



Neptune
Township - NJ

Where Community, Business & Tourism Prosper

Property Location: **129 INSKIP AVE**

Application No: **HPC2022-164**

Application Date: **10/05/2022**

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - PENDING / REQUEST FOR INFO

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS/BANNERS
<input checked="" type="checkbox"/> FOUNDATION
<input checked="" type="checkbox"/> OTHER zoom call 11.15.22 | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input checked="" type="checkbox"/> LATTICE
<input checked="" type="checkbox"/> LIGHT FIXTURE
<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input checked="" type="checkbox"/> OUTDOOR SHOWER
<input checked="" type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input checked="" type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input checked="" type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input checked="" type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|--|--|

PROPERTY IDENTIFICATION

Property Address: 129 INSKIP AVE

Block: 287

Lot: 7

Qualifier:

OWNER INFORMATION

Name(s): MORGAN, STACIE

Address 907 BOND STREET APT 1 ASBURY PARK, NJ 07712

Phone: [REDACTED]

Email: [REDACTED]@webgeo.com

APPLICANT INFORMATION

☒ Check if same as Owner

Names(s): MORGAN, STACIE

Company:

Address: 907 BOND STREET APT 1 ASBURY PARK, NJ 07712

Phone: [REDACTED]

Email: [REDACTED]@webgeo.com

PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family
 ☐ Multifamily:
 ☐ 1 Units
 ☐ Commercial
 ☐ Condo
 ☐ Mixed Use

Architectural Period / Year Built:

Architectural Style: Victorian Eclectic

Demolition hearing required? ☐ YES ☐ NO

IF YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness

Zoning Permit Acquired? ☒ YES ☐ NO ☐ N/A

Zoning Permit ID# (from Zoning Permit) 558457367

DATE APPROVED: 09/09/2022

APPLICATION REVIEW NOTES:

The Review Team has deemed this application incomplete, as the Applicant has not submitted all required information to evaluate the project as described on the application and in the information sheet. The Review Team has identified general and specific deficiencies based on Neptune Township Land Development Ordinances and Ocean Grove Historic District Architectural Design Guidelines. Please understand that this is a preliminary review. It includes, but is not limited to, the observations below:

Description of Work

Morgan, Updates/Alterations to approved application: color, windows, steps, and shed door.

1.) Change house color to Hardie Zen Blue, Accents to HC 156.

Tech: Zen Blue appears to be pastel tint similar to colors used on "painted laides" of the 60s and 70s. The Guidelines specifically forbids the use of such colors as historically inappropriate. Please select a Hardie Color that better approximates a color from the pre-approved HPC Color list. A review by Tech of the Hardie Color list suggests "Heavenly Blue" would be historically appropriate (Note: historic colors often have a slight gray undertone. Brighter, more pastel exterior house colors are a more modern trend.) The applicant is advised to select a color from the Hardie Palette and provide the name of a color from the pre-approved list which it most closely approximates. Colors that veer too far from the pre-approved color list must go before the full Commission for review. **Non- Conforming.**

2.) Add concrete steps at bottom of run built into grade as required to meet sidewalk. **Conforming.**

3.) Change west elevation windows 2nd floor to be operation and add window in stairwell.

Tech: The proposed change to the 2nd floor bathroom window to make it an operational 2/2 window is **Conforming.** Please indicate the manufacture of the window and verify the muntins (2/2) will be True, simulated, divided light (i.e., they will have exterior grilles, interior grilles, and internal spacer grilles between the glass). Windows that are not True Simulated Divided Light are not permitted in the historic district. **Incomplete.**

Tech: The proposed new stairwell window is **Non-Conforming** in size. Tech suggests the dimensions of this new stairwell window should replicate the dimension of the proposed bathroom window nearby.

Original window size and shape. Proposed new windows sizes and shapes.

4.) Change east elevation window on 2nd floor to be operational and move 1st floor bathroom window to mud room. Move shed door from North to east side of house for ability to move.

Tech: Changing the east elevation window on the 2nd floor to be operational is **Conforming** in its shape, size, and location. Please indicate the manufacture of the window and verify the muntins (2/2) will be True, simulated, divided light (i.e., they will have exterior grilles, interior grilles, and internal spacer grilles between the glass). Windows that are not True Simulated Divided Light are not permitted in the historic district

The proposed relocation of the 1st floor bathroom window to the nearby mudroom is **Non- Conforming.** A great deal of attention was given to the location of windows when this application was first approved. Specifically, attention was given to establishing a historically appropriate rhythm of windows on the east and west facades. The proposed relocation would alter that rhythm in an area that would be highly visible. A change of this sort would need to go before the full Commission for review.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Heather Kepler, via hand delivery or standard mail. Please include a cover letter stating the reason for the submission or write "Response to Application Review" at the top of all your documents, be sure to also include your application number. The mailing address is as follows:

Heather Kepler
HPC Administrator
25 Neptune Blvd.
Neptune, NJ 07753.



Date: 11/27/2023

Heather Kepler HPC Administrator

IMPORTANT INFORMATION:

This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with the current Ocean Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: