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Block: 222 Prop Loc: 138 EMBURY AVE Owner: DOYLE, CAROLE S Square Ft: 1024  
 Lot: 4 District: 1335 NEPTUNE TOWNSHIP Street: 138 EMBURY AVE Year Built: 1900  
 Qual: Class: 2 City State: OCEAN GROVE, NJ 07756 Style: 5

## Additional Information

Prior Block: 142 Acct Num: 00020409 Addl Lots: EPL Code: 0 0 0  
 Prior Lot: 1368 Mtg Acct: Land Desc: 30X60 Statute:  
 Prior Qual: Bank Code: 1175 Bldg Desc: 2S-F-L-1U Initial: 000000 Further: 000000  
 Updated: 10/30/18 Tax Codes: F02 Class4Cd: 0 Desc:  
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 7897.36 / 7835.00

## Sale Information

Sale Date: 11/09/88 Book: 4898 Page: 675 Price: 0 NU#: 0  
 Sr1a Date Book Page Price NU# Ratio Grantee

## TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	DOYLE, CAROLE S	287400	0	446900	2
	138 EMBURY AVE	159500			
	OCEAN GROVE, NJ 07756	446900			
<u>2019</u>	DOYLE, CAROLE S	247400	0	370800	2
	138 EMBURY AVE	123400			
	OCEAN GROVE, NJ 07756	370800			
<u>2018</u>	DOYLE, CAROLE S	247400	0	369900	2
	138 EMBURY AVE	122500			
	OCEAN GROVE, NJ 07756	369900			
<u>2017</u>	DOYLE, CAROLE S	235000	0	343600	2
	138 EMBURY AVE	108600			
	OCEAN GROVE, NJ 07756	343600			

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

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

Date: October 14th, 2020

Name: Jack Green  
Address: 72 Main Ave  
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-181  
BLOCK 222 LOT 4 ALSO KNOWN AS 138 Embury 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, November 10, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Alison Walby is inviting you to a scheduled Zoom meeting.

Topic: Historic Preservation Commission Regular Meeting of November 10, 2020  
Time: Nov 10, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81301826818?pwd=bVVUL0s3UGVLVCt5aTJKSy83Nm9RQT09>

Meeting ID: 813 0182 6818

Passcode: 002628

One tap mobile

+16465588656,,81301826818# US (New York)

+13017158592,,81301826818# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 813 0182 6818

Passcode: 002628

Find your local number: <https://us02web.zoom.us/u/kbmf6521oN>

**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. Replace jalousie windows on first floor porch with wood storm/screen windows that can be removed.
2. Windows will match existing window/side light.

## Compliance Issues

According to the Assessor's records, the subject structure was constructed in 1900. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles.

**Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section G, page 21, Ocean Grove is known as a front porch community. The predominant feature in most of Ocean Grove Dwellings is the full and, in some cases, wrap around porches. The front porch style and the application of "full" porches is appropriate for all proposed improvements to existing homes and in new construction.

Re-opening and restoration of any enclosed porch and balcony is fundamental to the reclamation of the "Spirit" of the Ocean Grove Historic District. Once the enclosure is removed, any such porch or balcony must remain open and may not be re-enclosed.

As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, page 8, Ocean Grove is historically known as a community of **open air porches**. Reconstruction of open air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880's through the early part of the Twentieth Century.

## 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. This must be provided at least **10 days before the meeting of November 10<sup>th</sup>, 2020 (Before October 30<sup>th</sup>, 2020)**.

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/Secretary

Application #: HPC 2020-181

Application Date: 10/21/2020

## 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: 138 EMBURY AVE, OCEAN GROVE

BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): CAROLE DOYLE

ADDRESS: 138 EMBURY AVE, OCEAN GROVE

PHONE: [REDACTED] EMAIL: [REDACTED]

**APPLICANT INFORMATION**

☐ Check if same as Owner

NAME(S): JACK GREEN COMPANY: JACK GREEN CONSTRUCTION

ADDRESS: 72 MAIN AVE, OCEAN GROVE

PHONE: [REDACTED] EMAIL: [REDACTED]

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: \_\_\_\_\_ ARCHITECTURAL STYLE: VICTORIAN

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.

REPLACE JALOUSE WINDOWS ON 1<sup>ST</sup> FLOOR  
PORCH W/ WOOD STORM/SCREEN WINDOWS  
THAT CAN BE REMOVED

WINDOWS WILL MATCH EXISTING WINDOW/SIDE LIGHT.

**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.**

CAROLE DOYLE

OWNER NAME – Please PRINT

Carole Doyle

OWNER SIGNATURE

9/14/2020

DATE

JACK GREEN

APPLICANT NAME – Please PRINT

Jack Green

APPLICANT SIGNATURE

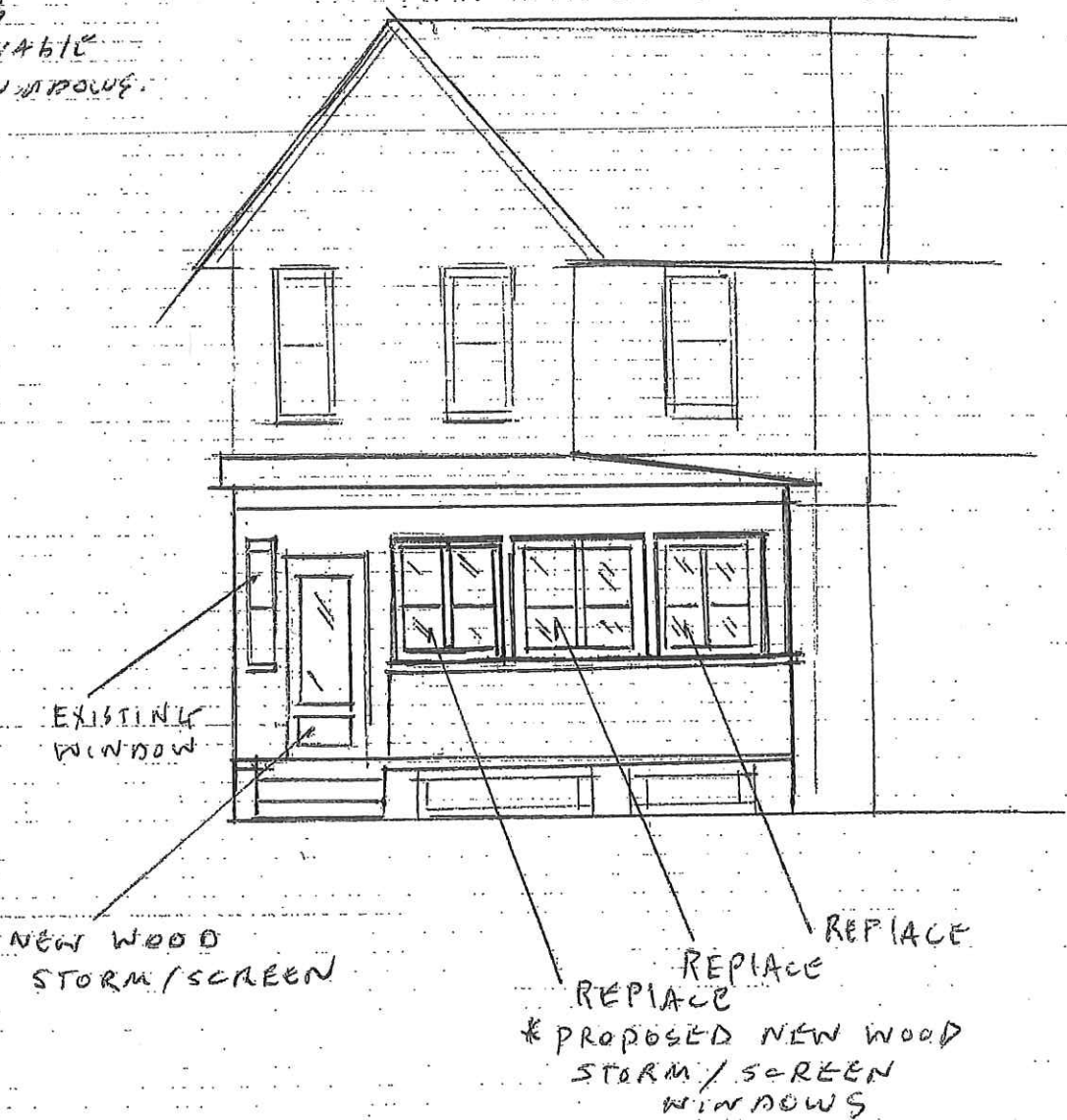
9/14/2020

DATE

FRONT ELEVATION  
138 EMBURY AVE  
DEAN GROVE

SCOPE OF WORK:

REMOVE EXISTING  
JALOUSIE WINDOWS  
& REPLACE W/ REMOVABLE  
STORM/SCREEN WINDOWS.





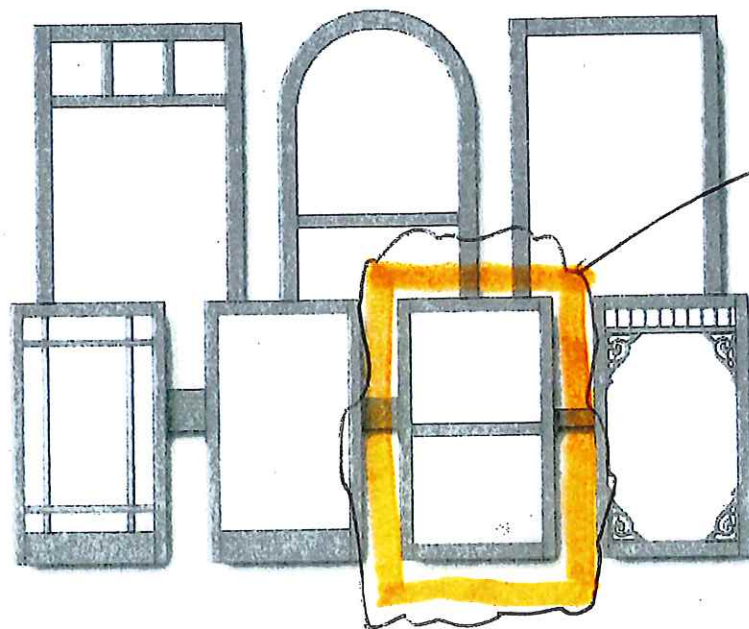


# Coppa Woodworking, Inc.

Wood Screen Doors (310) 548-4142  
& Storm Doors info@coppawoodworking.com


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## Wood Window Screens, Wood Storm Windows, Porch Panels and Sidelites

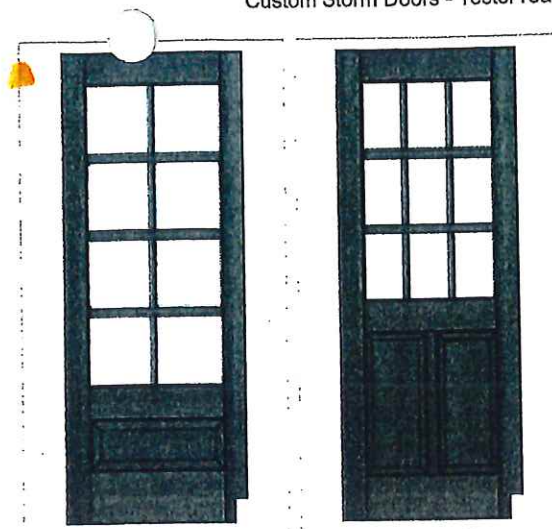


REPLACE  
JALOUSIE  
WINDOWS  
W/ WOOD  
STORM/SCREEN

Window Screens, Storm Windows, and Panels can be used in front of your main window to allow the summer breeze to flow, or to add extra insulation for the winter. They can also be used to create a three season room or porch. The standard frames are 3/4" thick x 2" Unfinished Doug Fir, however other wood types, thicknesses and rail sizes are available. They can be completely customized to suite your requirements. They can be made in almost any width and height. The standard screen type is a charcoal fiberglass, however many screen types are available. They can be unfinished, or we can stain or paint them. The bottoms can be flat, or cut at an angle (beveled) to a 10 degree angle. Please contact us for pricing for storm windows, custom designs or any other options needed. Please note that larger sizes may require a crossbar or have wider rails (not included in pricing below).

**Window Screen Prices, 3/4" Doug Fir, Unfinished**  
Sizes in between are priced at the next largest size

	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"
18"	\$22	\$24	\$26	\$29	\$31	\$33	\$35	\$37	\$40	\$42
24"	\$24	\$26	\$30	\$32	\$35	\$37	\$41	\$43	\$46	\$48
30"	\$26	\$30	\$33	\$36	\$40	\$43	\$46	\$50	\$53	\$55
36"	\$29	\$32	\$36	\$40	\$44	\$47	\$52	\$55	\$58	\$63
42"	\$31	\$35	\$40	\$44	\$48	\$53	\$56	\$61	\$65	\$69
48"	\$33	\$37	\$43	\$47	\$53	\$57	\$62	\$67	\$72	\$77
54"	\$35	\$41	\$46	\$52	\$56	\$62	\$67	\$73	\$78	\$84
60"	\$37	\$43	\$50	\$55	\$61	\$67	\$73	\$79	\$85	\$91
66"	\$40	\$46	\$53	\$58	\$65	\$72	\$78	\$85	\$91	\$98
72"	\$42	\$48	\$55	\$63	\$69	\$77	\$84	\$91	\$98	\$106
78"	\$44	\$52	\$58	\$66	\$74	\$81	\$89	\$97	\$105	\$112
84"	\$46	\$54	\$62	\$70	\$78	\$87	\$95	\$103	\$111	\$119



**Bristol Storm Door**

Starting at  
\$469.00



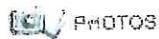
**Cambridge Storm Door**

Starting at  
\$479.00



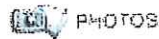
**Colonial Storm Door**

Starting at  
\$429.00

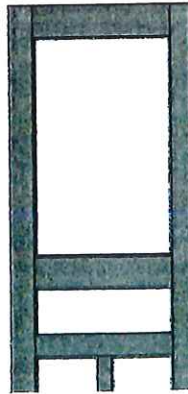
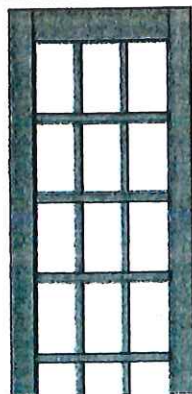


**Contemporary Storm Door**

Starting at  
\$339.00



NEW  
STORM/  
SCREEN  
DOOR.



Accept

We are looking for people who are interested in our products. By clicking on the link, you will be able to see our products and services.





EXISTING  
WINDOW  
TO REMAIN

2X  
24"X54"  
STORM/SCREEN  
WOOD

2X  
24"X54"  
STORM/SCREEN  
WOOD

2X  
24"X54"  
STORM/SCREEN  
WOOD

2'10"X6'8"  
WOOD STORM/SCREEN  
DOOR  
3/4 GLASS W/ 2 PANELS

138 EMBURY AVE, OCEAN GROVE  
FRONT PORCH, ELEVATION





1X  
24" X 54"  
STORM / SCREEN  
WOOD

1X  
24" X 54"  
STORM / SCREEN  
WOOD

138 EMBURY AVE, OCEAN GROVE  
EAST SIDE, PORCH ELEVATION





2X  
24" X 54"  
WOOD STORM /  
SCREEN

2X  
24" X 54"  
STORM / SCREEN  
WOOD

138 EMBURY AVE, OCEAN GROVE  
WEST SIDE, PORCH ELEVATION



SURVEY OF PROPERTY  
MADE FOR  
VICTOR PHILIP & FLORENCE S. KIRKPATRICK  
SITUATED IN  
OCEAN GROVE  
NEPTUNE TOWNSHIP, N.J.

SCALE - 1" = 10'

EMBURY

AVENUE.

POWER LINES.

UTILITY LINES.

5' SIDEWALK

567°-00'E

3.0' 30 1/4" (30.02')

STAKE SET 30 1/4" (30.02')

Fence  
0.50' East  
of Line.

ENCLOSED  
PORCH

2 1/2  
STORY  
FRAME  
HOUSE  
#138  
EMBURY AVENUE.

BENSON  
AVENUE.

1369.



LAWRENCE AVE.

1367.

N 23°-00'E 60' 1/3" (60.25')

60' 1/3" (60.25') S 23°-00'W

LOT 1368

FRONT



EMBURY AVENUE.

POWER LINES.

CURB

5' SIDEWALK

567°-00'E

DRILL HOLE MADE

30'-1/4" (30.02')

2.9'

STAKE SET. 30'-1/4" (30.02')

Fence 0.50' East of Line.

ENCLOSED PORCH

2 1/2 STORY FRAME HOUSE

#138 EMBURY AVENUE.

N 23°-00'E 60'-3" (60.25')

60'-3" (60.25')

1-5 23°-00'W

1367.

1369.

Fence 0.7' EAST. LOT 1368.

STAKE SET.

N 67°-00'W 30'-1/4" (30.02')

Fence 0.10' West of Line.

STAKE SET.

Fence 1.50' SOUTH of Line (1361)

THIS SURVEY IS CERTIFIED TO THE HOWARD SAVINGS INSTITUTION OF NEWARK N.J. BY

MAY 29, 1951.

William D. Ayers, C.E.

KNOWN AS LOT 1368 AS SHOWN ON MAP OF OCEAN GROVE CAMP MEETING ASSOCIATION. ALSO KNOWN AS LOT 1368, BLOCK 142, TAX MAP OF NEPTUNE TOWNSHIP.

WILLIAM D. AYERS, C.E. CIVIL ENGINEER & SURVEYOR 414 CORLIES AVENUE ALLENHURST, NEW JERSEY NEW JERSEY LICENSE #2115 MAY 29, 1951.