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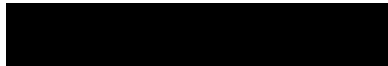


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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

Regular Mail
Electronic Mail:



May 29, 2020

Thomas F. Lavin
Robert A. Hazelrigg & Associates, Architects
3430 Sunset Avenue, Suite 1
Ocean Township, NJ 07712

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-080
BLOCK 231 LOT 5 ALSO KNOWN AS 32 WEBB AVENUE**

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, June 9, 2020 at 7:00 PM.** The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eIJyZz09>

Meeting ID: 839 7644 4365

Password: 951530

One tap mobile

+16465588656,,83976444365#,,1#,951530# US (New York)

+13126266799,,83976444365#,,1#,951530# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 839 7644 4365

Password: 951530

Find your local number: <https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eIJyZz09>

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 the HPC Members before or at a hearing. The Applicant or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work For a complete description from the Applicant please see the Project Narrative dated May 14, 2020.

1. The homeowner would like to remove the abandoned outdoor shower at the southwest corner of the porch and restore that area to the same level as the porch;

Relocate the basement access to a new addition at the existing rear southeast corner of the main dwelling and restore that area to the same level as the porch; The new basement access addition will be covered with wood clapboard siding to match the existing dwelling siding. It will be painted the same "Copper" color; The existing basement access door will be relocated to the new addition and will be repainted a "Redish Brown" to match the existing dwelling rear doors.
2. Replace the round columns with square columns (to match the square posts of the front porch); The existing round columns supporting the pergola will be replaced with new 6" X 6" square columns and trims, which will be painted the same "Cream" and "Burgundy" to match the staircase posts.
3. Remove the pergola roof joists and replace it with a roof over the rear porch;
4. In relocating the basement access to the southeast corner of the main dwelling, a new access stair to the rear yard would also have to be built. The new staircase from the existing rear porch to the backyard will be built the same as the front porch staircase. It will have the same wood grained (Dark Brown) landing, treads and risers.
5. Cornerboards and trims will be wood to match the existing dwelling and will be painted the same "Cream" color;
6. The existing east and south basement walls will have the existing T-111 plywood siding removed and replaced with new wood clapboard siding, wood cornerboards and a wood watershelf to match the existing dwelling. The clapboard siding will be painted the same "Copper" color, the cornerboards the same "Cream" color and the waterboard the same "Navy Blue" color as the existing dwelling;
7. The wood posts and rails will be built the same as the front porch and will be painted the same "Cream", "Burgundy", and "Olive" colors;
8. A new pitched roof will be built over the existing porch (pitching down from the rear of the existing dwelling to the new columns along the rear of the porch. The pitched roof will be hidden behind a parapet wall on the three (east, west and south) sides of the porch. This new parapet wall will reflect the existing soffit of the front first floor porch (lattice design and wood trims) and will be painted in the same "Olive Green" and "Burgundy" colors. The top of the new parapet will have trimboards and round molding painted "Olive Green", "Cream" and "Burgundy" to match the top of the first floor soffit on the front porch. A new 3' high knee wall will be built on the east, west, and south sides of the porch. The knee wall will be covered on the outside with an applied wood railing system to match the existing front porch railing system, painted in the same colors as the front porch;

Classification

According to the Assessor's records, the subject structure was constructed in 1890. 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.**

Compliant Items

The Application Review Team was unable to determine if any of the items listed above demonstrate compliance.

Compliance Issues

1. The overall design of the proposed project does not demonstrate compliance with the current Design Guidelines or the style of the structure;
2. Please review the following sections of the Design Guidelines:
 - a. Section IV, Subsection A Guidelines in Brief, Page 7, Item No. 1, All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition and new construction within the Ocean Grove Historic District should be consistent in style(s) of the "Victorian Era" and "seaside Vernacular" of this nationally designated landmark community;
 - b. Section IV, Subsection A Guidelines in Brief, Page 8, Item No. 6, New construction should repeat and emulate the design styles and themes appropriate to Ocean Grove's architectural heritage. All architectural solutions should be attentive to the sometimes elaborate and other times simple treatments of covered porches, colonnades, high peaked gables, towers, turrets, dormers, archways, recessed or covered entries, decorative glass, repetitive window openings, sash configurations, operable shutters, corbelled cornices, transoms and other decorative architectural elements and details;
 - c. Section II, Subsection Page 8, "key design issues", Paragraph 1, Ocean Grove is historically known as a community of open air porches. Reconstitution of open air porches, balconies as well as gables 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;
 - d. Section IV, Subsection C. Roof Types, Page 14, Item No. 1, Retain and restore all existing historic roof lines, shapes, and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof cresting should be preserved. HPC Application 2020-080 Page | 4
 - e. Section IV, Subsection C. Roof Types, Page 14, Item No. 2, Repeat and replicate existing elements of the original design where additions or alterations are proposed. The design of all new gable roofs should observe proportions and roof pitch consistent with period prototypes.

Additional Requests/Comments:

1. **Please provide eleven (11) copies of your proposed plans no later than Tuesday, June 2, 2020. The plans should match the plans already submitted;**

2. **Catalog cuts for doors, railings, columns, newel post, etc, have been requested. However, the Applicant has advised the HPC office that catalog cuts are not available at this time. Please note, should the Commission need additional information about an item, your application may be further delayed;**
3. **Please provide eleven (11) copies of color photographs no later than Tuesday, June 2, 2020. The photographs should match the photographs that were previously submitted;**
4. **No new evidence or exhibits can be submitted during the meeting;**

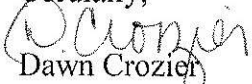
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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 278 or via email kdickert@neptunetownship.org.

Cordially,



Dawn Crozier
HPC Administrative Officer

Application #: **HPC** 2020-080

Application Date: 3/30/20
entered (KS)

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input checked="" 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 type="checkbox"/> DOOR REPLACEMENT | <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 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. 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: 32 Webb
BLOCK: 17 LOT: 705 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Vincent Ingato
ADDRESS: 4 MANASSAS Ct. Princeton, NJ 08550

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Thomas F. Lavin COMPANY: Robert A. Hazeltine + Associates,
ADDRESS: 3430 Sunset Avenue, Suite 1, Ocean NJ 07712 Architects

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: Colonial

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): 552188255 DATE APPROVED: 03/02/2020

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.

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.

Vincent Ingrao

OWNER NAME – Please PRINT

[Signature]

OWNER SIGNATURE

3/14/20

DATE

Thomas F. Lavin - Architect

APPLICANT NAME – Please PRINT

[Signature]

APPLICANT SIGNATURE

03/16/2020

DATE



Fee Date: 02/28/2020
Check #: 1659
Cash: 0

ZONING PERMIT

ID: 552188255

Date: 03/02/2020

Fee: \$ 35.00

PROPOSED WORK

<input type="checkbox"/> Adding a New Use to a Property	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Private Garage
<input type="checkbox"/> Air Condensor Unit(s)	<input type="checkbox"/> Interior Remodel - Comm / Res	<input checked="" type="checkbox"/> Residential Addition
<input type="checkbox"/> Commercial Addition	<input type="checkbox"/> New Accessory Structure	<input type="checkbox"/> Signs
<input type="checkbox"/> Continuing/Changing Use	<input type="checkbox"/> New Commercial Business	<input type="checkbox"/> Solar
<input type="checkbox"/> Deck/Balcony	<input type="checkbox"/> New Ownership of Property/Business	<input type="checkbox"/> Storage Shed
<input type="checkbox"/> Driveway / Sidewalk / Apron	<input type="checkbox"/> New Residence	<input type="checkbox"/> Swimming Pool/Hot Tub
<input type="checkbox"/> Fence/Retaining Wall	<input type="checkbox"/> Porch	<input type="checkbox"/> Zoning Determination
Other: _____		

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

**IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE,
THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.**

1. Location of property for which zoning permit is desired:

Street Address: 32 WEBB AVE Block: 231 Lot: 5 Zone: HD-O

2. Applicant Name: THOMAS F LAVIN ARCHITECT Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 3430 SUNSET AVE SUITE 1 OCEAN TWP NJ 07712

Email: [REDACTED]

3. Property Owner Name: INGATO, VINCENT M & PAPPALISA R Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 32 WEBB AVE OCEAN GROVE, NJ 07756

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"The existing first floor of dwelling is approx. 6' above grade with a full basement below. At the rear of the dwelling is an approx 11'-5" x 18'-8" section of basement (block & brick walls) with a flat roof which serves as a porch (roof deck) for the first floor of the dwelling. This porch has a railing, columns and a pergola over the porch. There are wood stairs from the porch to the rear yard and an access door to the rear portion of the basement. The homeowner would like to relocate the basement access door creating a 3' x 4' landing for the porch (at 6' above grade) and a new stairs from the porch to the rear yard. The new stairs will have a landing 3' x 3' approx. 3' above grade. (New stairs beyond rear & side

yard setbacks). The homeowner would also like to replace the porch columns and pergola with new columns and a new peaked roof. The existing side wall of the basement is 1.46' from the side yard property line and the rear of the basement is 2.12' from the rear property line. The new roof over the existing porch will be 2.12' min. from property lines."

7. **Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

Yes No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. **For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:**

Building Coverage: 80.22 %

Lot Coverage: 89.54 % (Please include calculations)

40:55D-68.3.Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

03/02/2020 The property is located within the HD-O Zoning District. The present approved zoning use of the property is Detached Single Family Residence.

The applicant describes the proposed work in detail:

"The existing first floor of dwelling is approx. 6' above grade with a full basement below. At the rear of the dwelling is an approx 11'-5" x 18'-8" section of basement (block & brick walls) with a flat roof which serves as a porch (roof deck) for the first floor of the dwelling. This porch has a railing, columns and a pergola over the porch. There are wood stairs from the porch to the rear yard and an access door to the rear portion of the basement. The homeowner would like to relocate the basement access door creating a 3' x 4' landing for the porch (at 6' above grade) and a new stairs from the porch to the rear yard. The new stairs will have a landing 3' x 3' approx. 3' above grade. (New stairs beyond rear & side yard setbacks). The homeowner would also like to replace the porch columns and pergola with new columns and a new peaked roof. The existing side wall of the basement is 1.46' from the side yard property line and the rear of the basement is 2.12' from the rear property line. The new roof over the existing porch will be 2.12' min. from property lines."

DEMOLITION:

- The applicant is proposing to demolish the rear attached porch.
- The applicant is proposing to demolish rear portions of the residence.

RESIDENTIAL ADDITION:

Per Land Development Ordinance section 201 a Porch is defined as:

"A roofed, open area attached to and with direct access to or from a building."

ZONING NOTES:

- The applicant is proposing to construct an 11.5'X24.75' Residential Addition (improperly identified on the construction plans as "Covered Porch").
- The proposed is a one story addition. There is no proposed change to the existing building height.

PORCHES, DECK, AND BALCONY REQUIREMENTS:

Per Land Development Ordinance section 411.07B-E:

Entry platforms. An entry platform not more than six (6) feet in height above the average finish grade, nor greater than fifty (50) square feet in area, may not project into any required yard/setback area.

ZONING NOTES:

- The applicant is proposing to construct two entry platforms, 6' feet in height and 2.5' in height above the average finished grade with stairs. The entry platforms are 9 square feet and 12 square feet. The proposed do not project into any required yard/setback area.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 422-D-3:

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

3 Where a structure is nonconforming solely because it intrudes on the current required yard area.

1. a) If the proposed horizontal addition to that building would not protrude into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.
2. b) If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.

ZONING NOTES:

- The applicant is proposing to maintain the existing 2.12' rear yard setback with the proposed residential addition.

HEIGHT EXEMPTIONS AND PERMITTED PROJECTIONS:

Per Land Development Ordinance section 418-B-3:

Permitted projections. The following shall not be considered to be obstructions and shall be permitted when located in a required yard and/or setback area:

Cornices, eave, cantilevered roofs, gutter, bay windows, and chimneys, provided they do not project more than twenty-four (24) inches from an exterior building wall into any required yard setback, and provided they remain two (2) feet from all yard lines;

[NOTE: Amended per Ordinance No. 07-54]

ZONING NOTES:

- The applicant is proposing permitted projections that shall be setback 2.12' from the rear yard lot line and 2.12' from the proximal side yard lot line.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC, and Construction Department approvals are required.

Status

Approved ☒ Denied ☐

Referrals

Construction ☒ HPC ☒ Engineering ☐ Planning Board ☐ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐

Robert A. Hazelrigg & Associates, Architects

March 16, 2020

32 Webb Avenue, Ocean Grove

Project Narrative

32 Webb Avenue is a three story single family residence built in 1890. The first floor of the structure is raised approximately 6' above grade. There is a raised basement under the structure. The front of the dwelling consists of three covered porches with decorated square columns. A double staircase from grade to the first floor serves as access to the dwelling. The staircases have wood railings and decorated square wood posts. The front porches are highly decorated with wood trims. The dwelling is sided with clapboard siding and wood trimboards. The sides and rears of the dwelling are simple wood finished siding and trims. All new work being proposed is at the rear of the dwelling and will not be visible from the street. At the rear of the dwelling, beyond the three story structure is an existing basement area with a flat roof (approximately 11'-6" X 18') which serves as a rear porch for the first floor. The floor level of this porch is also approximately 6' above grade and is at the same floor level as the first floor of the dwelling. On the porch there is a more modern wood post and rail system. 4 round columns support a dropped beam which supports 2" x 10" wood joists (painted white) – a pergola over the rear porch. There is a staircase from the rear porch down to the rear yard. The staircase and railings are pressure treated lumber. The west wall of the basement is an original brick (5' high +/-) foundation wall (a continuation of the east side basement wall of the main dwelling). The east and south walls for the basement are wood framed walls on a block (2 course – 16" high) foundation. The walls are covered with T-111 plywood siding. The southeast corner of the porch is raised approximately 30" above the porch floor to allow for a basement access door from the rear yard. The southwest corner of the porch is also raised approximately 30" for an abandoned outdoor shower built into the basement walls. This shower area is also covered with T-111 plywood siding.

The homeowner would like to remove the abandoned outdoor shower at the southwest corner of the porch and restore that area to the same level as the porch. They would also like to relocate the basement access to a new addition at the existing rear southeast corner of the main dwelling and restore that area to the same level as the porch. With the rear porch restored to one level, the homeowner would like to replace the round columns with square columns (to match the square posts of the front porch). They would also like to remove the pergola roof joists and replace it with a hipped roof over the rear porch. The main reason they would like to put an actual roof over the porch is that the rear yards in this area have many flowering vines, which are constantly dropping leaves, etc. onto the porch. The flowers also attract bees throughout the summer, making it difficult to sit out on the porch. The homeowners enjoy the beauty of the flowering vines and do not want to remove them, but an actual roof and screening would make the rear porch more enjoyable to use. In relocating the basement access to the southeast corner of the main dwelling, a new access stair to the rear yard would also have to be built.

The new basement access addition will be covered with wood clapboard siding to match the existing dwelling siding. It will be painted the same "Copper" color. The cornerboards and trims will be wood to match the existing dwelling and will be painted the same "Cream" color. The existing basement access door will be relocated to the new addition and will be repainted a "Redish Brown" to match the existing dwelling rear doors. The existing east and south basement walls will have the

Thomas E. Lavin, AIA NCARB

3430 Sunset Ave., Suite 1, Wanamassa, NJ 07712

Robert A. Hazelrigg & Associates, Architects

existing T-111 plywood siding removed and replaced with new wood clapboard siding, wood cornerboards and a wood watershelf to match the existing dwelling. The clapboard siding will be painted the same "Copper" color, the cornerboards the same "Cream" color and the waterboard the same "Navy Blue" color as the existing dwelling.

The new staircase from the existing rear porch to the backyard will be built the same as the front porch staircase. It will have the same wood grained (Dark Brown) landing, treads and risers. The wood posts and rails will be built the same as the front porch and will be painted the same "Cream", "Burgundy", and "Olive" colors.

The existing round columns supporting the pergola beam will be replaced with new 6" X 6" square columns and trims which will be painted the same "Cream" and "Burgundy" to match the staircase posts. The existing pergola beam and the new side beams which will support the new roof will be painted "Cream" to match the existing dwelling trims. A new 3' high knee wall will be built on the east and west sides of the porch and between the columns on the south side of the porch. The knee wall will be covered with wood clapboard siding, painted "Copper" to match the main dwelling and the sill (cap) will be painted "Burgundy". New wood framed screens will be added from the top of the sill to the underside of the roof beams. The frames will be painted "Olive" and "Cream" to match the existing dwelling window frames and trims. The homeowner would like to put a hipped roof over the porch to help make the porch more useful in the summer months and to be cathedral on the inside of the porch to keep as open as possible. They do not want a flat roof so there is no potential of creating a porch on the rear second level of the dwelling. The new hipped roof will have an asphalt roofing material which will be a darker brown color to compliment the darker colors of the main dwelling. The home owner would like to place skylights in this hipped roof to bring as much natural light on to the porch as possible. Due to the fact that this porch is in the rear of the dwelling and the first floor is raised approximately 6' above grade, the height and location of this roof will have minimal exposure to a few of the neighboring homes only in there own rear yards. The frames of the windows will be a similar color to the asphalt shingles in order to blend into the roof as much as possible.

The intent of these proposed additions and alterations to the existing rear of 32 Webb Avenue is to make the rear of the dwelling appear to be more in keeping with the history of the home. Removing the T-111 plywood siding on the existing basement walls and building a new staircase to match the front staircase and providing new siding to match the main dwelling will help bring the rear of the dwelling more into conformance with the historical intent of the dwelling.

Thomas F. Lavin, AIA NCARB

3430 Sunset Ave., Suite 1, Wanamassa, NJ 07712



03/16/2020

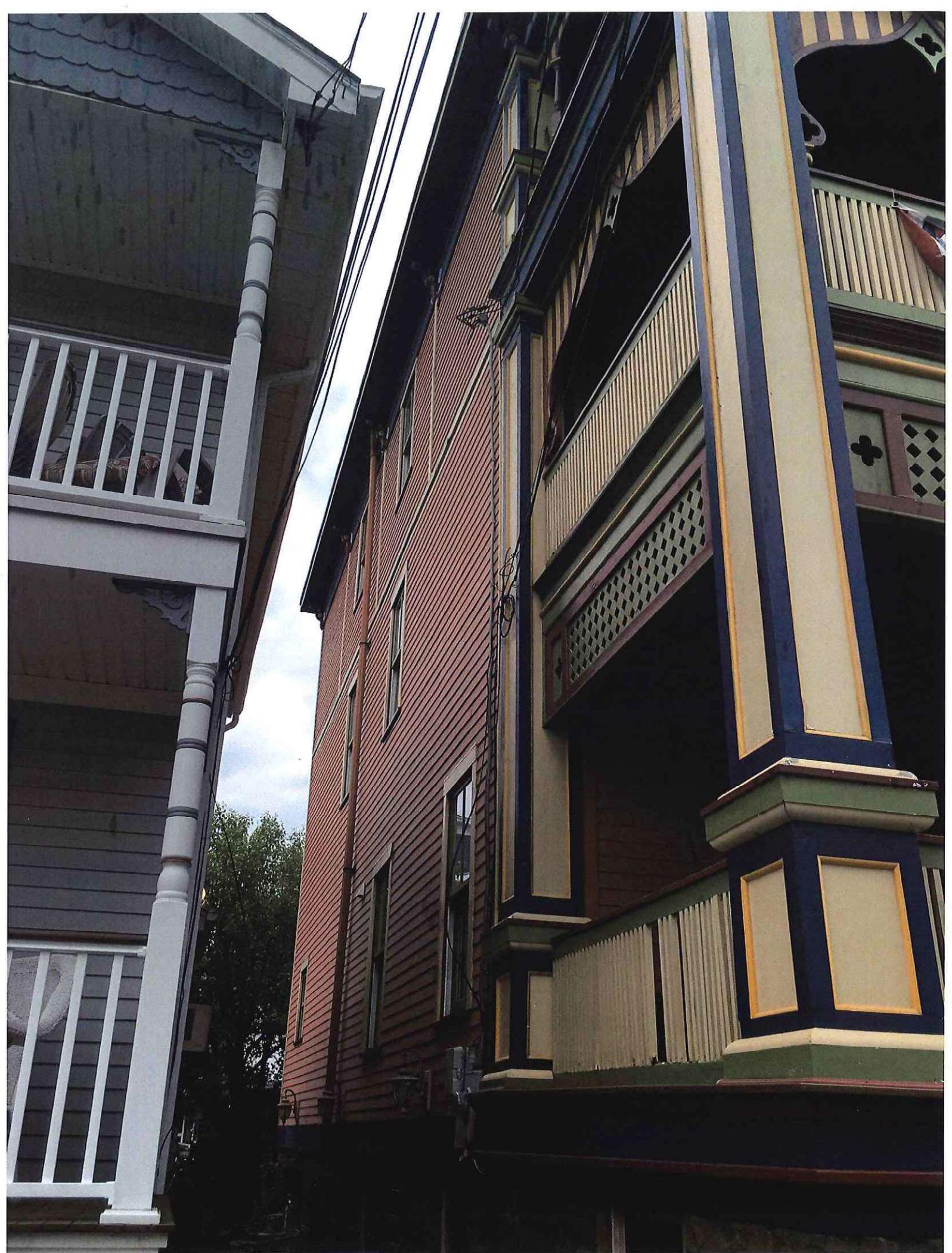
32 Webb Ave.

Ocean Grove

Built 1890

Front Elevation

(no changes proposed)



03/16/2020

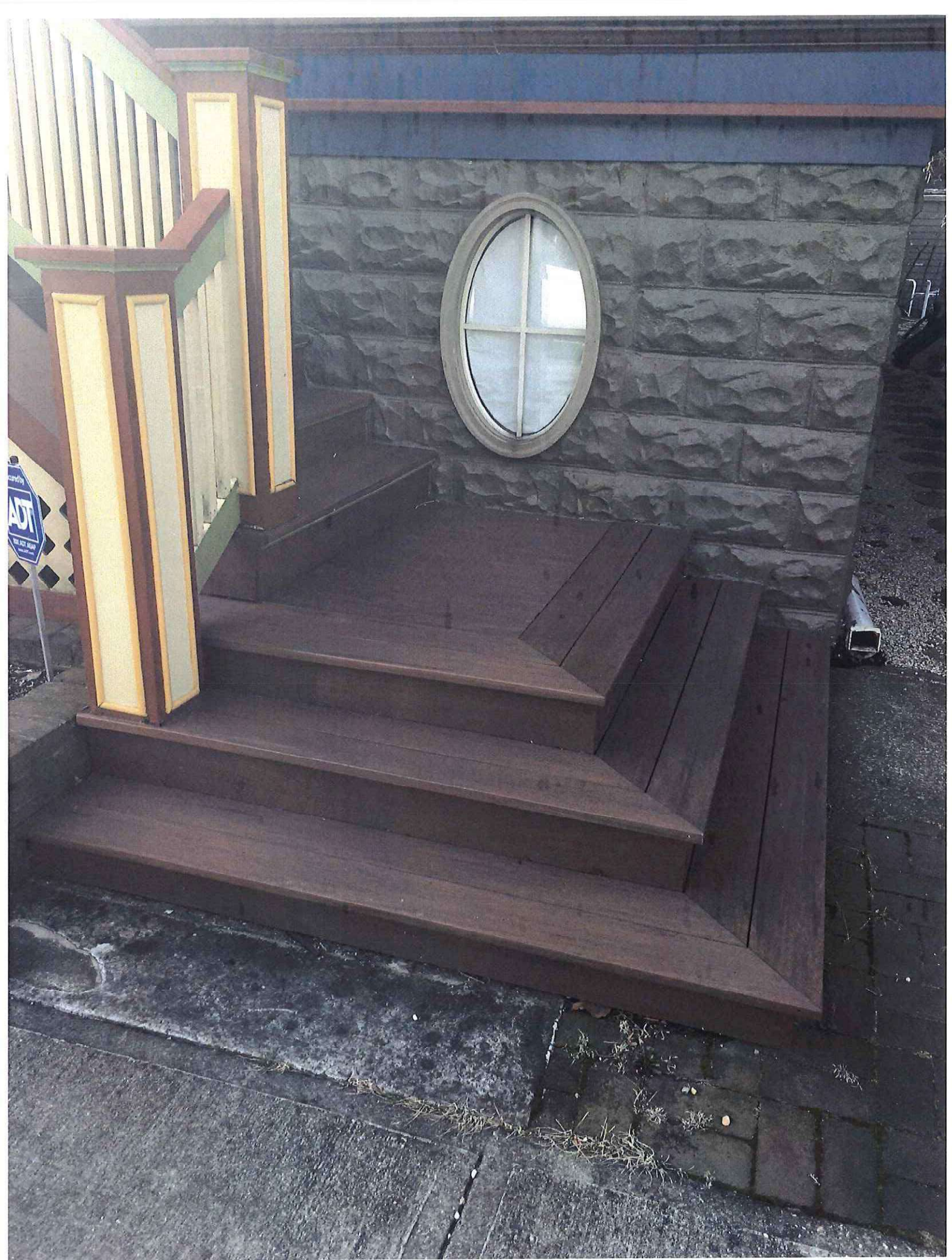
32 Webb Ave.

Ocean Grove

East Side Elevation

(No Changes proposed)

All new work in rear
not visible from Street



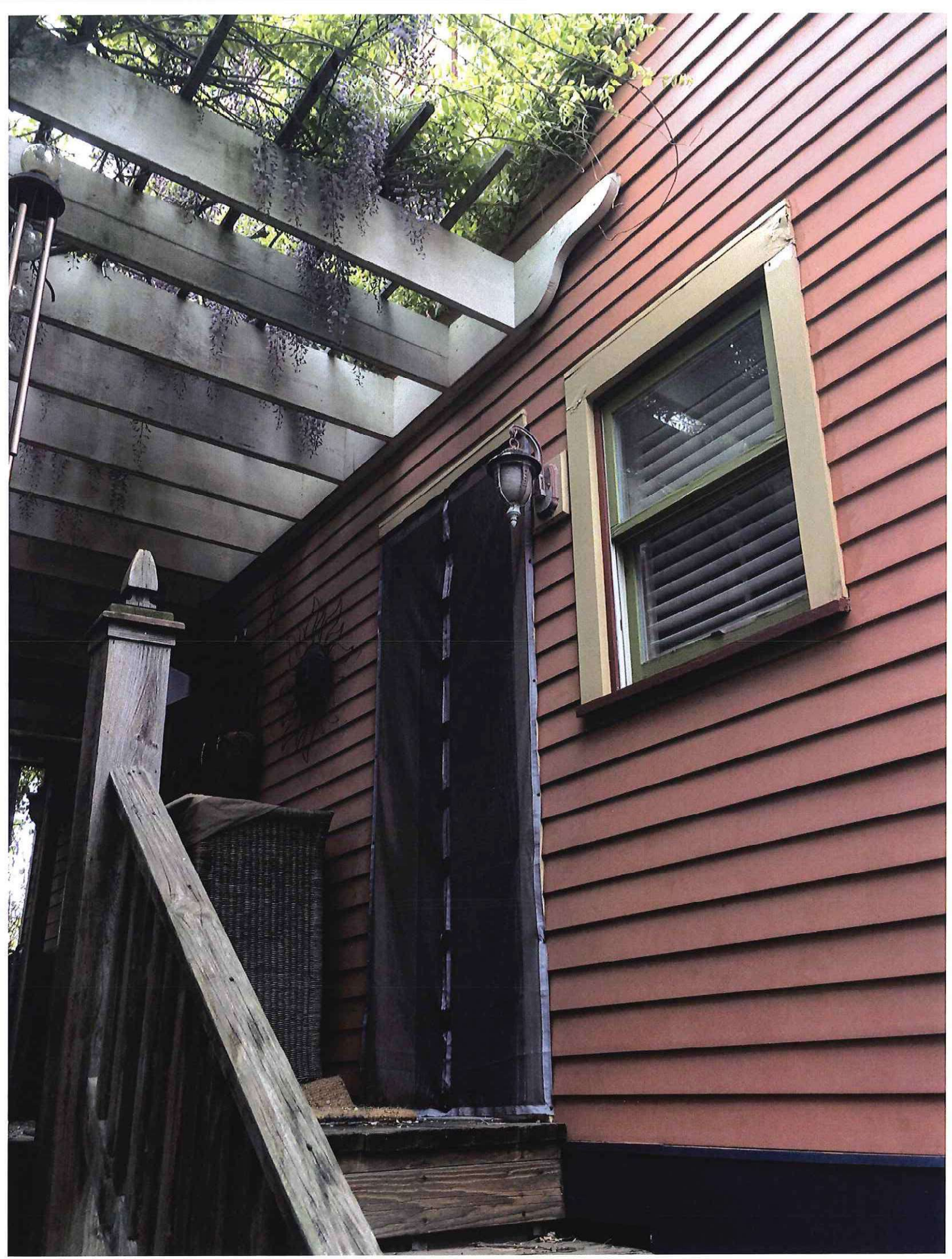
03/16/2020

32 Webb Ave.

Ocean Grove.

Existing Front (West)
Staircase to Front
Porch.

New Rear Staircase
From existing porch to
Yard to match
(landings, Treads, risers,
posts + rails - materials
+ colors)



03/16/2020

32 Webb Ave.

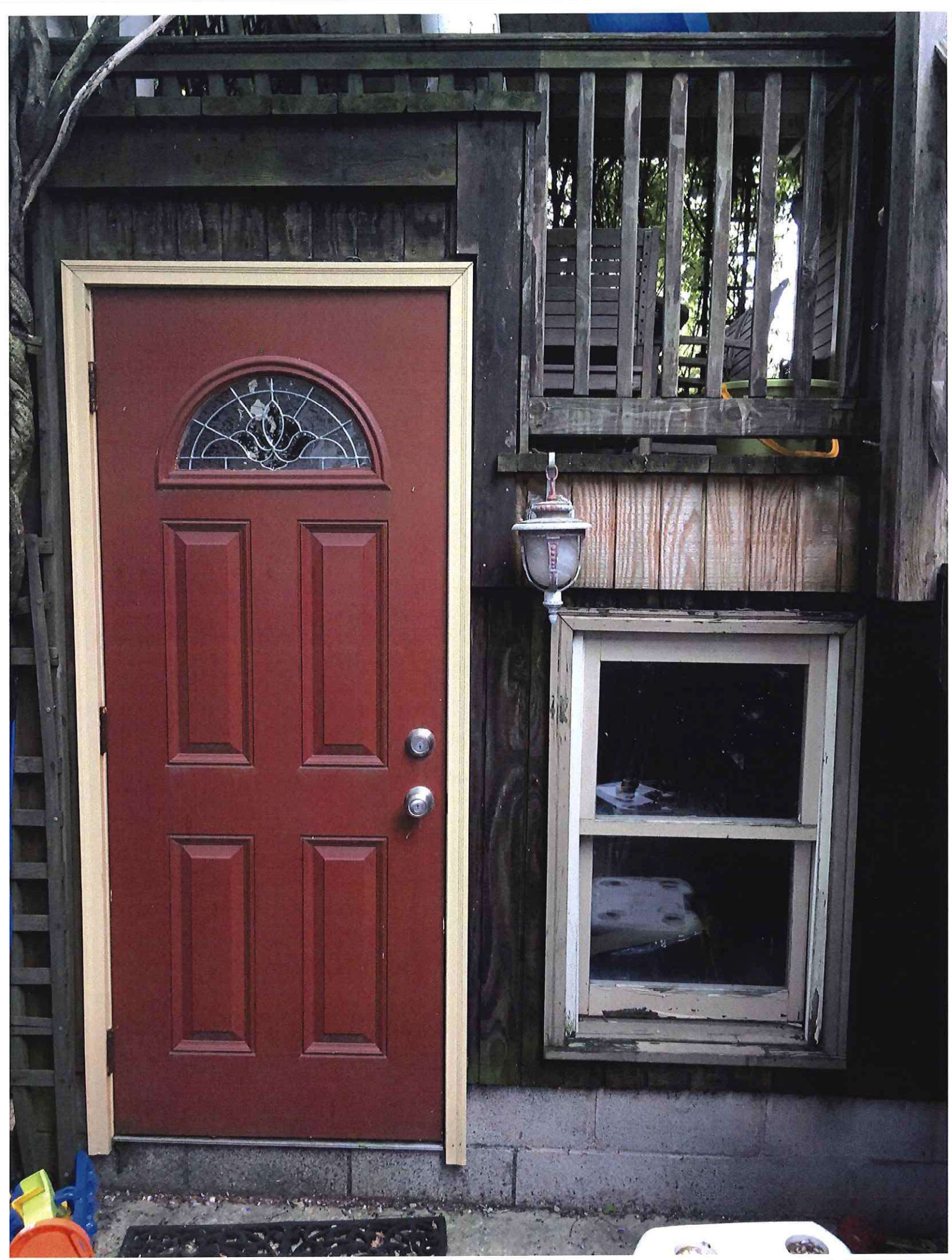
Ocean Grove

Existing Rear Porch

Existing Staircase (Pressure Treated Lumber) to be rebuilt to match existing front Staircase - previous photo.

Existing Pergola to be removed and replaced with new Hipped roof and screened windows.

Note - Dwelling - Existing Clapboard Siding - painted "Copper" Windows Painted - "Olive" with "Cream" trim, "Burgundy" Sills, ~~blackboard~~ "Navy Blue" Waterboard



03/16/2020

32 Webb Ave.

Ocean Grove.

East Wall of Rear Porch
with Basement Below.

Basement Access door to
be relocated to new
Basement Access location

T-111 Plywood siding to be removed
and replaced with new clapboard
siding and wood trims - painted
to match existing dwelling.

Basement window + trim to be
painted to match windows of
main dwelling. Pressure treated
porch railings to be removed
and replaced with knee walls
with clapboard siding to match
main dwelling.

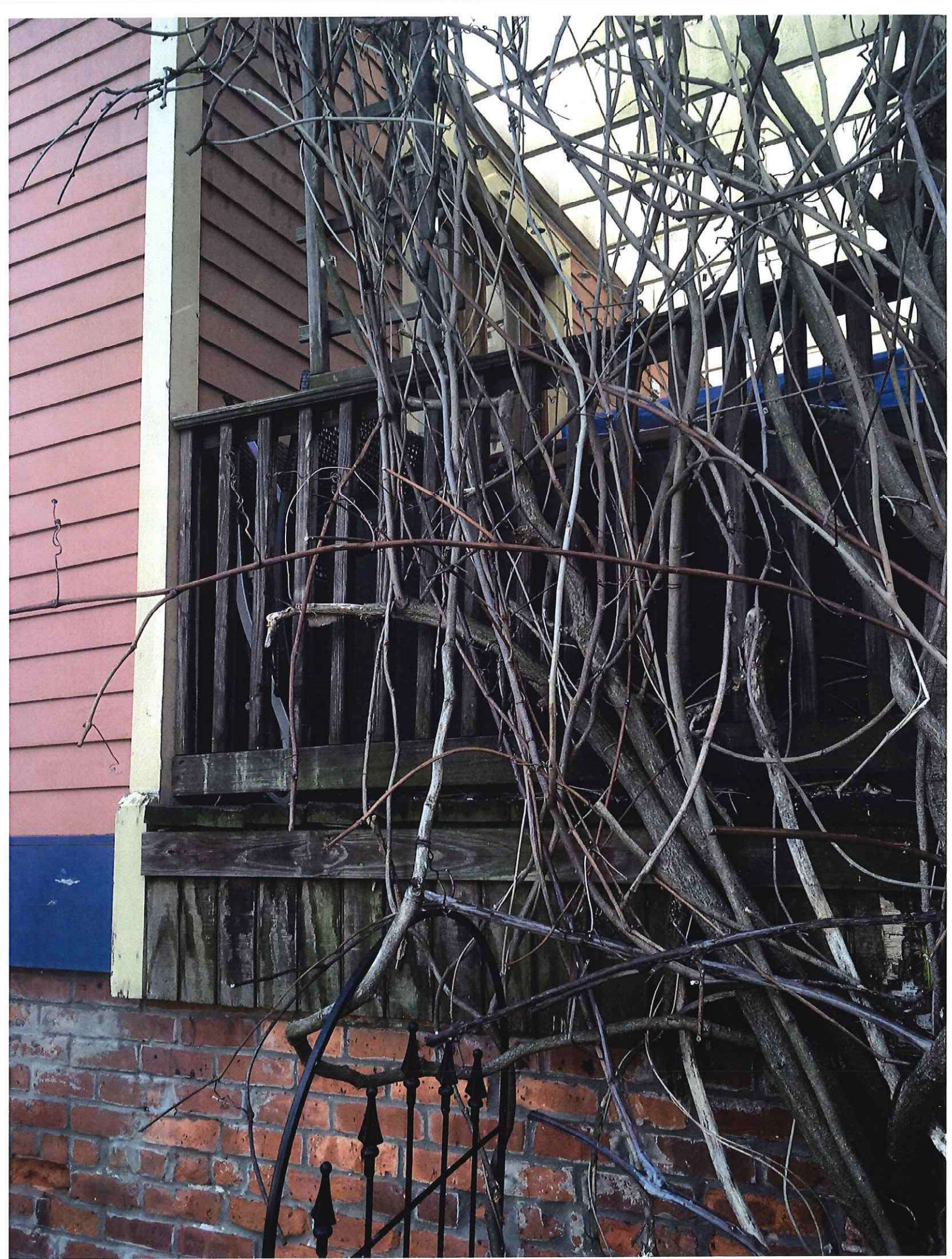


03/16/2020
32 Webb Ave.
Ocean Grove.

Rear South wall of basement
and rear porch.

T-111 Plywood Siding on basement
walls to be replaced with
clapboard siding and wood trims
to match main dwelling. White
round columns (4) ~~to~~ supporting
pergola (to be removed) to be replaced
with new square columns (to match
existing front porch posts) to support
new porch roof.

Existing Flowering vines to remain



03/16/2020

32 Webb Ave.

Ocean Grove.

Existing Rear (West)

Elevation at Rear Porch

And rear basement

T-111 Plywood Siding to be replaced
with wood waterboard painted
"Navy Blue" to match Existing.

Pressure Treated railings to be removed
and replaced with knee walls with
clapboard siding to match existing
main dwelling. Pergola roof to be
removed and replaced with Hipped
roof.

Flowering vines to remain

3430 Sunset Ave. Suite One
WANAMASSA, NJ 07712

TO

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via Hand delivered the following items:

- THESE ARE TRANSMITTED** as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

COPY TO

SIGNED:

Robert A. Hazelrigg & Associates, Architects

March 16, 2020

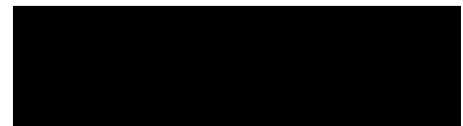
May 14, 2020 (Revised)

32 Webb Avenue, Ocean Grove

Project Narrative

32 Webb Avenue is a three story single family residence built in 1890. The first floor of the structure is raised approximately 6' above grade. There is a raised basement under the structure. The front of the dwelling consists of three covered porches with decorated square columns. A double staircase from grade to the first floor serves as access to the dwelling. The staircases have wood railings and decorated square wood posts. The front porches are highly decorated with wood trims. The dwelling is sided with clapboard siding and wood trimboards. The sides and rears of the dwelling are simple wood finished siding and trims. All new work being proposed is at the rear of the dwelling and will not be visible from the street. At the rear of the dwelling, beyond the three story structure is an existing basement area with a flat roof (approximately 11'-6" X 18') which serves as a rear porch for the first floor. The floor level of this porch is also approximately 6' above grade and is at the same floor level as the first floor of the dwelling. On the porch there is a more modern wood post and rail system. 4 round columns support a dropped beam which supports 2" x 10" wood joists (painted white) – a pergola over the rear porch. There is a staircase from the rear porch down to the rear yard. The staircase and railings are pressure treated lumber. The west wall of the basement is an original brick (5' high +/-) foundation wall (a continuation of the east side basement wall of the main dwelling). The east and south walls for the basement are wood framed walls on a block (2 course – 16" high) foundation. The walls are covered with T-111 plywood siding. The southeast corner of the porch is raised approximately 30" above the porch floor to allow for a basement access door from the rear yard. The southwest corner of the porch is also raised approximately 30" for an abandoned outdoor shower built into the basement walls. This shower area is also covered with T-111 plywood siding.

The homeowner would like to remove the abandoned outdoor shower at the southwest corner of the porch and restore that area to the same level as the porch. They would also like to relocate the basement access to a new addition at the existing rear southeast corner of the main dwelling and restore that area to the same level as the porch. With the rear porch restored to one level, the homeowner would like to replace the round columns with square columns (to match the square posts of the front porch). They would also like to remove the pergola roof joists and replace it with a roof over the rear porch. The main reason they would like to put an actual roof over the porch is that the rear yards in this area have many flowering vines, which are constantly dropping leaves, etc. onto the porch. The flowers also attract bees throughout the summer, making it difficult to sit out on the porch. The homeowners enjoy the beauty of the flowering vines and do not want to remove them, but an actual roof would make the rear porch more enjoyable to use. In relocating the basement access to the southeast corner of the main dwelling, a new access stair to the rear yard would also have to be built.



Robert A. Hazelrigg & Associates, Architects

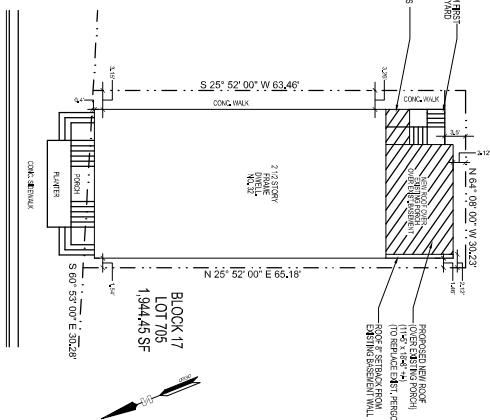
The new basement access addition will be covered with wood clapboard siding to match the existing dwelling siding. It will be painted the same "Copper" color. The cornerboards and trims will be wood to match the existing dwelling and will be painted the same "Cream" color. The existing basement access door will be relocated to the new addition and will be repainted a "Redish Brown" to match the existing dwelling rear doors. The existing east and south basement walls will have the existing T-111 plywood siding removed and replaced with new wood clapboard siding, wood cornerboards and a wood watershelf to match the existing dwelling. The clapboard siding will be painted the same "Copper" color, the cornerboards the same "Cream" color and the waterboard the same "Navy Blue" color as the existing dwelling.

The new staircase from the existing rear porch to the backyard will be built the same as the front porch staircase. It will have the same wood grained (Dark Brown) landing, treads and risers. The wood posts and rails will be built the same as the front porch and will be painted the same "Cream", "Burgundy", and "Olive" colors.

The existing round columns supporting the pergola will be replaced with new 6" X 6" square columns and trims, which will be painted the same "Cream" and "Burgundy" to match the staircase posts. A new pitched roof will be built over the existing porch (pitching down from the rear of the existing dwelling to the new columns along the rear of the porch. The pitched roof will be hidden behind a parapet wall on the three (east, west and south) sides of the porch. This new parapet wall will reflect the existing soffit of the front first floor porch (lattice design and wood trims) and will be painted in the same "Olive Green" and "Burgundy" colors. The top of the new parapet will have trimboards and round molding painted "Olive Green", "Cream" and "Burgundy" to match the top of the first floor soffit on the front porch. A new 3' high knee wall will be built on the east, west, and south sides of the porch. The knee wall will be covered on the outside with an applied wood railing system to match the existing front porch railing system, painted in the same colors as the front porch. The homeowner would like a pitched roof over the porch to help make the porch more useful in the summer months and to be cathedral on the inside of the porch to keep as open as possible. They do not want a flat roof so there is no potential of creating a porch on the rear second level of the dwelling. The new pitched roof will be completely hidden from view behind the new parapet walls. The home owner would like to place skylights in this pitched roof to bring as much natural light on to the porch as possible. Due to the fact that this porch is in the rear of the dwelling and the first floor is raised approximately 6' above grade, the height and location of this new roof behind the new parapet walls will have no exposure to the neighboring homes.

The intent of these proposed additions and alterations to the existing rear of 32 Webb Avenue is to make the rear of the dwelling appear to be more in keeping with the history of the home. Removing the T-111 plywood siding on the existing basement walls and building a new staircase to match the front staircase, providing a new roof hidden behind parapet walls that will match the front porch soffits, and providing new siding to match the main dwelling will help bring the rear of the dwelling more into conformance with the historical intent of the dwelling.





2 Proposed Site Plan

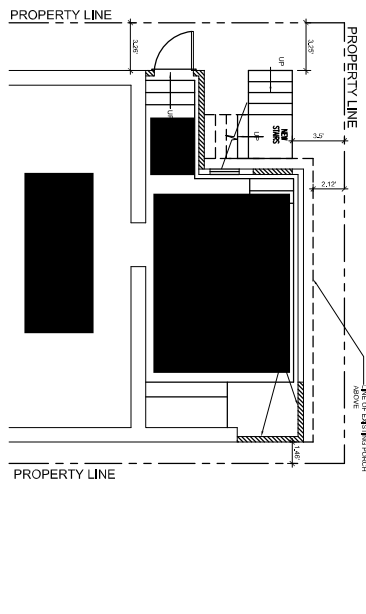
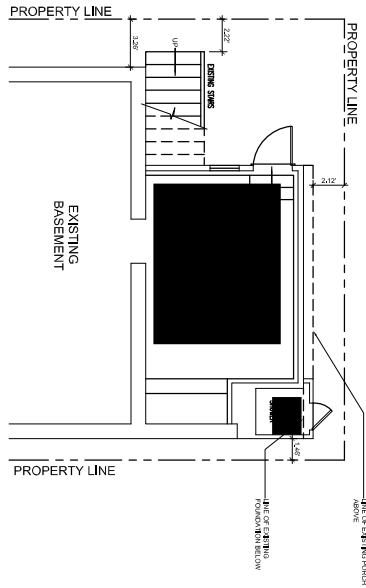
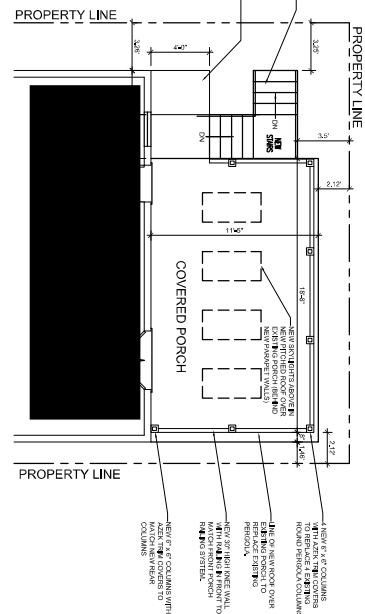
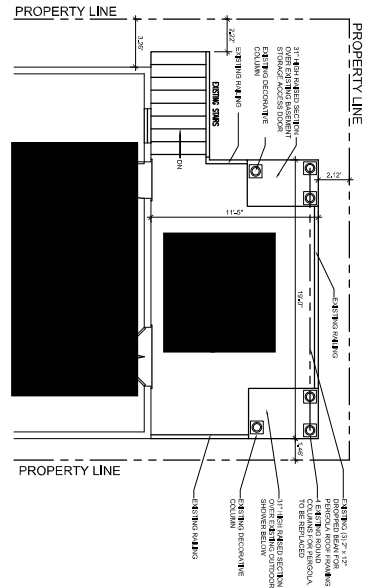
SQUARE FOOTAGES:
SITE: 1,944.45 SF
HOUSE: 1,299 SF
REAR COVERED PORCH: 210 SF
BASEMENT STAIR ENCLOSURE: 12 SF
FRONT PORCH & STEPS: 116 SF
REAR PORCH & STEPS: 36 SF
CONCRETE WALK: 193 SF
FRONT PORCH & STEPS IN R.O.M.: 89 SF

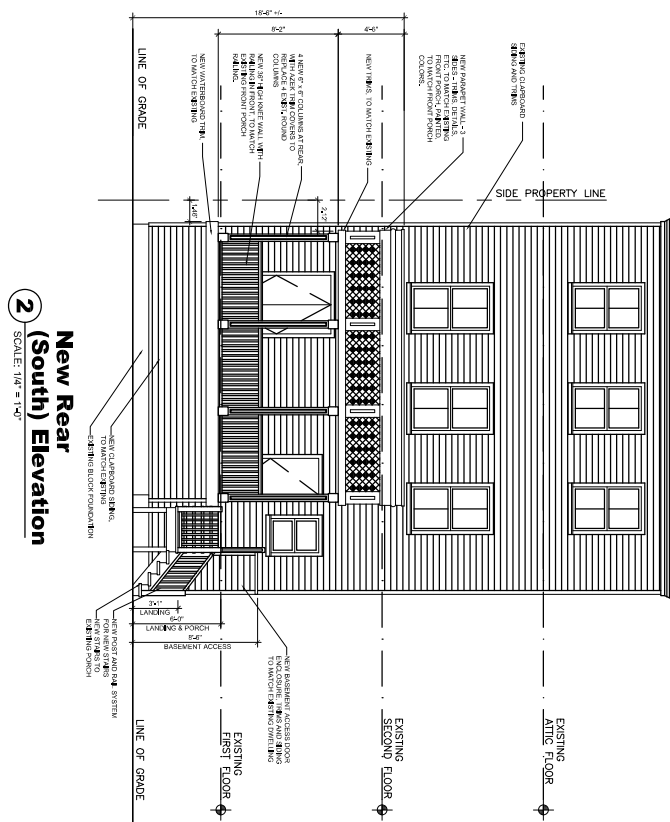
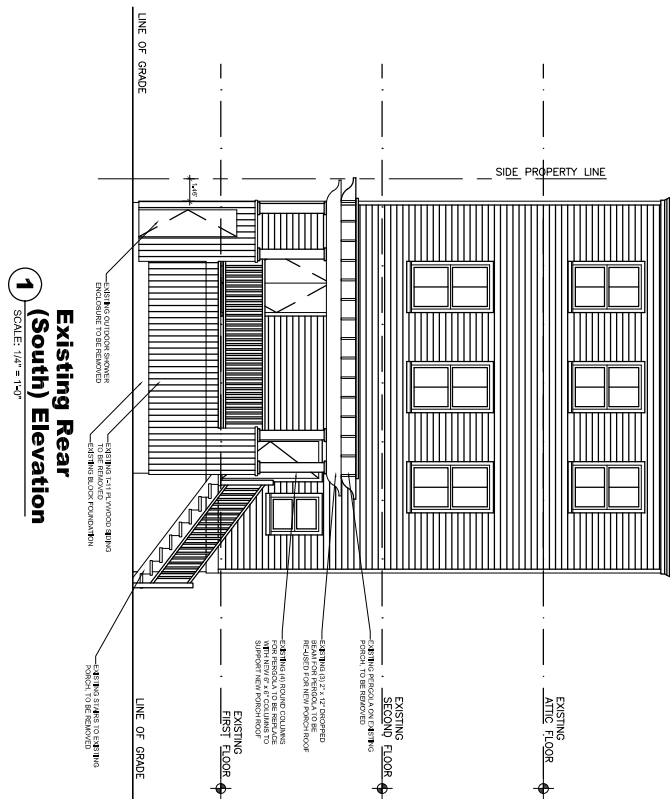
ZONE REQUIREMENTS

ZONE: HD-0 (HISTORIC DISTRICT – OCEANFRONT)

[illegible]

44 - 10' AT CENTRAL AVE. CORNER TO 2' AT OCEAN AVE. CORNER - ALIGN WITH STREET AVERAGE.





Dawn Crozier

From: T [REDACTED]
Sent: Wednesday, May 27, 2020 1:37 PM
To: Dawn Crozier
Cc: Kristie Dickert
Subject: Re: Historic Preservation Commission C of A Application for 32 Webb Avenue, Ocean Grove

Dawn,

It is the homeowners understanding that the existing colors of the house and materials used were approved when the previous owner did restoration work on the structure, approx. 13 years ago. Per the application, the proposed roof addition will be using the same materials as exist, and will be painted the same colors as exist.

We do not have any catalog cuts to submit at this time. Due to current conditions we do not have access to the HPC office to create a list of the existing paint colors.

We have the proposed drawings, color photos of the existing home, and the project description. We can have 11 sets made and delivered by June 2, per your request.

Please let us know if this meets the boards requirements, or if you require further information.

Regards,
Thomas Lavin

Robert A. Hazelrigg
& Associates, Architects
3430 Sunset Avenue, Suite 1
Ocean Township, NJ 07712
[REDACTED]

On May 26, 2020, at 8:28 AM, Dawn Crozier <dcrozier@neptunetownship.org> wrote:

Hello Mr. Lavin,

Kristie and I are working to getting your clients on the June 09, 2020 however there are items missing from your application. In order to be placed on the agenda I will need the following information by 4:00 pm on Thursday:

- **Color Samples.** Provide paint and materials colors. If proposed paint color(s) are on the pre-approved paint charts located in the HPC office, the Applicant will only need to submit the names and paint codes to be used.
- **Catalog Cuts.** Provide catalog cuts when possible for items such as railings, doors, columns, walkways, newel post, lattice, etc.

We will also need 11 physical copies of the following by Tuesday, June 2, 2020:

- **Proposed plans.** The plans should match the plans already submitted for review;
- **Catalog Cuts.** The catalog cuts should match the ones submitted electronically;
- **Color Photographs.** The color photographs should match the photographs previously submitted.

Please let me know if you can provide the information in time. If so, I will issue a hearing letter.

Thank you,

A. Dawn Crozier, CTA

Deputy Assessor
HPC Administrative Officer
Township of Neptune
25 Neptune Blvd
Neptune, NJ 07753
dcrozier@neptunetownship.org
www.neptunetownship.org
(732) 988-5200, ext. 247

From: [REDACTED]
Sent: Thursday, May 14, 2020 9:59 AM
To: Dawn Crozier <dcrozier@neptunetownship.org>
Cc: Kristie Dickert <kdickert@neptunetownship.org>
Subject: Re: Historic Preservation Commission C of A Application for 32 Webb Avenue, Ocean Grove

Dawn,

Attached are PDF files of Revised Drawings and a Revised Project Narrative with changes the homeowner has approved which brings the proposed addition into keeping with the HPC requirements.

Please let me know what we need to do to proceed with approvals for this project.

Regards,
Thom Lavin

Robert A. Hazelrigg & Associates, Architects
3430 Sunset Avenue, Suite 1
Ocean Township, NJ 07712
[REDACTED]

On Thursday, May 7, 2020, 10:59:19 AM EDT, Dawn Crozier <dcrozier@neptunetownship.org> wrote:

Good Afternoon Mr. Lavin,

I am just following up on the application submitted for the property at 32 Webb Avenue, Ocean Grove, NJ. Please advise if your clients plan to resubmit different plans or would like to proceed with the original plans.

Due to COVID-19 rules and regulations we are now holding our meetings via ZOOM. Virtual meetings require additional noticing and plans now have to be posted online for the public's view at least 10 days prior to the scheduled hearing date. If your clients want their application to be heard at the June 09, 2020 meeting I would need the updated plans by Friday, May 22, 2020. This will give the Application Review Team time to review the plans and issue a notice of hearing letter.

Please let me know how you and your client would like to proceed.

Regards,

A. Dawn Crozier, CTA

Deputy Assessor

HPC Administrative Officer

Township of Neptune

25 Neptune Blvd

Neptune, NJ 07753

dcrozier@neptunetownship.org

www.neptunetownship.org

(732) 988-5200, ext. 247