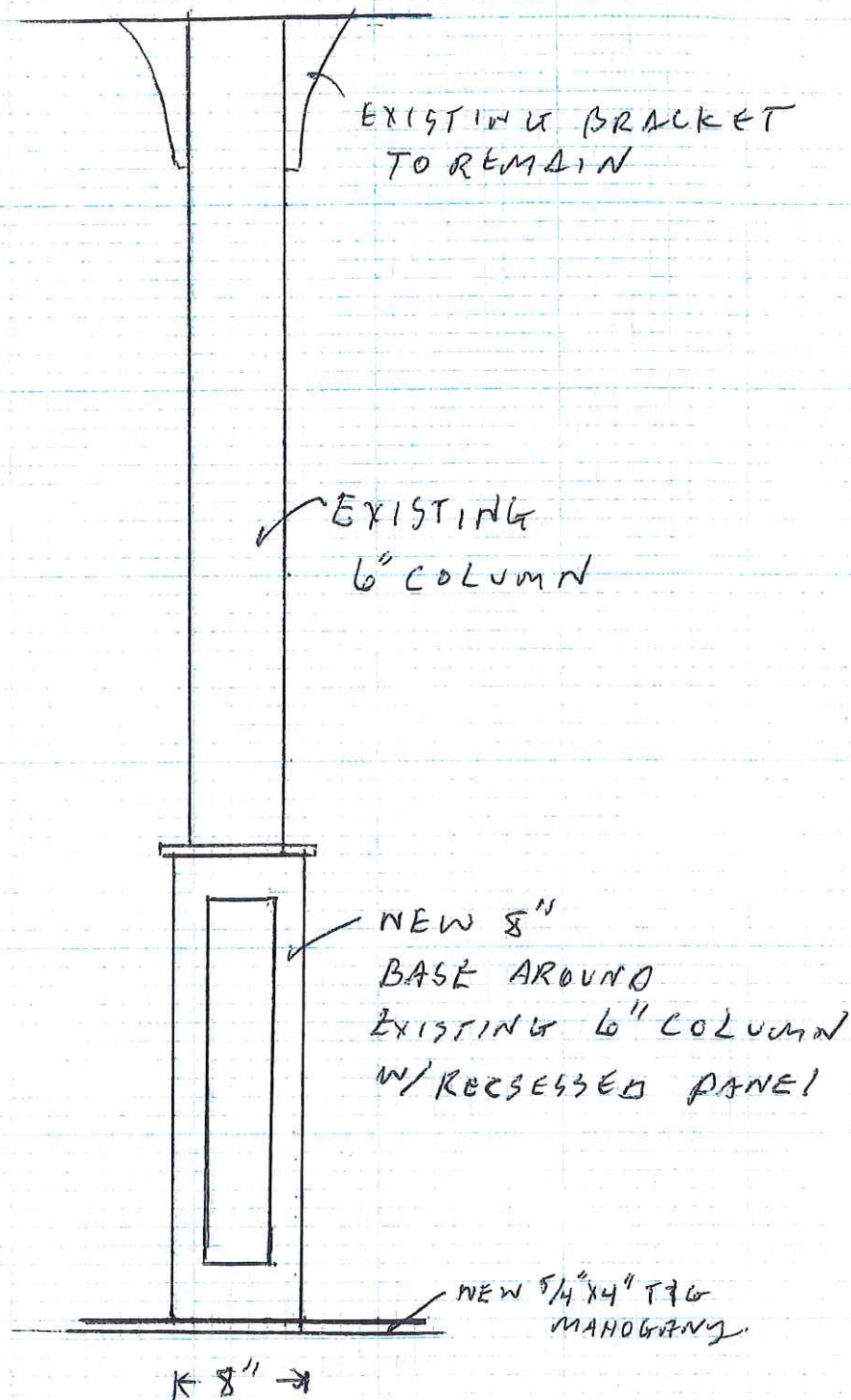
EXISTING  
LATTICE

EXISTING  
STAIRS.

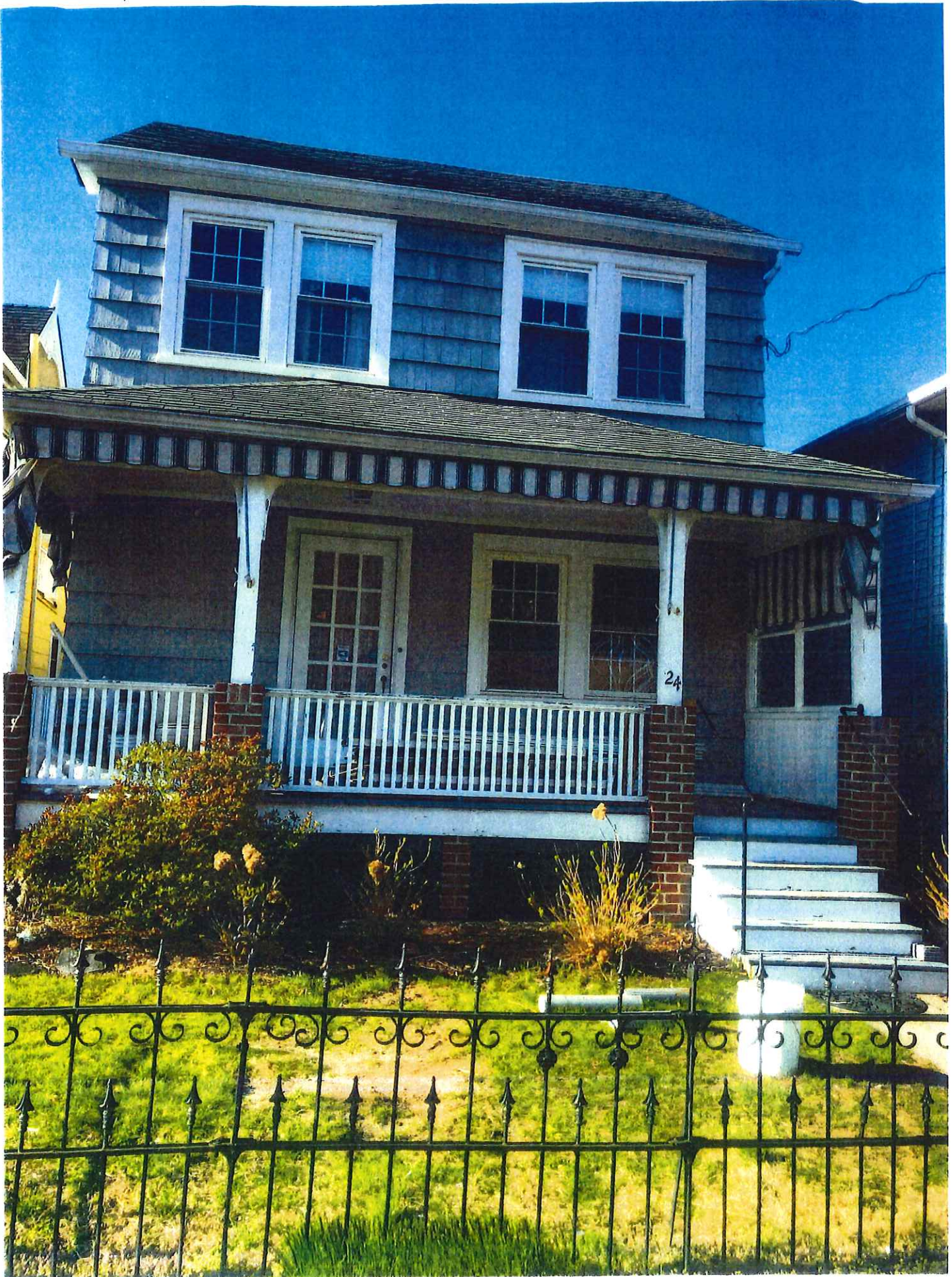


PICTURE 2

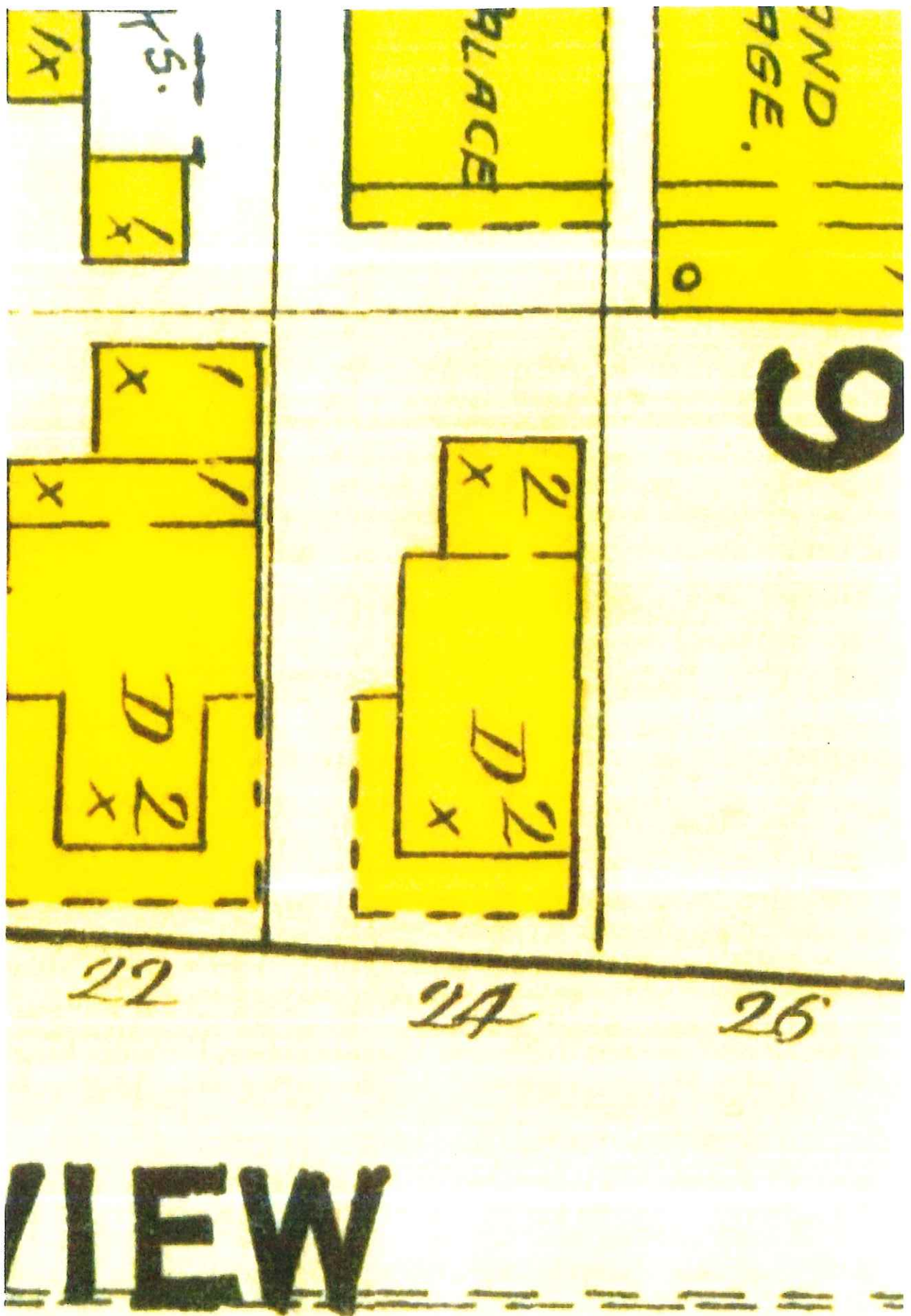
PROPOSED COLUMN











1890'S SAND BORN MAP.

## 24 SEAVIEW AVE, OCEAN GROVE

### \*SCOPE OF WORK\*

MOVE EXISTING FRONT DOOR AND  
WINDOWS

- EXISTING 1<sup>ST</sup> FLOOR WINDOWS AND  
FRONT DOOR, ALIGNED WITH 2<sup>ND</sup> FL.  
WINDOWS

- REMOVE EXISTING BRICK DOWN TO  
BELOW DECK/PORCH, BUILD NEW COLUMN  
BASE

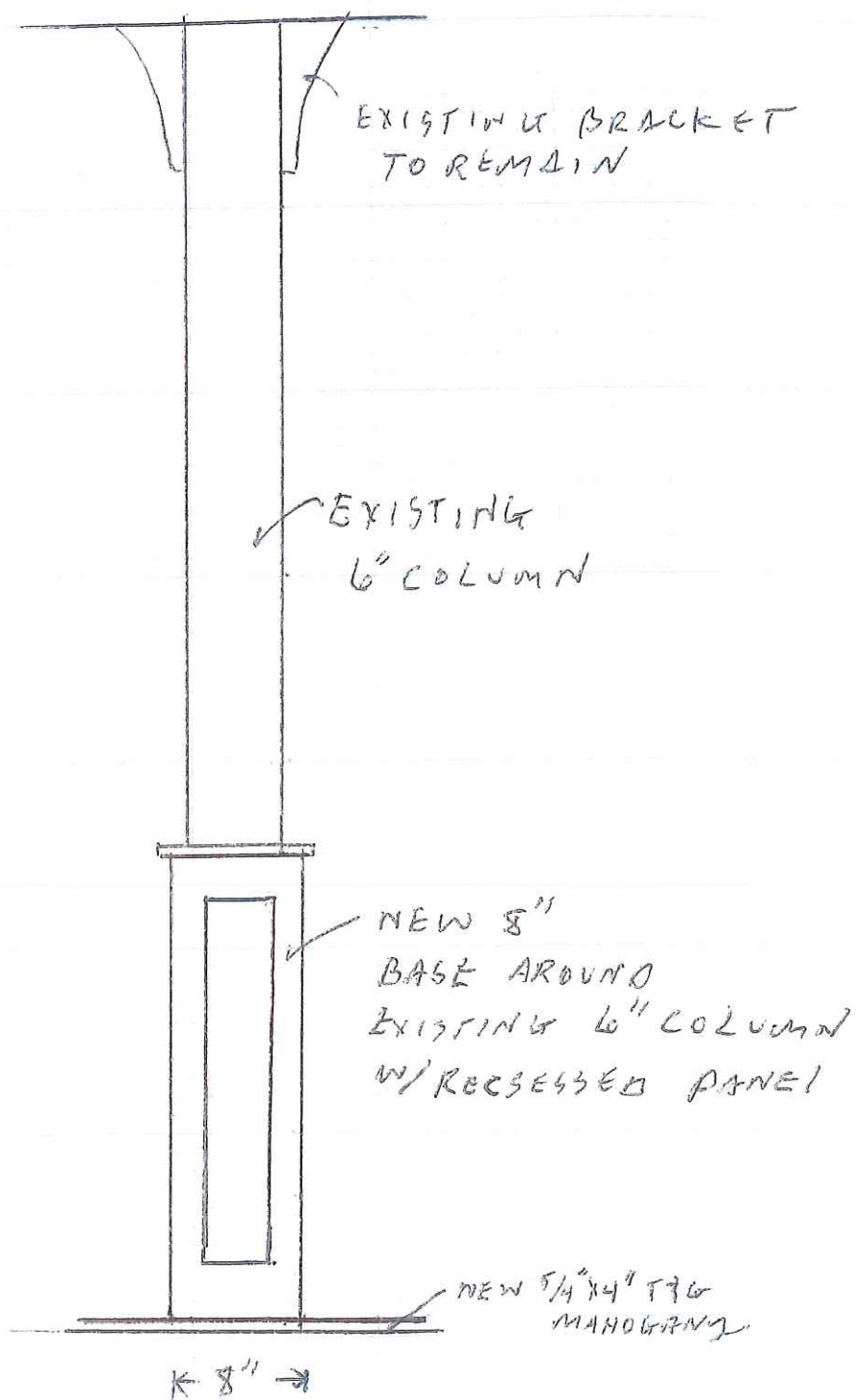
- REMOVE & REPLACE PORCH DECKING w/  
5/4x4" MAHOGANY, T&G.





PICTURE 2

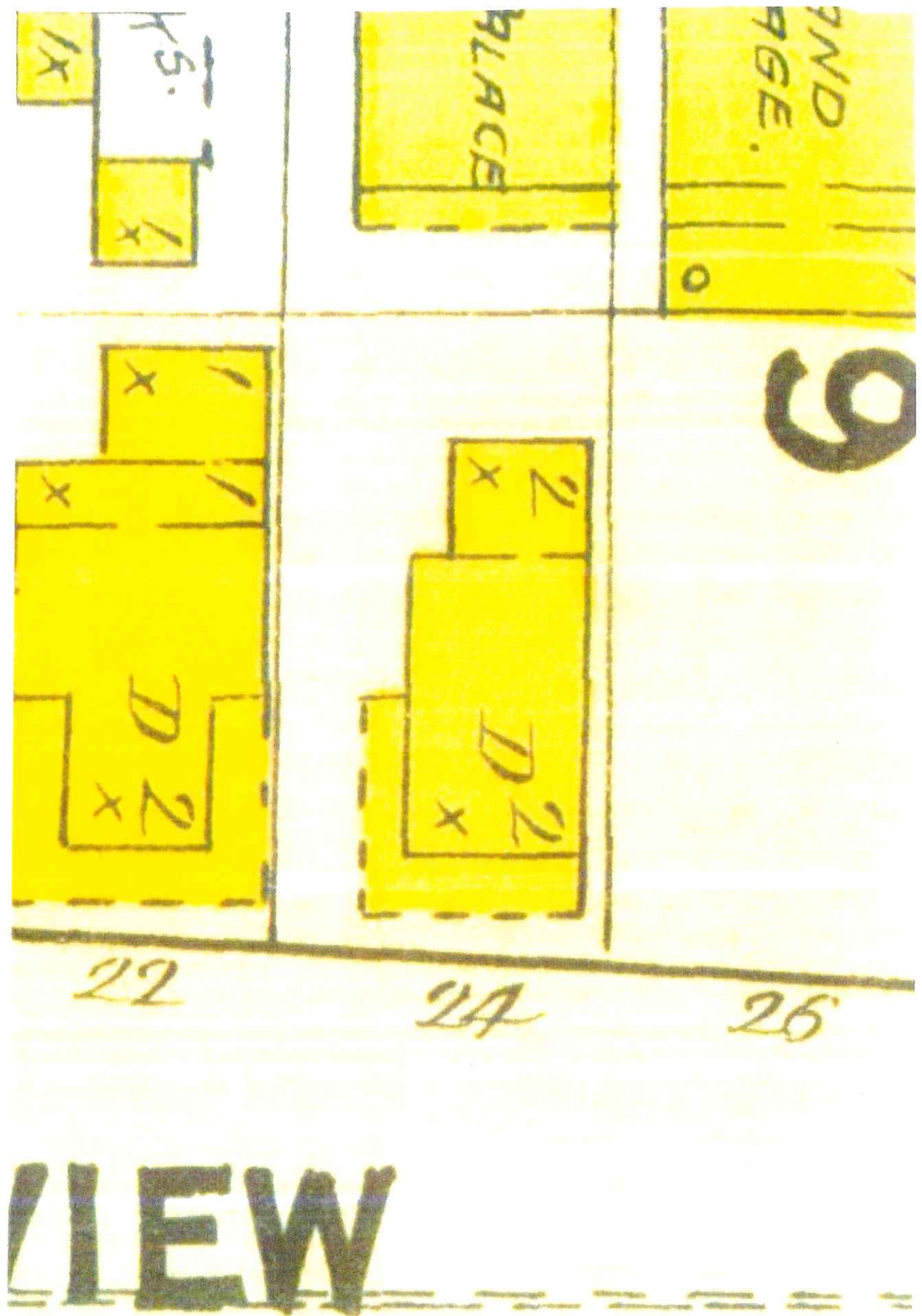
PROPOSED COLUMN











1890'S SAND BORN MAP.