

Application #: **HPC**

Application Date: **6-20-21**

## Historic Preservation Commission Certificate of Appropriateness Application

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> AC UNIT<br><input type="checkbox"/> ADDITION<br><input type="checkbox"/> ARBOR<br><input type="checkbox"/> AWNING<br><input type="checkbox"/> BALCONY<br><input type="checkbox"/> CHIMNEY<br><input type="checkbox"/> COLUMNS<br><input type="checkbox"/> DECK<br><input type="checkbox"/> DOOR REPLACEMENT<br><input type="checkbox"/> DRIVEWAY<br><input type="checkbox"/> EXTERIOR ALTERATIONS<br><input type="checkbox"/> FENCE<br><input type="checkbox"/> FLAGS / BANNERS<br><input type="checkbox"/> FOUNDATION<br><br><input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE<br><input type="checkbox"/> GENERATOR<br><input type="checkbox"/> GUTTERS & LEADERS<br><input type="checkbox"/> HOT TUB<br><input type="checkbox"/> LATTICE<br><input type="checkbox"/> LIGHT FIXTURE<br><input type="checkbox"/> NEW CONSTRUCTION<br><input type="checkbox"/> ORNAMENTATION<br><input type="checkbox"/> OUTDOOR SHOWER<br><input type="checkbox"/> PAINT<br><input type="checkbox"/> PATIO<br><input type="checkbox"/> PIERS<br><input type="checkbox"/> PORCH<br><input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS<br><input type="checkbox"/> RETAINING WALL<br><input type="checkbox"/> ROOF<br><input type="checkbox"/> SATELLITE DISH<br><input type="checkbox"/> SHED<br><input type="checkbox"/> SHUTTERS<br><input type="checkbox"/> SIDING<br><input type="checkbox"/> SIGN<br><input type="checkbox"/> SKYLIGHT<br><input type="checkbox"/> SOLAR<br><input type="checkbox"/> STAIRS<br><input type="checkbox"/> VENT<br><input type="checkbox"/> WALKWAY<br><input checked="" 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](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: 60 WEBB AVE  
 BLOCK: 232 LOT: 1 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): BRUCE BILLS  
 ADDRESS: 60 WEBB AVE OCEAN GROVE  
 PHONE: 702 862 0525 EMAIL: BTBINLV@gmail.com

**APPLICANT INFORMATION**

☐ Check if same as Owner  
 NAME(S): ROBERT VALENTE COMPANY: RV CONSTRUCTION  
 ADDRESS: 1122 GOWDY AVE PT PLEASANT NJ 08742  
 PHONE: 908 278 2756 EMAIL: BVVD@aol.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: EARLY 1900'S ARCHITECTURAL STYLE: FOUR SQUARE

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.

PLEASE SEE ATTACHED

**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.**

Bruce Bills

OWNER NAME - Please PRINT

Bruce Bills

OWNER SIGNATURE

6-20-21

DATE

ROBERT VALENTE

APPLICANT NAME - Please PRINT

Robert Valente

APPLICANT SIGNATURE

5-20-21

DATE

# **Mark Alexander Pavliv, AIA**

**The Architect's Studio - Architecture, Historic Restoration, Rehab, Renovation & Interior Design**  
77 Main Avenue, Suite 101 Ocean Grove, New Jersey 07756 (732) 776-8777      [springlakearchitect.com](http://springlakearchitect.com)

## **Project Site:**

60 Webb Avenue, Ocean Grove, New Jersey  
Block #232, Lot #1; Zone HDR-1

## **Project Description:**

Applicant proposes to

- Remove existing deteriorated storm windows and frames at all listed locations;
- Remove existing exterior painted aluminum window casing wraps and window vinyl siding J-beads;
- Remove 30 existing defective and inoperable Double Hung wood window sashes as per the attached Window Schedule;
- Install new Anderson 400 Series (1 over 1) WoodWright Double Hung insert windows within existing openings;
- New exterior window sash color to be Andersen "White" to match existing sash color;
- Install new 5/4" painted Azek exterior window casing and crown detail as per Architectural Detail shown below;
- New Azek casing material to be back routed to accept and conceal edge of existing clap board siding to remain;
- Paint Exterior Azek trim with Sherwin Williams colors as per color chips and samples provided to match existing;
- No existing siding to be removed or replaced;
- Existing window shutters to remain or reset where necessary and fitted with faux black iron hinges in all locations;
- No alteration to the existing dwelling envelope, bulk, footprint or height is proposed;

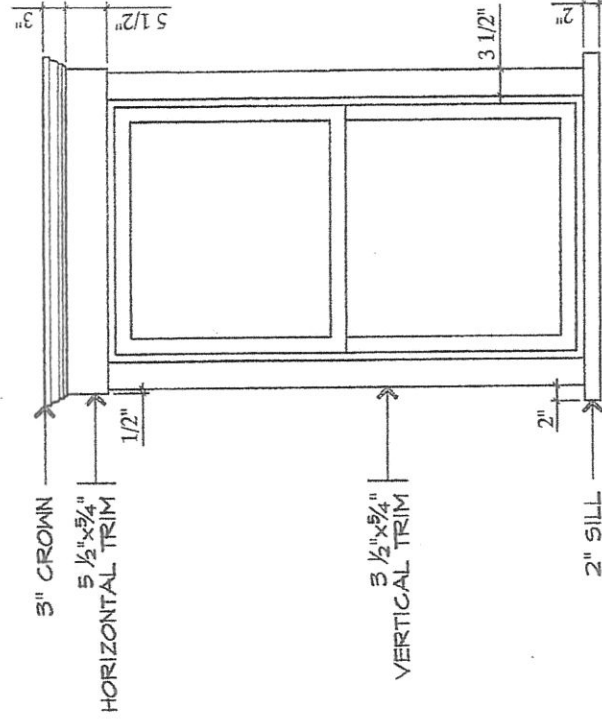
## **Proposed Typical Window Casing Detail:**

New painted 5/4" Azek trim and casing surrounds to be in accordance with Detail at all replaced windows.

New Crown and drop cap to be as shown in profile.

Contractor to utilize stainless steel fasteners in all applications.

Contractor to apply clear silicone caulk at routed vertical casing trim so as not be visible from view.



# 60 Webb Avenue, Ocean Grove - Window Schedule

<u>Room or Area</u>	<u>Quantity</u>	<u>Manufacturer #</u>	<u>Glazing</u>	<u>Egress</u>	<u>Full Divided Lite</u>	<u>Type/Comments</u>
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## FRONT ELEVATION (NORTH SIDE)

### First Floor:

Dining Room	3	35 5/8" x 65 3/4"	Low E4	N/A	1 over 1 lite	Double Hung
Living Room	3	35 5/8" x 65 3/4"	Low E4	N/A	1 over 1 lite	Double Hung

### Second Floor:

Master Bedroom	1	35 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Master Bedroom	2	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Master Closet	1	23 5/8" x 41 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Bedroom #1	1	35 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Guest Bath	1	23 5/8" x 41 1/2"	Low E4	N/A	1 over 1 lite	Double Hung

### Attic Level:

Dormer	2	27 5/8" x 56 1/2"	Low E4 Tempered	N/A	1 over 1 lite	Double Hung
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## EAST ELEVATION

### First Floor

Dining Room	2	27 5/8" x 65 3/4"	Low E4	N/A	1 over 1 lite	Double Hung
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### Second Floor

Master Bedroom	1	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Master Bath	1	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung

# 60 Webb Avenue, Ocean Grove - Window Schedule

<u>Room or Area</u>	<u>Quantity</u>	<u>Manufacturer #</u>	<u>Glazing</u>	<u>Egress</u>	<u>Full Divided Lite</u>	<u>Type/Comments</u>
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## WEST ELEVATION

<b>First Floor</b>						
Living Room	3	27 5/8" x 65 3/4"	Low E4	N/A	1 over 1 lite	Double Hung
<b>Second Floor</b>						
Bedroom #1	1	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Bedroom #2	1	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung

## REAR ELEVATION (SOUTH SIDE)

<b>First Floor</b>						
Living Room	2	27 5/8" x 65 3/4"	Low E4 Tempered	N/A	1 over 1 lite	Double Hung
<b>Second Floor</b>						
Master Bath	1	27 5/8" x 37 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
Guest Bath	1	23 5/8" x 41 1/2"	Low E4 Tempered	N/A	1 over 1 lite	Double Hung
Bedroom #2	1	27 5/8" x 61 1/2"	Low E4	N/A	1 over 1 lite	Double Hung
<b>Attic Level</b>						
Dormer	2	27 5/8" x 56 1/2"	Low E4 Tempered	N/A	1 over 1 lite	Double Hung

# **60 Webb Avenue, Ocean Grove - Window Specifications**

## **Special Notes:**

Window sizes as per Schedule to be verified in field by Contractor. Screens are to be provided. Window Designations are referencing Andersen Windows and Doors – 400 Series WoodWright unless otherwise noted above or approved by the Architect.

Replacement windows to be factory clad exterior with factory finished interior wood core primed and painted pine. Exterior window frame and sash color to be White, or as otherwise approved by HPC. Final order subject to field measurement and verification by Contractor and approval of vendor prepared detailed Shop Drawings with Specification to be approved by Architect in writing.

Any upgrades and/or deviations from the above are to be submitted to Architect for review approval. Manufacturer's shop drawing and order list is to be submitted to Architect for review prior to placement of final order. Contractor is responsible to verify all window designations, tempered glazing requirements, egress compliance and sizes in field and notify Architect of any conflicts.

Windows to be solid core wood with High-Performance Insulated Low-E4 Glazing, Provide window sash 1 over 1 configuration as per Window Schedule as approved by HPC and Architect.

Interior window hardware to be standard factory white unless otherwise requested and approved by Owner.

All glass to be tempered where bottom edge of glass is less than 5 feet from the floor at tub and shower areas, within a 24" arc of all hinged doors; or within 36" of any walking path and not separated by a railing with at least an 18" space between the railing and glazed surface

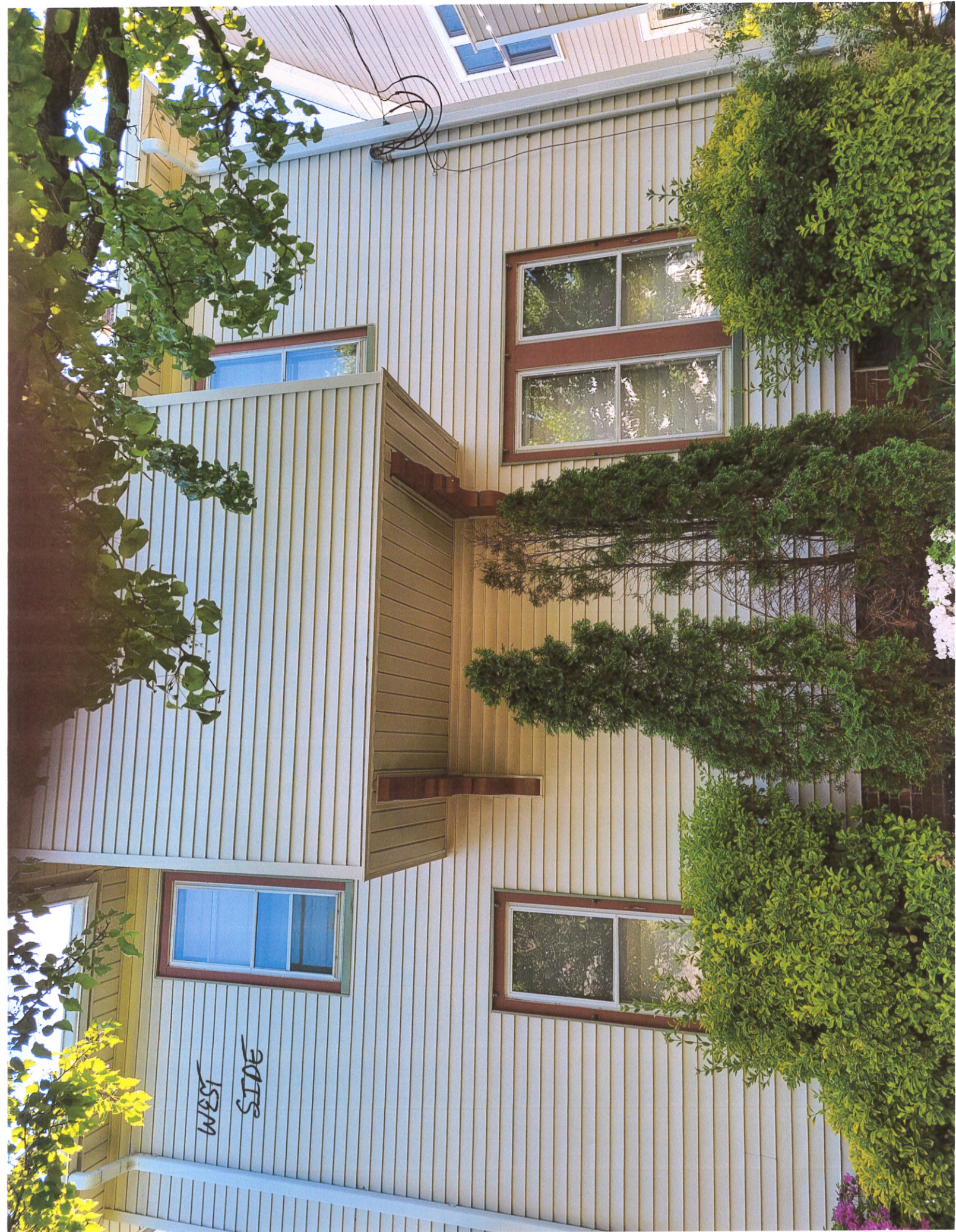
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FRONT - NORTH SIDE



SOUTH  
SIDE





WEST  
SIDE

EAST  
SIDE



# Woodwright®

Double-Hung Replacement Windows



WINDOWS • DOORS  
**Andersen®**

## 1 Replacement Options

The Woodwright® double-hung insert window features a 3 1/4" pocket window jamb depth, allowing convenient replacement without disturbing interior window trim in most applications. For full-impact remodeling jobs that call for new frame and trim, plus extensive size and shape options, choose the Woodwright® full-frame double-hung window.



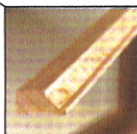
## 2 Traditional Design

Tall bottom rails and a traditional joinery style help the Woodwright double-hung window look great in historic homes and blend well with original double-hung windows. Simply put, they're replacement windows that look like originals.

# Eight great reasons to replace your

## 5 Detailed Craftsmanship

An all-wood interior and precision craftsmanship give each Woodwright window the look and feel of fine furniture. For projects that demand extra attention to detail and the warmth of natural wood, the Woodwright double-hung window is the perfect fit.



On insert units, optional interior stops are chamfered to match the grille and sash profiles.

An all-wood interior maximizes the wood seen in the home.



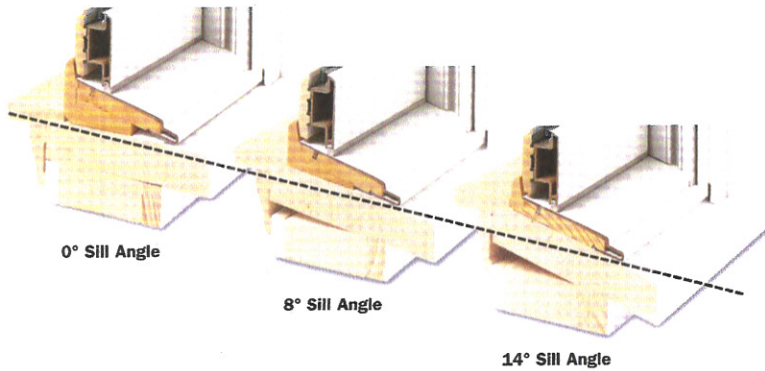
## 6 Shapes & Sizes



The Woodwright full-frame double-hung window is available in both standard rectangles and elegant arched designs that complement traditional architecture. Rectangular picture and transom windows are available in both full and insert frames. All Woodwright double-hung windows are available in custom sizes, so you can order the exact size you need for the opening — down to the nearest 1/8".

### 3 Original Appearance

Multiple sill angles on insert units provide a better fit and a clean exterior appearance that requires less time and trouble to finish and seal. Unlike most other insert windows, no extra trim piece is needed at the sill — maintaining a more original look. Sills are available in 0°, 8° and 14° angles.



Without exterior stop cover.

With exterior stop cover.

### 4 Exterior Simplicity

On insert units, exterior stop covers provide a clean transition from new window to old window casing. It's a simple look that helps the new window blend into the home's exterior. The exterior frame kerf also accepts aluminum coil wrapping.

replacement window.

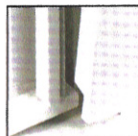
WINDOWS • DOORS Andersen® 

### 7 Convenient Weatherproofing

Designed with the installer in mind, the Woodwright® double-hung insert window makes weatherproofing easy. Exterior stop covers are packaged with the window and help protect the window seal. They come in lengths roughly equivalent to the unit size.



Fibrex® material stop covers are much easier to cut than aluminum.



Exterior stop covers are pre-notched and ready to be cut to length.



Backer rod is included to enhance the weathertight seal.



A unique angled frame makes applying sealant more convenient.



Installation holes are predrilled and recessed.

Self-hanging shims help make installation faster and easier.

Backer rod is included to help enhance the weathertight seal.

### 8 Installation Extras

Every Woodwright insert window comes packaged with a supply of backer rod, installation screws, shims and exterior stop covers to help make the installer's job easier.



## Two clear reasons to choose Woodwright® windows.

**TruScene® insect screens** feature over 50% more clarity than our aluminum insect screens. They are virtually invisible, allow more sunlight in and keep even the smallest insects out.

**High-Performance™ Low-E4® glass** gives you more than the energy efficiency of regular Low-E glass. When activated by sunlight, the outside of the glass stays cleaner and dries faster with up to 99% fewer water spots.

High-Performance™  
Low-E4® Glass

Ordinary Glass

## Andersen Advantages



For over a century, Andersen has used natural wood to create a perfect combination of beauty and durability.



Woodwright® windows can insulate a room as well or better than the walls that surround them.



The Woodwright window exterior acts like a tough, protective shell that never needs painting.\*



High-Performance™ Low-E4® glass works like sunblock to help protect fabric from UV light.



Not all warranties are alike. Ours can add resale value to your home.\*

## Interiors

Wood interiors on Andersen® windows and doors come unfinished, unless ordered prefinished white.



Pine



White



Oak



Maple

## Exteriors



White



Sandtone

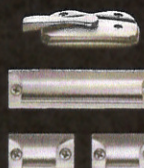


Terratone®



Forest Green

## Hardware Styles



Estate™



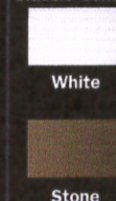
Classic Series™

## Hardware Finishes

Estate™



Classic Series™



## Grille Types



Finelight™  
grilles-between-the-glass.



Removable  
interior  
grilles.



Removable  
interior  
grilles.  
Permanent  
exterior  
grilles.



Permanent  
interior  
grilles.  
Permanent  
exterior  
grilles.



Permanent  
interior  
grilles.  
Permanent  
exterior  
grilles.  
With spacers  
between the glass.

## Grille Patterns



Standard  
Colonial†



Standard  
Prairie



Specified  
Equal Light  
2x1



Specified  
Equal Light  
3x3



Custom



Custom

For more information call 1-800-426-4261  
or visit [andersenwindows.com/replacement](http://andersenwindows.com/replacement)

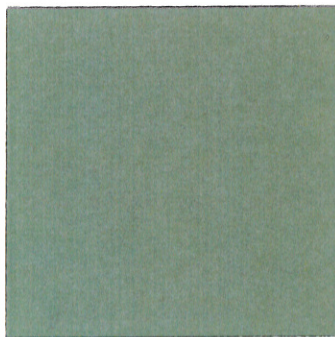
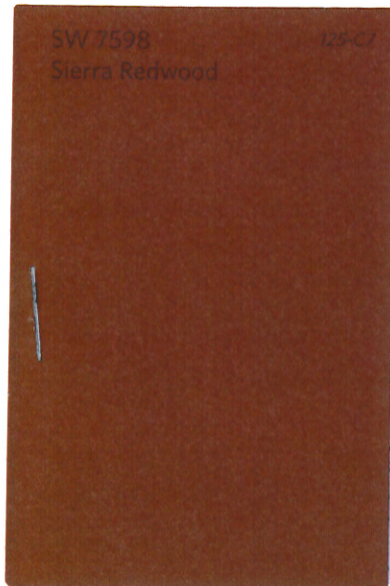
†Available on Woodwright full-frame double-hung standard size units only.  
\*Andersen® and all other marks where denoted are trademarks of Andersen Corporation.  
© 2009 Andersen Corporation. All rights reserved. 03/09 Reorder L-72

WINDOWS • DOORS  
**Andersen** 

Come home to Andersen®

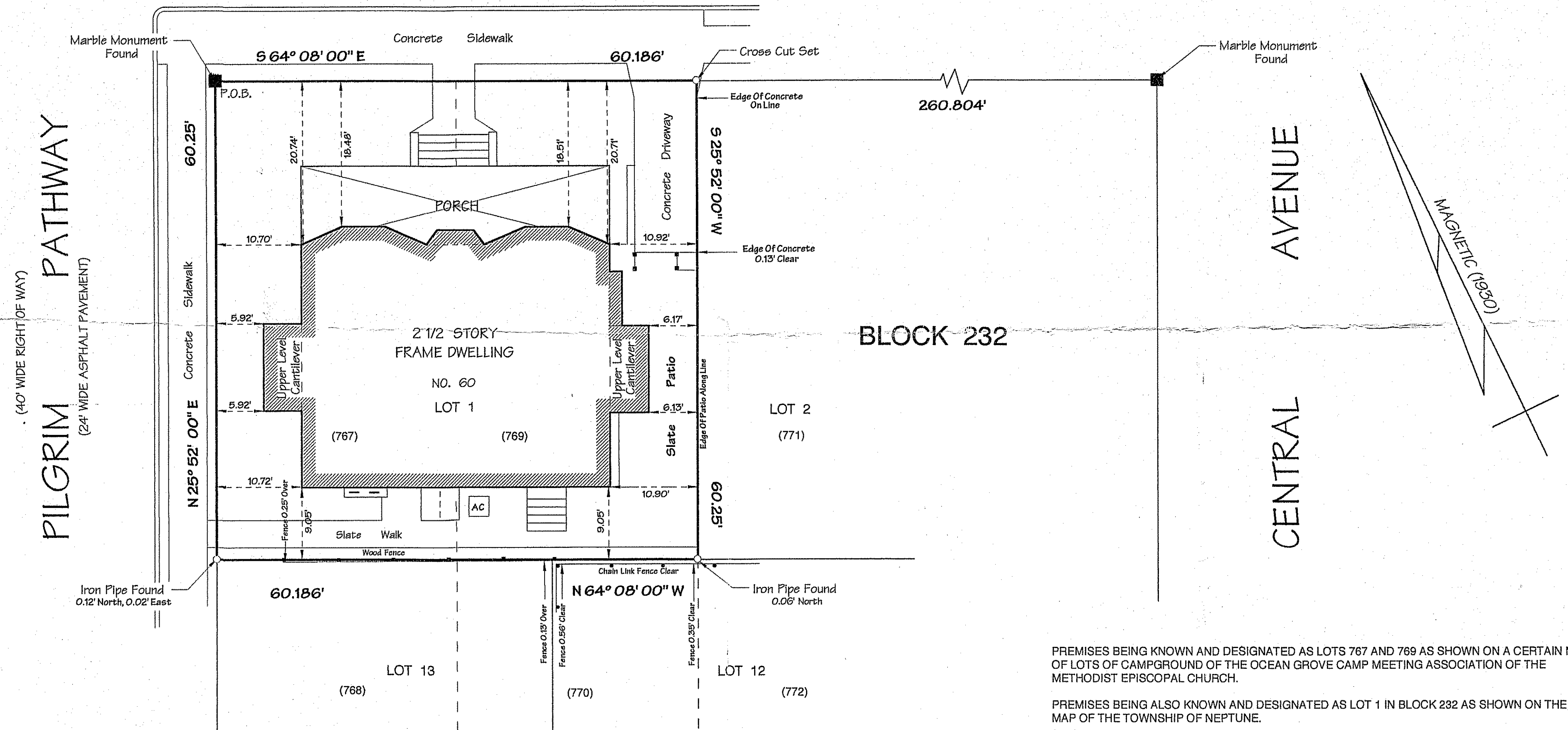
\*For details of our limited warranty see [andersenwindows.com/warranty](http://andersenwindows.com/warranty)

## Existing Sherwin Williams paint colors to be matched



SW 9674 **Leaflet**

NOTE! BLOCK 232 AS MEASURED ALONG THE SOUTHERLY LINE OF WEBB AVENUE BETWEEN THE MONUMENTED EASTERLY LINE OF PILGRIM PATHWAY AND THE MONUMENTED WESTERLY LINE OF CENTRAL AVENUE IS IN EXCESS OF MAP BY 0.99 FEET. INDIVIDUAL LOT DIMENSIONS HAVE BEEN PRORATED ACCORDINGLY.



PREMISES BEING KNOWN AND DESIGNATED AS LOTS 767 AND 769 AS SHOWN ON A CERTAIN MAP OF LOTS OF CAMPGROUND OF THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH.

PREMISES BEING ALSO KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 232 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

TOTAL LOT AREA: 3,626 SQ. FT.

TO: BRUCE BILLS AND LORRAINE BILLS, HUSBAND AND WIFE; COASTAL TITLE AGENCY, INC. (CT-69487-G); FIDELITY NATIONAL TITLE INSURANCE COMPANY; JEFFREY P. BEEKMAN, ESQUIRE; CHRISTOPHER L. BEEKMAN, ESQUIRE; THE BEEKMAN LAW FIRM, LLC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 26, 2017 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

<b>MICHAEL J. WILLIAMS</b> PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 25900  <div style="font-family: cursive; font-size: 1.2em; transform: rotate(-10deg);">             Michael Williams           </div>	DRAWN BY: <b>M.J.W.</b>	FIELD SURVEY BY: <b>M.J.W. &amp; T.M.R.</b>	<h2 style="margin: 0;">SURVEY OF PROPERTY</h2>		
	REVISIONS		<div style="font-size: 1.2em; margin: 0;">60 WEBB AVENUE</div> <div style="font-size: 1.2em; margin: 0;">TOWNSHIP OF NEPTUNE</div> <div style="font-size: 1.2em; margin: 0;">MONMOUTH COUNTY NEW JERSEY</div>		
	NO.	DATE			
SCALE: 1" = 10'		DATE: <b>OCTOBER 26, 2017</b>	FIELD BOOK: In File	C.D.: S - 158	DRAWING NO.: R - 956