

Application #: HPC 2022/093

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application



- | | | |
|--|---|---|
| <input 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 type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS / BANNERS
<input type="checkbox"/> FOUNDATION

<input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input 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. 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: 45 Broadway

BLOCK: 245 LOT: 13 QUALIFIER: _____

OWNER INFORMATION _____

NAME(S): 45 Broadway OG, LLC

ADDRESS: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

PHONE: (732) 643-5284 EMAIL: jsk@ansellgrimm.com

APPLICANT INFORMATION _____

Check if same as Owner

NAME(S): _____ COMPANY: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one): N/A

Lessee Agent Architect Contractor Attorney Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family Multifamily: 8 Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1900 ARCHITECTURAL STYLE: "Stick Style"

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): 557297509 DATE APPROVED: 4.15.22

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.

The property contains a pre-existing, nonconforming, 8-unit, residential structure. Applicant received zoning approval on April 15, 2022 for interior renovations. Applicant is now seeking a Certificate of Appropriateness for exterior renovations. The fire-damaged roof and porch will be replaced in-kind. The wood fire escape will be replaced with a metal fire escape. One non-historic door is being replaced with a window. Three doors are being removed. One new door is being added and will match the adjacent existing door. Three existing windows will be replaced and enlarged. Wood siding is to remain on the front (south) facade along with all details. The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades. A new wood gate will be added to match the adjacent wall.

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.

Jennifer S. Krimko, Esq., Attorney for Owner

 OWNER NAME – Please PRINT

 OWNER SIGNATURE

 DATE 5.26.22

Jennifer S. Krimko, Esq., Attorney for Applicant

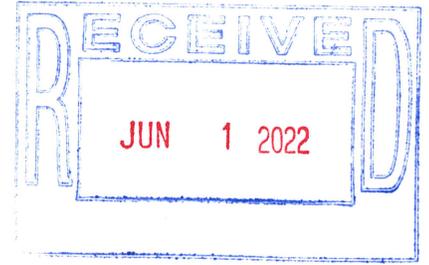
 APPLICANT NAME – Please PRINT

 APPLICANT SIGNATURE

 DATE 5.26.22



Fee Date:
Check #:
Cash: 0



ZONING REVIEW

ID: 557297509

Date: 03/21/2022

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 checked="" type="checkbox"/> Interior Remodel - Comm / Res | <input 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 |
| <input checked="" type="checkbox"/> 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: 45 BROADWAY **Block:** 245 **Lot:** 13 **Zone:** HDR1
2. **Applicant Name:** Ansell Grimm & Aaron (Jennifer Krimko, Esq) **Phone No.** (732)643-5284 **Fax No.**
Applicant's Address: 1500 Lawrence Avenue Ocean, NJ 07712
Email: jsk@ansellgrimm.com
3. **Property Owner Name:** 45 BROADWAY OG, LLC **Phone No.** **Fax No.**
Property Owner's Address: PO BOX 573 ASBURY PARK, NJ 07712
Email:
4. **Present Approved Zoning Use of the Property:** Nonconforming Multi-Family Residence
5. **Proposed Zoning Use of the Property:** Nonconforming Multi-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.**
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: 0

Lot Coverage: 0 (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:

04/15/2022 The property is located within the HD-R-1 Zoning District.

The zoning use of the property is a Nonconforming Multi-Family Residence.

The applicant is proposing interior remodeling to the Nonconforming Multi-Family Residence, maintaining the total number of units (8), and reducing the total number of bedrooms from 12 to 10. Reducing the nonconformity.

The applicant is proposing to relocate the existing Projection (fire escape).

The applicant is proposing repairs due to Natural Calamity. Proposed repairs are to be conducted in accordance with Land Development Ordinance section 422. Zoning Officer obtained a copy of the Monmouth County Fire Marshal's Office Fire Investigation Report.

The applicant is approved zoning for the above indicated only.

HPC and Construction Department approvals are required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement

← 47 Broadway Neptune Township, New Jersey

45 Broadway

45 Broadway, Ocean Gr...

40.21°N, 74.01°W



Google Earth

© 2022 Google

Camera: 6 m



← 47 Broadway Neptune Township, New Jersey

45 Broadway

45 Broadway, Ocean Gr...

40.21°N, 74.01°W



Google Earth

© 2022 Google

Camera: 6 m





ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 RIFLE CAMP ROAD
WOODLAND PARK, NEW JERSEY 07424
973-247-9000
973-247-9199 (FAX)

214 CARNEGIE CENTER
SUITE 112
PRINCETON, NEW JERSEY 08540
609-751-5551

140 GRAND STREET
SUITE 705
WHITE PLAINS, NEW YORK 10601
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

www.ansellgrimm.com

JAMES G. AARON
ALLISON ANSELL ♦ †
BRIAN E. ANSELL ‡
MITCHELL J. ANSELL
JOSHUA S. BAUCHNER ♦
MICHAEL V. BENEDETTO
RICK BRODSKY ♦
DAVID J. BYRNE □
PETER S. FALVO, JR.
PETER B. GRIMM
ROBERT A. HONECKER, JR. □ §
JASON S. KLEIN ♦
JENNIFER S. KRIMKO
DONNA L. MAUL •
LAWRENCE H. SHAPIRO ♦ □
DAVID B. ZOLOTOROFF

EDWARD J. AHEARN
KELSEY M. BARBER
ELYSA D. BERGENFELD
KRISTINE M. BERGMAN □
MARK R. BITTNER
BARRY M. CAPP ♦ Δ
ALFRED M. CASO
KEVIN M. CLARK
ANTHONY J. D'ARTIGLIO ♦
DOUGLAS A. DAVIE ♦
LAYNE A. FELDMAN ♦
CRAIG D. GOTTILLA ♦ □
DAVID E. LANG
NICOLE D. MILLER □
RAHOOL PATEL ♦
FREDERICK C. RAFFETTO ~
SETH M. ROSENSTEIN ♦
PRISCILLA SAINT-LAURENT
MELANIE J. SCROBLE
CAROL J. TRUSS
TARA K. WALSH ♦
ANDREA B. WHITE ♦ ♦
ASHLEY V. WHITNEY ♦

COUNSEL

HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON ♦
JAMES A. SYLVESTER
ROY W. HIBBERD Δ ∇
HON. RAYMOND A. HAYSER, J.T.C. (RET)
GEORGE A. MCGOWAN III

RETIRED

ROBERT I. ANSELL
LISA GOLDWASSER ♦

IN MEMORIAM

LEON ANSCHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)
RICHARD B. ANSELL ‡ (1968-2021)

LICENSED ALSO IN:

Δ D.C. ♦ MASS. ♦ N.Y. * WASH.
□ PENN. FLA. ∇ CALIF. ■ CO OR

† FELLOW, AMERICAN
ACADEMY OF MATRIMONIAL
LAWYERS

‡ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CIVIL TRIAL ATTORNEY

§ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CRIMINAL TRIAL ATTORNEY

• CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

Email: jsk@ansellgrimm.com

Direct Dial: 732-643-5284

May 26, 2022

Via Federal Express & Email tjames@neptunetownship.org

Township of Neptune Engineering Department
Attn: Tracey James, Administrative Assistant
2201 Heck Avenue
Neptune, New Jersey 07753



RE: 45 Broadway OG LLC/Certificate of Appropriateness
PQ: 45 Broadway
Block 245, Lot 13
Our File No. 90396-0

Dear Ms. James:

With regard to the above-referenced matter, enclosed herein please find the following:

1. Original Certificate of Appropriateness Application;
2. A copy of the Zoning Approval dated April 15, 2022;
3. Two (2) sets of Architectural Plans prepared by Feltz Collins Architecture, LLC dated March 2, 2022 consisting of nine (9) sheets, which have been stamped "Approved" by the Zoning Department;
4. Two (2) sets of a photograph of the existing property; and,
5. Our firm check, made payable to "Township of Neptune" in the amount of \$10.00 representing the required application fee.

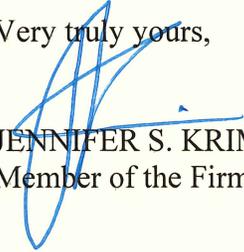
Should you require anything further, please advise.

My best.

May 26, 2022

Page | 2

Very truly yours,



JENNIFER S. KRIMKO
Member of the Firm

JSK:lm
Enclosure

c.c. Peter Siegel (w/copy of Application) Via Email psiegel@reussi.com
David Collins, RA (w/copy of Application) Via Email dcollins@feltzarch.com
George Waterman, Assistant Land Use Admi (w/copy of Application)
Via Email gwaterman@neptunetownship.org
William Doolittle, Construction, Building & Zoning Official (w/copy of Application)
Via Email bdoolittle@neptunetownship.org
Robert Day, Code Enforcement Supervisor (w/copy of Application)
Via Email rday@neptunetownship.org

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Jeffery Rudell, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Tracey James, Administrative Officer/Secretary



Kurt Cavano, Member
Douglas MacMorris, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
James McNamara, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

2201 Heck Avenue (Engineering/Planning Dept) - Neptune NJ 07753
(732) 897-4162 Ext. 200 or tjames@neptunetownship.org

July 27, 2022

Sent Via Email jsk@ansellgrimm.com and USPS

45 Broadway OG, LLC
PO Box 573
Asbury Park, New Jersey 07712

**RE: NOTICE OF HEARING LETTER
HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC2022-093
BLOCK 245/ LOT 13 - ALSO KNOWN AS 45 BROADWAY**

Dear Applicant:

Please be advised the above mentioned application has been reviewed by the Application Review Team (Review Team) and they have 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, August 9, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: August Regular HPC Monthly Meeting
Time: Aug 9, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84769008634?pwd=cXZxM3REN0JlBkg2VFZqeVBoWkh4UT09>

Meeting ID: 847 6900 8634

Passcode: 919734

One tap mobile

+16465588656,,84769008634# US (New York)

+16469313860,,84769008634# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 847 6900 8634

Find your local number: <https://us02web.zoom.us/j/k13d2PqoJ>

DESCRIPTION OF WORK:

The property contains a pre-existing, nonconforming, 8-unit, residential structure. Applicant received zoning approval on April 15, 2022 for interior renovations. Applicant is now seeking a Certificate of Appropriateness for exterior renovations. The fire-damaged roof and porch will be replaced in-kind. The wood fire escape will be replaced with a metal fire escape. One non-historic door is being replaced with a window. Three doors are being removed. One new door is being added and will match the adjacent existing door. Three existing windows will be replaced and enlarged. Wood siding is to remain on the front (south) facade along with all details. The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades. A new wood gate will be added to match the adjacent wall.

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 and/or provide any additional information requested.

- The fire-damaged roof and porch will be replaced in kind is CONFORMING.
- The wood fire escape will be replaced with a metal fire escape is (Metal as a material in place of wood is CONFORMING
- Wood siding is to remain on the front (south) façade along with all details is CONFORMING
- Trim proposed as Benjamin Moore HC145 Van Courtland Blue is CONFORMING.

DISCUSSION ITEMS:

- Location of new fire escape to be discussed at a meeting due to the proposed location being different from the original.
- Three (3) doors are being removed is NON-CONFORMING. Removal of fenestrations is NON-CONFORMING. (Contingent on approval of proposed new location of fire escape.)
- One (1) new door is being added and will match the adjacent existing door is NON-CONFORMING.
- Three (3) existing windows will be replaced and enlarged is NON-CONFORMING.
- The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades is NON-CONFORMING. (Conditional upon site condition inspection when existing aluminum siding is removed.)
- A new wood gate will be added to match the existing wall is TO BE DISCUSSED.
- Existing sliders and windows to be replaced due to fire damage is NON-CONFORMING. Sliders are not permitted.
- {Drawings are missing dimensions for railing heights. Removal of existing railings will require compliance with existing construction code - 1st floor railing heights will need to be 36' and 2nd floor 3rd floors are required to be 48"}
- Missing materials and dimensions and catalog cuts for columns, rails and balusters (4" on center) Roofing materials, roof tile color, building color of SW 7006 is NON-CONFORMING

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 the HPC at (732) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Respectfully,



Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune



Property Location: **45 BROADWAY**
Application No: **HPC2022-093**
Application Date: **06/01/2022**

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

- | | | |
|--|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input 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 checked="" 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 | | |

PROPERTY IDENTIFICATION

Property Address: 45 BROADWAY
Block: 245

Lot: 13

Qualifier:

OWNER INFORMATION

Name(s): 45 BROADWAY OG, LLC
Address PO BOX 573 ASBURY PARK, NJ 07712
Phone: (732)643-5284 Email: jsk@ansellgrimm.com

APPLICANT INFORMATION

Check if same as Owner
Names(s): 45 BROADWAY OG, LLC Company:
Address: PO BOX 573 ASBURY PARK, NJ 07712
Phone: (732)643-5284 Email: jsk@ansellgrimm.com

PROPERTY INFORMATION

Property Type?(check one)
 Single Family Multifamily: 8 Units Commercial Condo Mixed Use

Architectural Period / Year Built: 1900 Architectural Style: Stick
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) 557297509 DATE APPROVED: 04/15/2022

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**PLEASE CONTACT THE HPC ADMINISTRATOR TO SCHEDULE A FULL COMMISSION MEETING.**

#1 -The fire-damaged roof and porch will be replaced in kind is -PLEASE INDICATE DIMENSIONS AND MATERIALS OF IN KIND. **PENDING**

#2 - The wood fire escape will be replaced with a metal fire escape is (Metal as a material in place of wood is **CONFORMING**) Location of new fire escape to be discussed at a meeting due to the proposed location being different from the original.

#3- One non-historic door is being replaced with a window is **CONFORMING. Please specify location – assumed location is south elevation to the west. Please confirm.**

#4 – Three (3) doors are being removed is **NON-CONFORMING. Removal of fenestrations is NON-CONFORMING.**

#5 – One (1) new door is being added and will match the adjacent existing door is **NON-CONFORMING. Please provide catalog cuts for all proposed new door – PENDING.**

#6 – Three (3) existing windows will be replaced and enlarged is **NON-CONFORMING. TO BE DISCUSSED AT FULL COMMISSION MEETING.**

#7 – Wood siding is to remain on the front (south) façade along with all details is **CONFORMING**

#8 – The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades is **NON-CONFORMING.**

#9 – A new wood gate will be added to match the existing wall is **TO BE DISCUSSED.**

#10.- Existing sliders and windows to be replaced due to fire damage is **NON-CONFORMING. Sliders are not permitted. Please provide a catalog cut of the proposed windows.**

#11 – Drawings are missing dimensions for railing heights. Missing materials and dimensions and catalog cuts for columns, rails and balusters (4” on center) Roofing materials, roof tile color, building color of SW 7006 is **NON-CONFORMING – (White is not an appropriate color for the body of the house). Trim proposed as Benjamin Moore HC145 Van Courtland Blue is CONFORMING. Please provide catalog cuts for all proposed windows. Please update narrative to include all missing items.**

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, 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:

Tracey James, HPC Administrative Officer
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

Date:

6-8-22

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:



Property Location: **45 BROADWAY**
Application No: **HPC2022-093**
Application Date: **06/01/2022**

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

- | | | |
|--|--|---|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input 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 checked="" 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 | | |

PROPERTY IDENTIFICATION

Property Address: 45 BROADWAY

Block: 245

Lot: 13

Qualifier:

OWNER INFORMATION

Name(s): 45 BROADWAY OG, LLC

Address PO BOX 573 ASBURY PARK, NJ 07712

Phone: (732)643-5284

Email: jsk@ansellgrimm.com

APPLICANT INFORMATION

Check if same as Owner

Names(s): 45 BROADWAY OG, LLC

Company:

Address: PO BOX 573 ASBURY PARK, NJ 07712

Phone: (732)643-5284

Email: jsk@ansellgrimm.com

PROPERTY INFORMATION

Property Type?(check one)

- Single Family
 Multifamily:
 8 Units
 Commercial
 Condo
 Mixed Use

Architectural Period / Year Built: 1900

Architectural Style: Stick

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) 557297509

DATE APPROVED: 04/15/2022

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

#1 -The fire-damaged roof and porch will be replaced in kind is -PLEASE INDICATE DIMENSIONS AND MATERIALS OF IN KIND. Wood framing will be replaced with wood framing

#2 - The wood fire escape will be replaced with a metal fire escape is (Metal as a material in place of wood is CONFORMING) Location of new fire escape to be discussed at a meeting due to the proposed location being different from the original. MEETING DISCUSSION

#3- One non-historic door is being replaced with a window is CONFORMING. Please specify location – assumed location is south elevation to the west. Please confirm. CONFIRMATION it is the south elevation to the west was provided.

#4 – Three (3) doors are being removed is NON-CONFORMING. Removal of fenestrations is NON-CONFORMING. – Contingent on approval of proposed new location of fire escape. (To be discussed at meeting.)

#5 – One (1) new door is being added and will match the adjacent existing door is NON-CONFORMING. (Please provide catalog cuts for all proposed new door) – Catalog cuts have been provided.

#6 – Three (3) existing windows will be replaced and enlarged is NON-CONFORMING. TO BE DISCUSSED AT FULL COMMISSION MEETING.

#7 – Wood siding is to remain on the front (south) façade along with all details is CONFORMING

#8 – The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades is NON-CONFORMING. Conditional upon site condition inspection when existing aluminum siding is removed.

#9 – A new wood gate will be added to match the existing wall is TO BE DISCUSSED.

#10 - Existing sliders and windows to be replaced due to fire damage is NON-CONFORMING. Sliders are not permitted. Please provide a catalog cut of the proposed windows.

Window specifications were provided and doors will be new French doors.

#11 – Drawings are missing dimensions for railing heights. Removal of existing railings will require compliance with existing construction code – (1st floor railing heights will need to be 36' and 2nd floor 3rd floors ae required to be 48".)

Missing materials and dimensions and catalog cuts for columns, rails and balusters (4" on center) Roofing materials, roof tile color, building color of SW 7006 is NON-CONFORMING – (White is not an appropriate color for the body of the house).

Trim proposed as Benjamin Moore HC145 Van Courtland Blue is CONFORMING.

Please provide catalog cuts for all proposed windows. Window catalog cuts have been provided.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Administrative Officer, Tracey James, 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:

Tracey James, HPC Administrative Officer
Engineering/Planning Offices
2201 Heck Avenue

Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

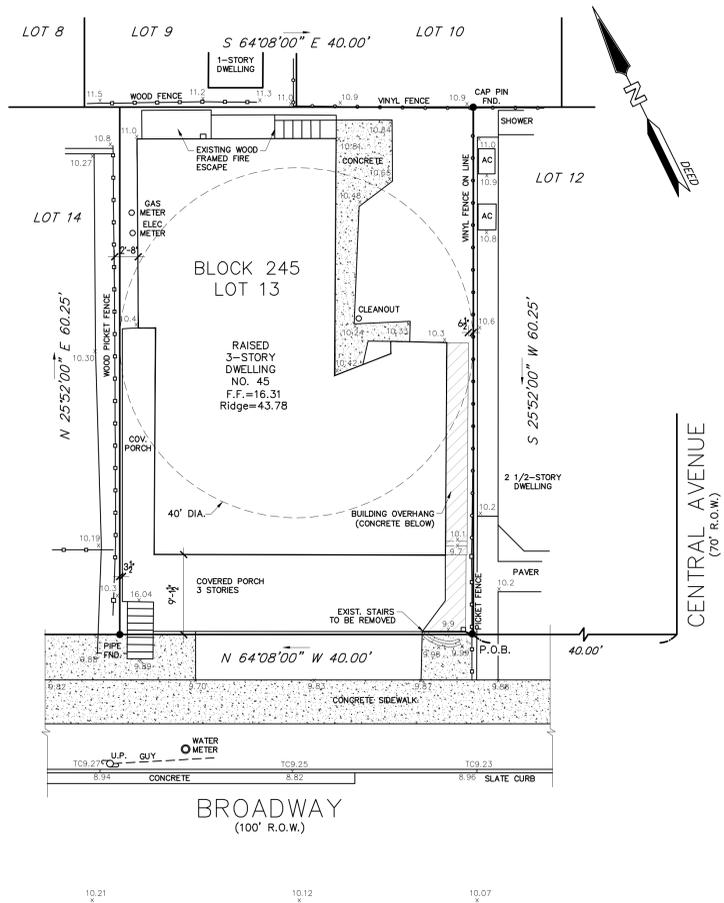
Date: 7.27.22

IMPORTANT INFORMATION:

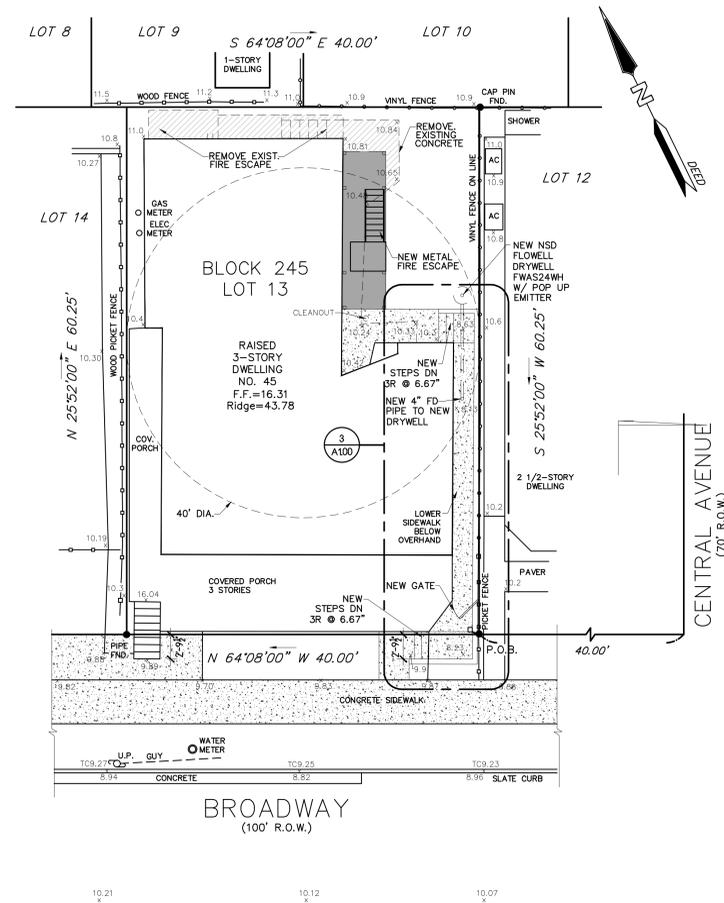
This application will remain incomplete until all requested information has been submitted. Once this office receives the required information, the Applicant Review Team will review your application again. If it is determined that some or all of the proposed work does not demonstrate compliance with 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.

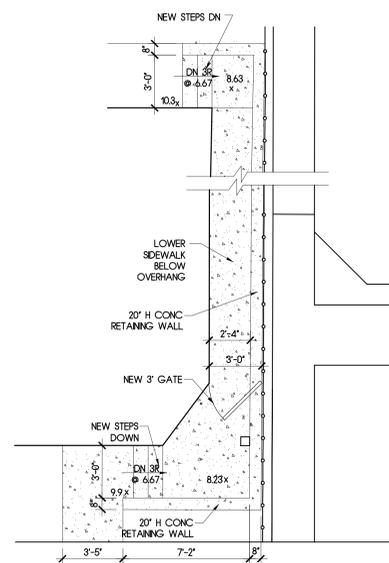
CC:



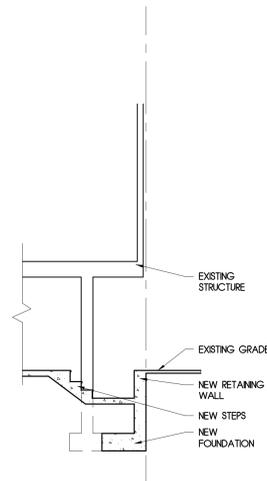
1 EXISTING SURVEY
SCALE 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



3 ENLARGED PROPOSED WALKWAY
SCALE 1/4" = 1'-0"



4 SECTION @ LOWERED WALKWAY
SCALE 1/4" = 1'-0"

ZONING INFORMATION

ZONE:	REQUIRED	EXISTING	PROPOSED	CONFORMING
LOT AREA:	1800 SF	2,410 SF	2,410 SF	YES
LOT WIDTH:	30'	40'	40'	YES
LOT DEPTH:	60'	60.25'	60.25'	YES
LOT FRONTAGE:	30'	40'	40'	YES
FRONT SETBACK:	10'	9.17'	9.17'	ENC
FRONT PORCH SETBACK:	4'	0'	0'	ENC
SIDE SETBACK:	2' (4' COMBINED)	0.25' & 0.5'	0.25' & 0.5'	ENC
REAR SETBACK:	31'	0.67'	3.6'	YES
BUILDING COVERAGE:	85% (2,044 SF MAX)	76.8% (1,851 SF)	77.9% (1,877 SF)	YES
LOT COVER:	90% (2,165 SF MAX)	83.2% (2,004 SF)	82.4% (1,987 SF)	YES
HEIGHT:	35' 2.5 STORIES	33.67' (3 STORIES)	33.67' (3 STORIES)	YES
IMPROVABLE AREA:	1,000 SF	1,257 SF	1,257 SF	YES
DIAMETER OF CIRCLE:	21' DIA.	40' DIA.	40' DIA.	YES
DWELLING UNITS:	MAX 133 DWELLING UNITS	8 DWELLING UNITS	8 DWELLING UNITS	ENC

	EXISTING	PROPOSED
NUMBER OF UNITS	8	8
NUMBER OF TOTAL BEDROOMS	12	10



1 (BROADWAY) EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 (BROADWAY) PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES EXTERIOR
 1. WOOD SIDING ON SOUTH ELEVATION TO REMAIN, REPAIR WOOD AS NECESSARY AND PAINT WITH SIERRIN WILLIAMS COLONIAL WHITE SW7006, EXCEPT LOWER LEVEL VERTICAL WOOD SIDING PAINT WITH BENJAMIN MOORE VAN COURTLAND BLUE HC-145.
 2. EXISTING ALUMINUM SIDING ON NORTH, EAST, AND WEST SIDES TO BE REPLACED WITH CERTAINTED LAP SIDING COLOR COLONIAL WHITE TO MATCH EXPOSURE OF SOUTH SIDE WOOD SIDING. DO NOT REMOVE ANY HISTORIC SIDING BELOW EXISTING ALUMINUM SIDING.
 3. EXISTING VINYL WINDOWS TO BE REPLACED WITH WHITE VINYL CLAD WOOD WINDOWS OF SAME SIZE AND CONFIGURATION. EXISTING WOOD WINDOWS TO REMAIN, REFURBISH AS NECESSARY AND PAINT SW7006.

LOT
13
BLOCK
245
SCALE
AS NOTED
DATE
24 JUNE 2022
JOB #
JCF-226-21
REVISIONS
-



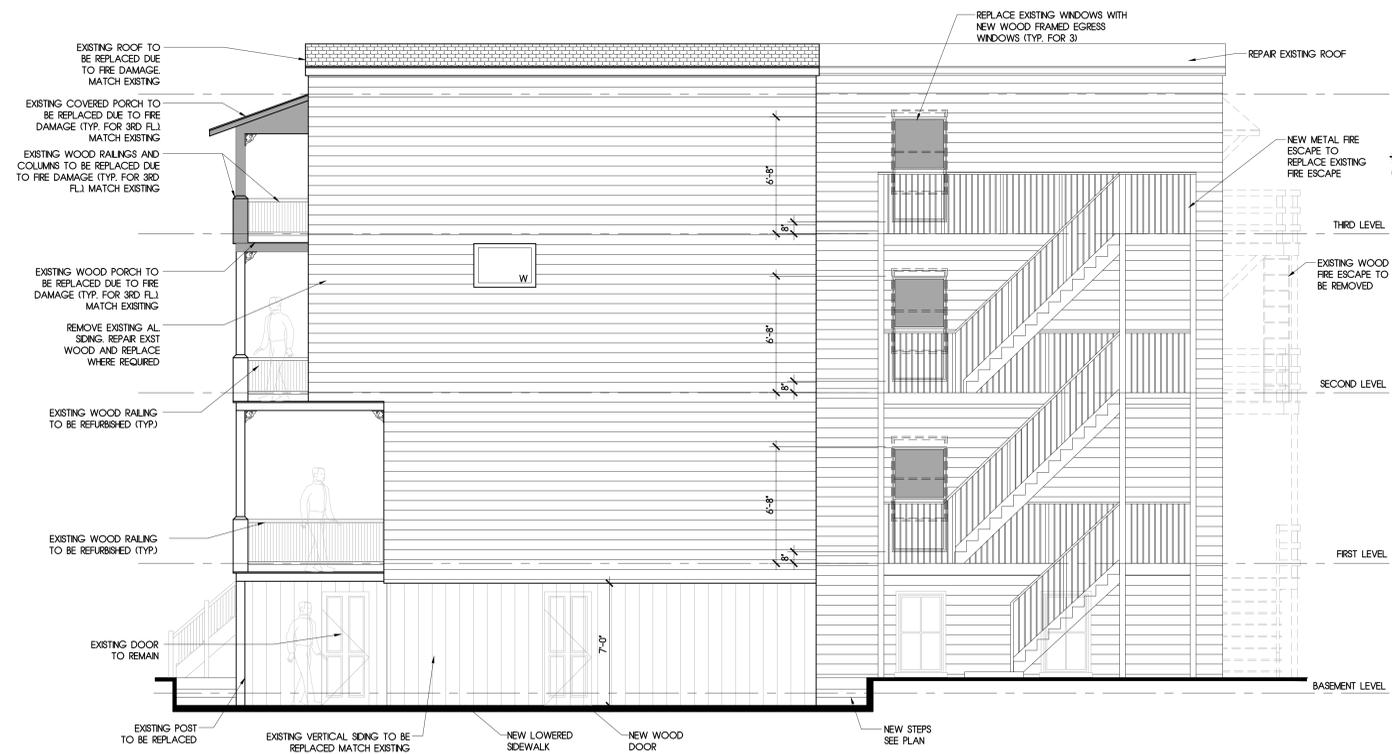
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



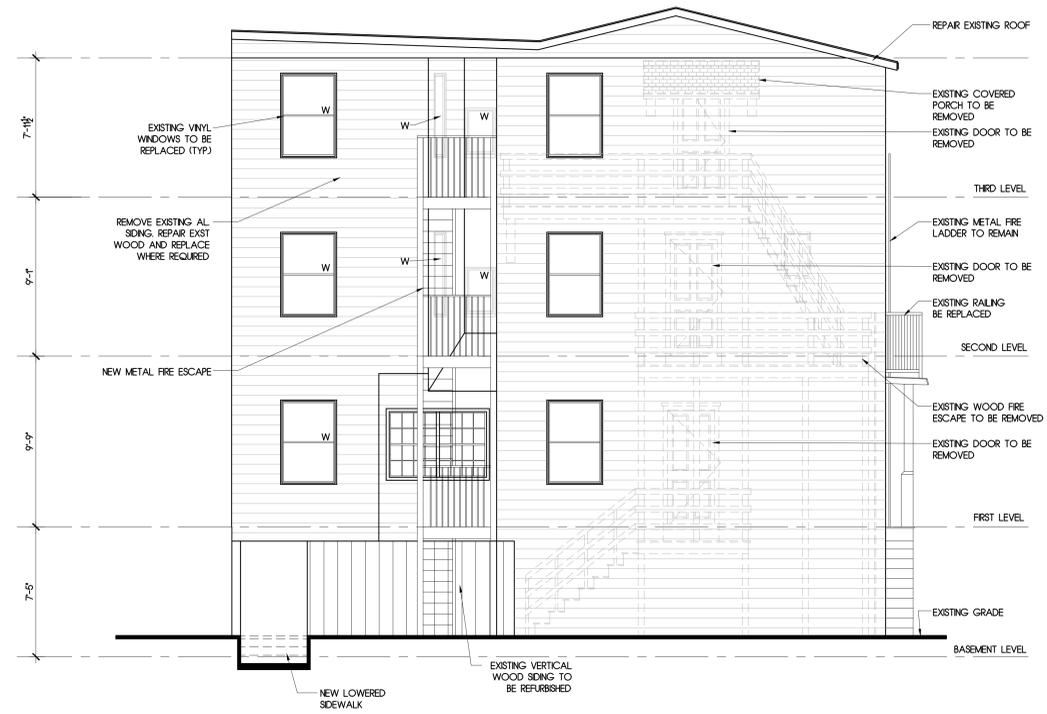
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

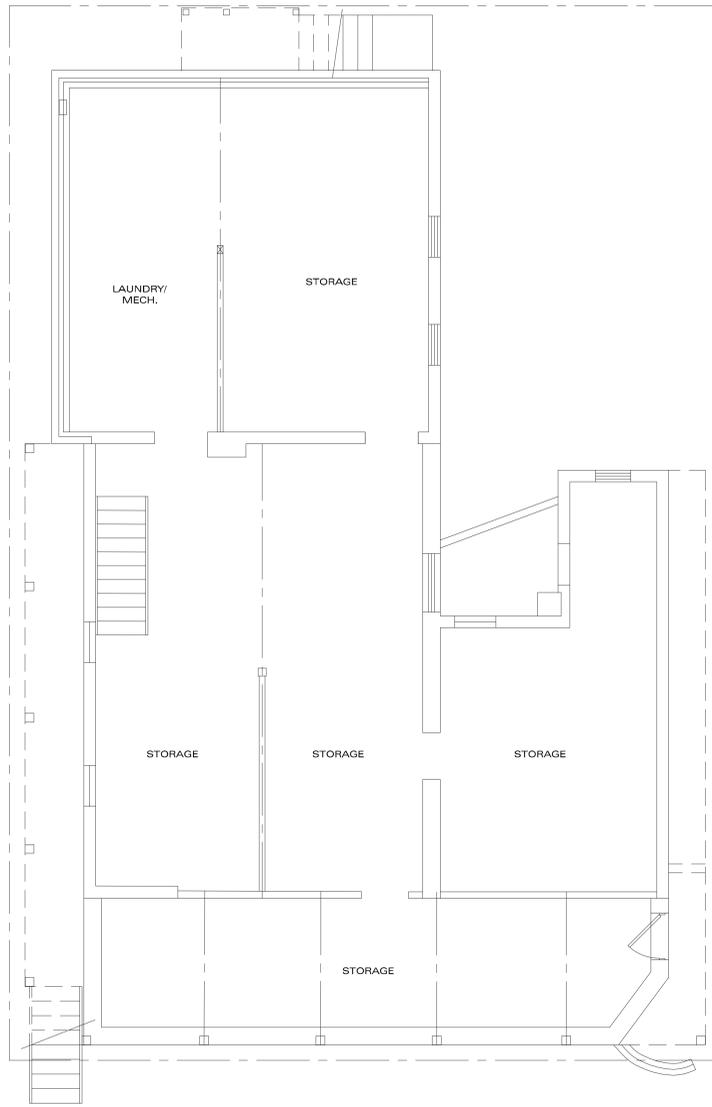


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

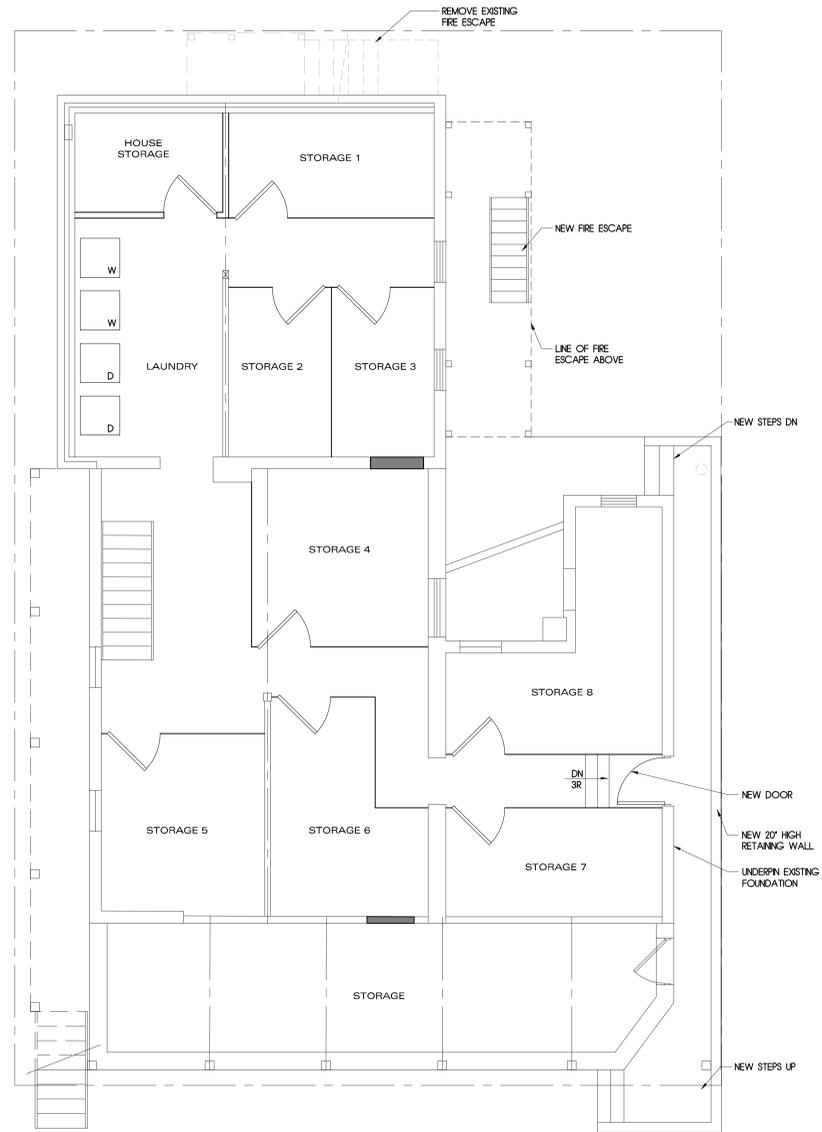
LOT
13
BLOCK
245
SCALE
AS NOTED
DATE
24 JUNE 2022
JOB #
JCF-226-21

REVISIONS

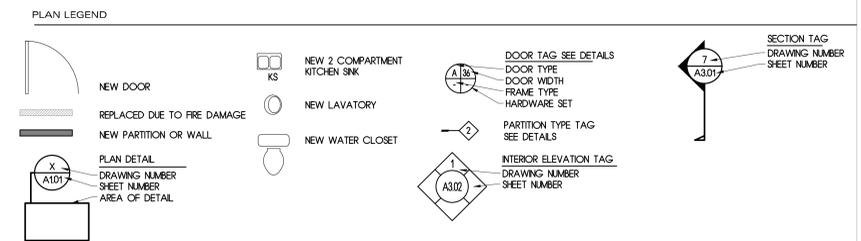
DRAWING
ELEVATION



1 EXISTING BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED ALTERATION TO 45 BROADWAY OG LLC
45 BROADWAY, OCEAN GROVE, NEW JERSEY 07756

LOT 13
BLOCK 245
SCALE AS NOTED
DATE 24 JUNE 2022
JOB # JCF-226-21

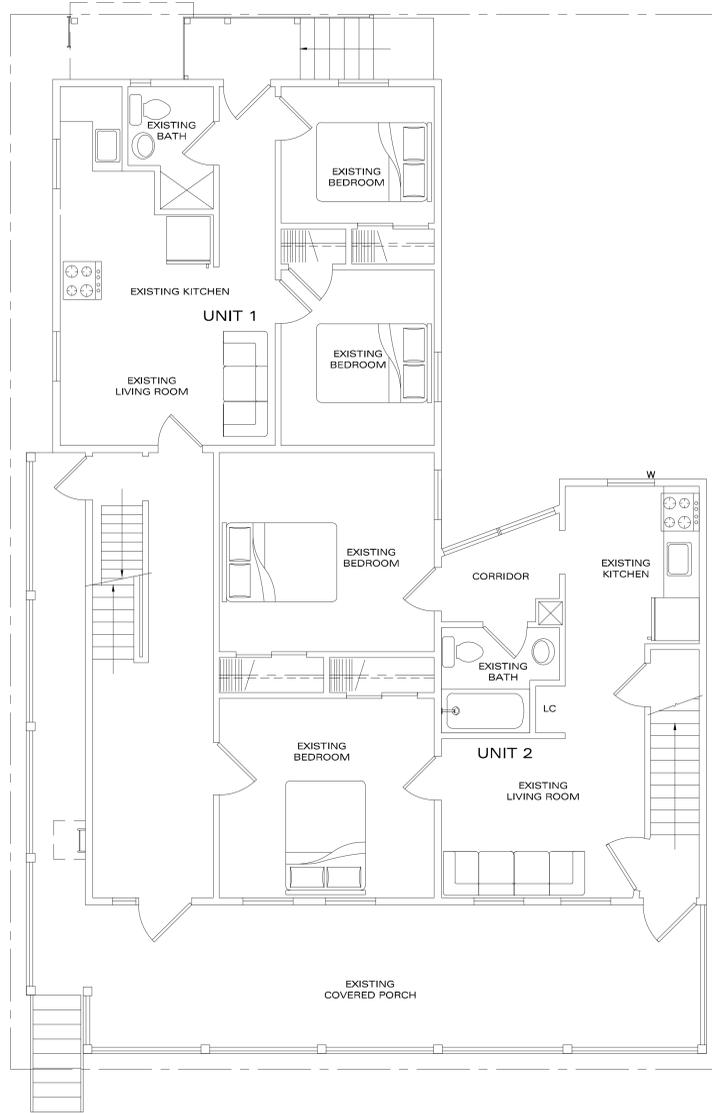
REVISIONS

DRAWING FLOOR PLANS

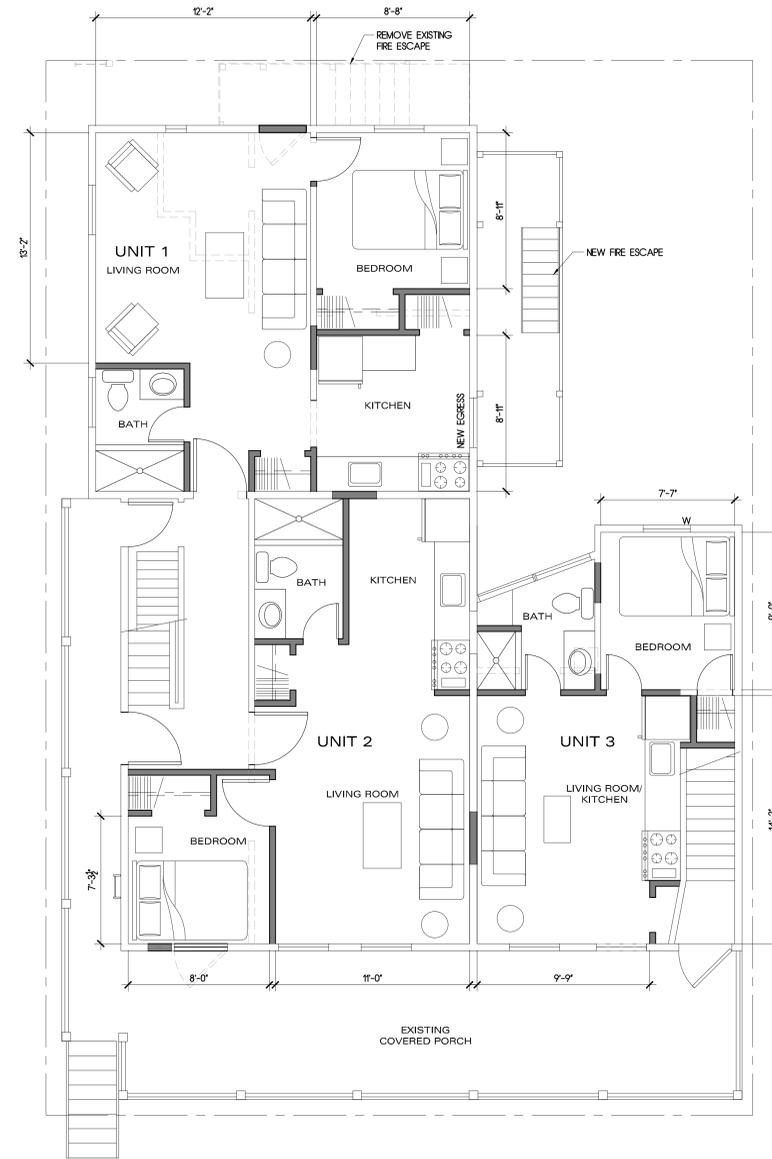
HPC APPROVAL

A2.01

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034488-1 | JOSEPH FELTZ, RA - NJ - 21A101775600, NY - 013152-1, PA - RA403475

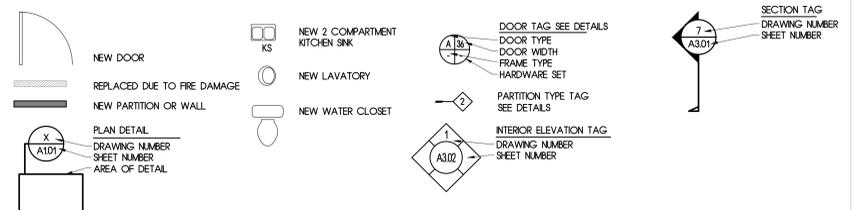


1 2 UNITS/ 4 BEDROOMS
EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



2 3 UNITS/ 3 BEDROOMS
PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

PLAN LEGEND



PROPOSED ALTERATION TO 45 BROADWAY OG LLC
45 BROADWAY, OCEAN GROVE, NEW JERSEY 07756

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034488-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

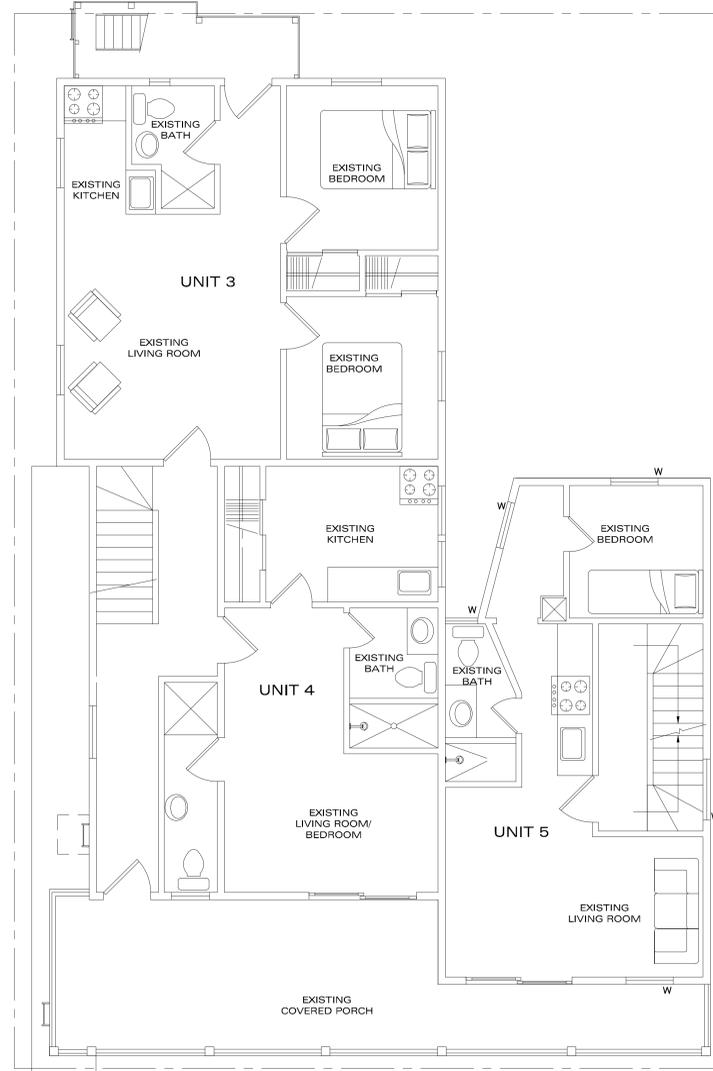
LOT 13
BLOCK 245
SCALE AS NOTED
DATE 24 JUNE 2022
JOB # JCF-226-21

REVISIONS

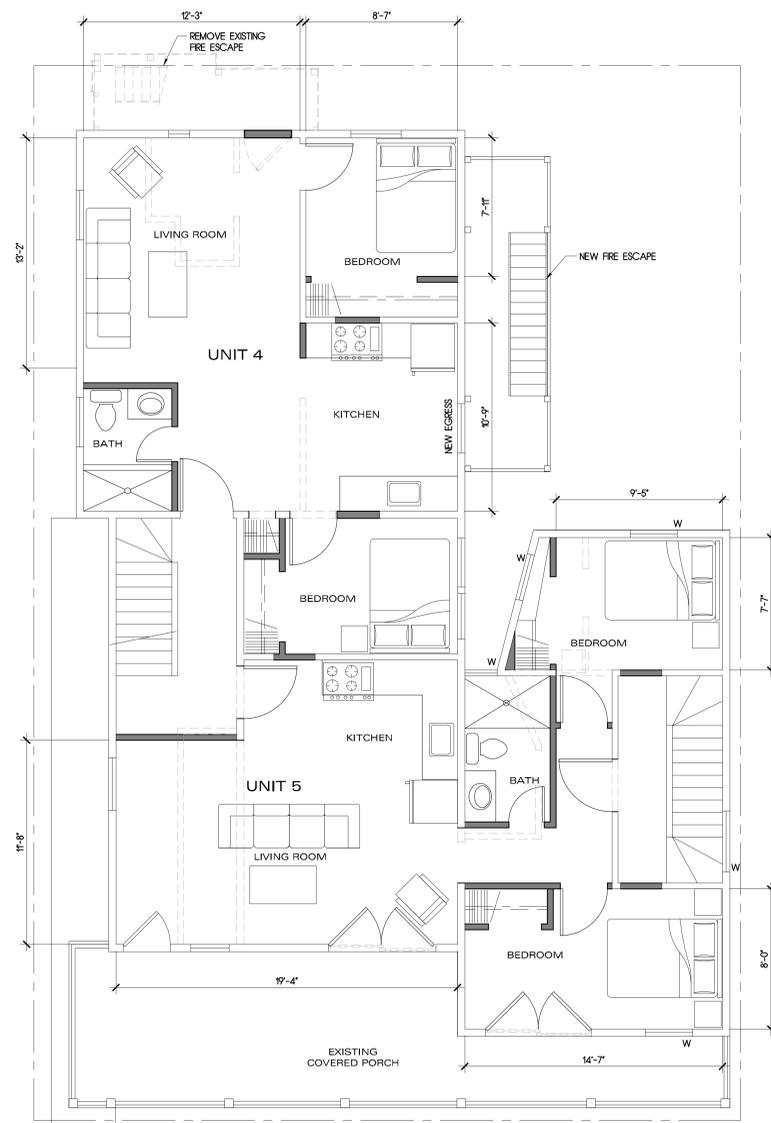
DRAWING FLOOR PLANS

HPC APPROVAL

A2.02

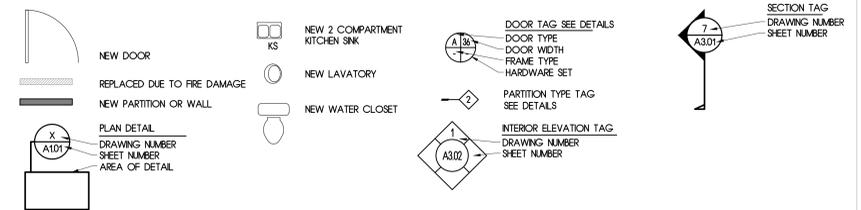


1 3 UNITS/ 4 BEDROOMS
EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



2 2 UNITS/ 4 BEDROOMS
PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

PLAN LEGEND



PROPOSED ALTERATION TO 45 BROADWAY OG LLC
45 BROADWAY, OCEAN GROVE, NEW JERSEY 07756

LOT
13
BLOCK
245
SCALE
AS NOTED
DATE
24 JUNE 2022
JOB #
JCF-226-21

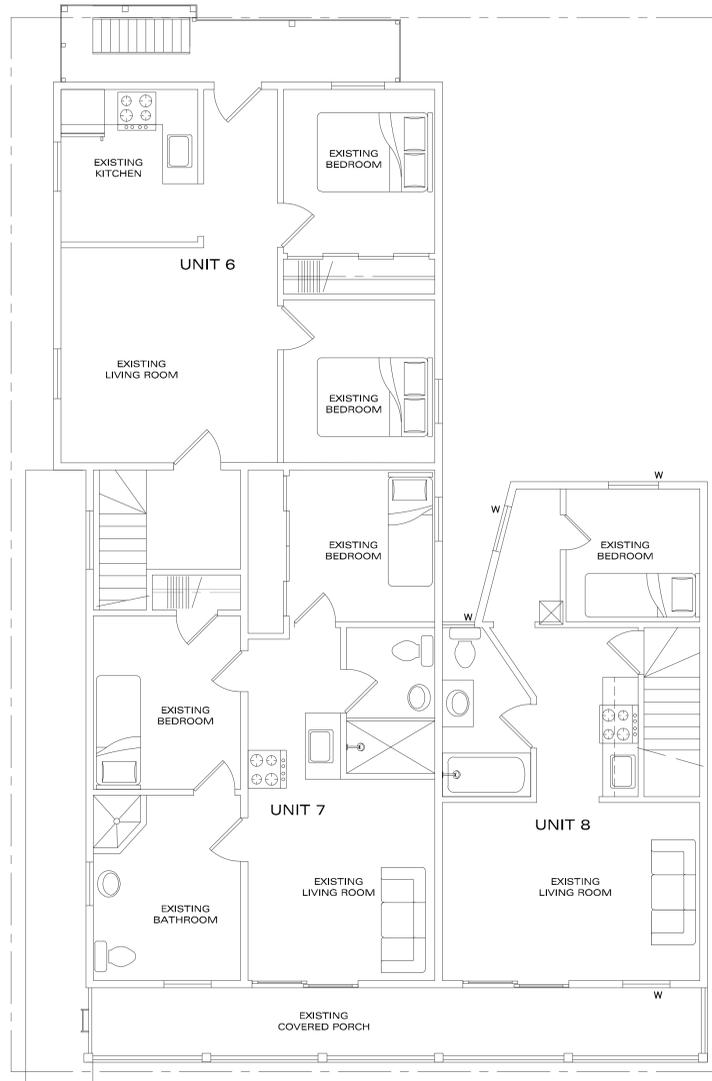
REVISIONS

DRAWING
FLOOR PLANS

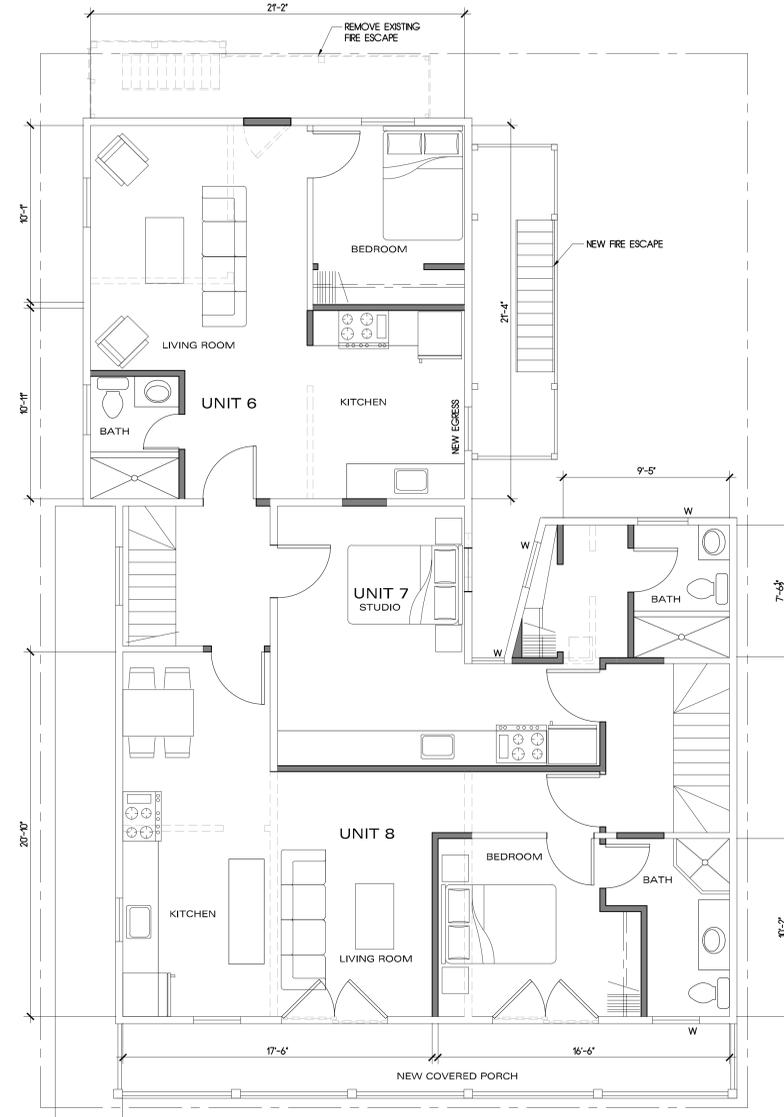
HPC APPROVAL

A2.03

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 21A100631700, NJ - NJ - 034488-1 | JOSEPH FELTZ, RA - NJ - 013152-1, PA - RA403475

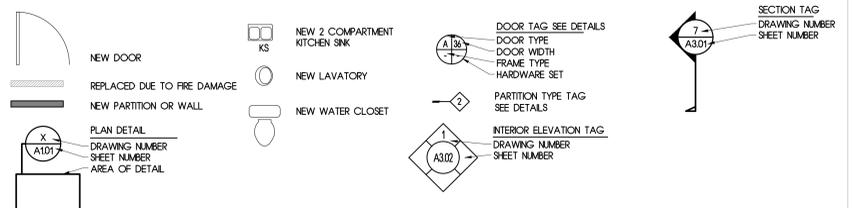


1 3 UNITS/ 5 BEDROOMS
EXISTING THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



2 3 UNITS/ 3 BEDROOMS
PROPOSED THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

PLAN LEGEND





4 5 B R O A D W A Y
O C E A N G R O V E

RESPONSE TO APPLICATION REVIEW

6-24-22

FELTZ COLLINS ARCHITECTURE LLC

213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-5277 F

FELTZ COLLINS ARCHITECTURE, LLC

24 June 2022

Ms. Tracey James
HPC Administrative Officer
Engineering / Planning Office
2201 Heck Avenue
Neptune, NJ 07753

Proposed Renovation
45 Broadway
HPC2022-093

Ms. James,

#1 - The fire-damaged roof and porch will be replaced in kind is -PLEASE INDICATE DIMENSIONS AND MATERIALS OF IN KIND. PENDING

The existing porch roof is wood framed and will be replaced with wood framing. The existing porch roofing appears to be asphalt shingle and will be replaced with asphalt shingle. The main roof appears to be a rolled roof and will be replaced with a rolled roof.

#2 - The wood fire escape will be replaced with a metal fire escape is (Metal as a material in place of wood is CONFORMING) Location of new fire escape to be discussed at a meeting due to the proposed location being different from the original.

No response required. We will provide testimony.

#3 - One non-historic door is being replaced with a window is CONFORMING. Please specify location - assumed location is south elevation to the west. Please confirm.

The location is on the south elevation to the west.

#4 - Three (3) doors are being removed is NON-CONFORMING. Removal of fenestrations is NON-CONFORMING.

We will provide testimony. These doors are being eliminated because the fire escape is being relocated.

#5 - One (1) new door is being added and will match the adjacent existing door is NONCONFORMING. Please provide catalog cuts for all proposed new door - PENDING.

See attached proposed entry door.

#6 - Three (3) existing windows will be replaced and enlarged is NON-CONFORMING. TO BE DISCUSSED AT FULL COMMISSION MEETING.

We will provide testimony.

#7 - Wood siding is to remain on the front (south) facade along with all details is CONFORMING

No response required.

FELTZ COLLINS ARCHITECTURE, LLC

#8 - The existing aluminum siding will be replaced with new vinyl siding on the east, west and north facades is NON-CONFORMING.

We will remove the existing aluminum siding. We will restore the existing wood siding where possible, repair where possible and replace in kind only where required.

#9 - A new wood gate will be added to match the existing wall is TO BE DISCUSSED.

No response required.

#10.- Existing sliders and windows to be replaced due to fire damage is NONCONFORMING. Sliders are not permitted. Please provide a catalog cut of the proposed windows.

Existing sliders will be replaced with new French Doors. See enclosed information on windows and doors.

#11 - Drawings are missing dimensions for railing heights. Missing materials and dimensions and catalog cuts for columns, rails and balusters (4" on center) Roofing materials, roof tile color, building color of SW 7006 is NON-CONFORMING - (White is not an appropriate color for the body of the house). Trim proposed as Benjamin Moore HC145 Van Courtland Blue is CONFORMING.

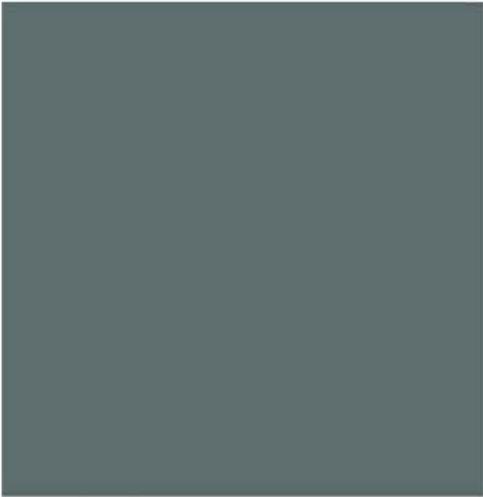
Columns and railings are existing to remain. See attached sheet for new color scheme. Existing railings are 30" tall.

Please provide catalog cuts for all proposed windows. Please update narrative to include all missing items.

See enclosed.

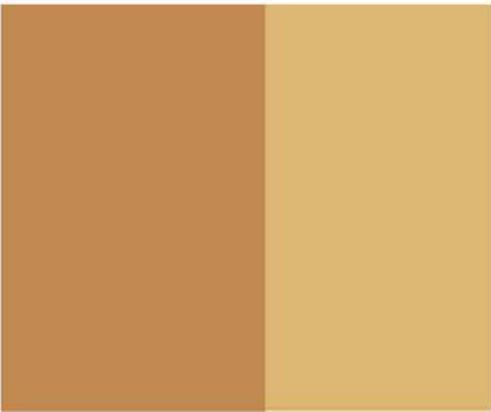
Thank you,

David Collins, RA



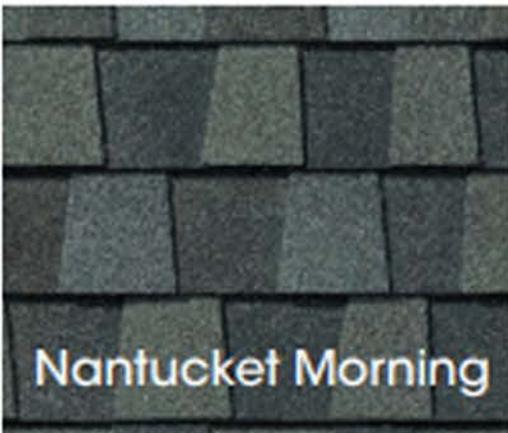
Benjamin Moore
Knoxville Gray
HC-160

HC-160 BODY OF BUILDING



Sherwin Williams Rookwood Amber SW 2817 Benjamin Moore Dorset Gold HC-8

2817 COLUMN & FLOORS
HC-8 RAILINGS



TIMBERLINE HDZ
EXPOSED ROOFS

45 BROADWAY COLOR BOARD

CCM600

Classic Craft® Founders Collection™ Mahogany Grain



Door Style



**Classic Craft®
Founders Collection™ in Mahogany
Grain**

CCM600

Finish Option



Glass Style



Clear 1 Lite No Grid

Frame Profile



45 BROADWAY ENTRY DOOR

6-24-22

SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 DIA
Extension	6.25"
Weight	1.75 LBS
Height from center of Wall opening (Spec Sheet)	2.25"
Height	10.25"
Width	5.50"
Light Source	
Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	105"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	1.75 LBS



FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Beveled
Primary Material	Cast Aluminum
Product/Ordering Information	
SKU	9774BK
Finish	Black
Style	Traditional
UPC	783927010429

Finish Options	
	Black
	Black
	White

ALSO IN THIS FAMILY



45 BROADWAY - TYPICAL EXTERIOR FIXTURE

KOLBE
WINDOWS & DOORS

Heritage Series



We're for the visionaries.®

**We're for people
who take building
to new levels.**



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 70 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.



We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



**Let us bring
your vision
to life.**



Table of Contents

The Heritage Series	5-7	Specialty Windows	110-123
Casements	8-51	Patio & Entrance Doors	124-179
Awnings	52-67	Options & Accessories	180-191
Double Hungs	68-101	Technical Data	192-201
Folding Windows	102-109	ENERGY STAR®	202-203



Photo courtesy of Kenneth M. Wyner Photography, Inc.



Photo courtesy of Kenneth M Wyner Photography, Inc.



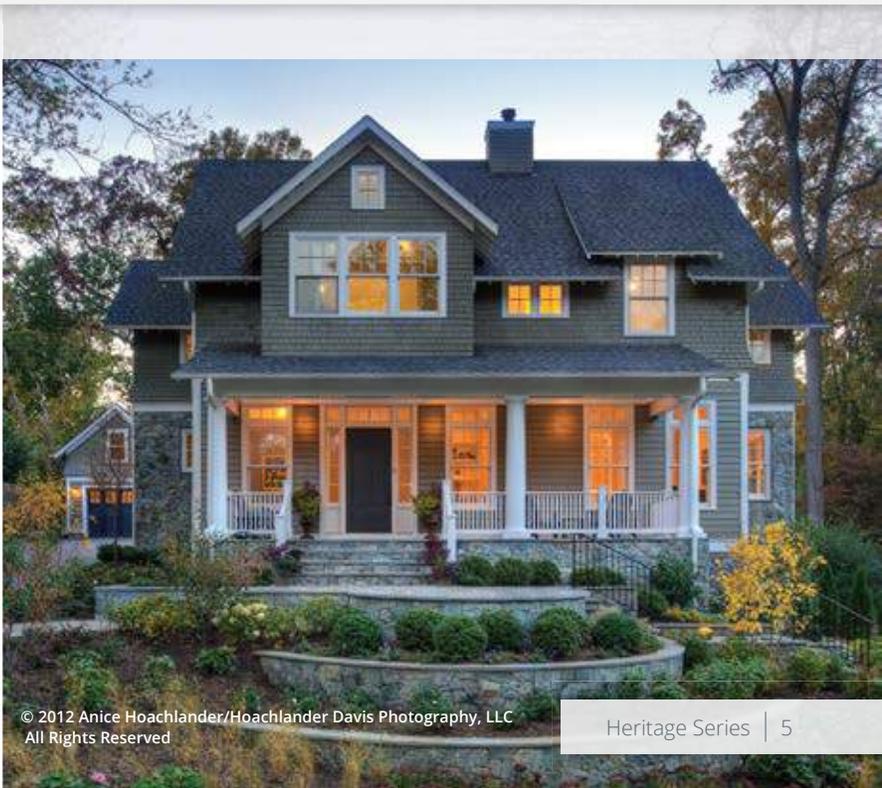
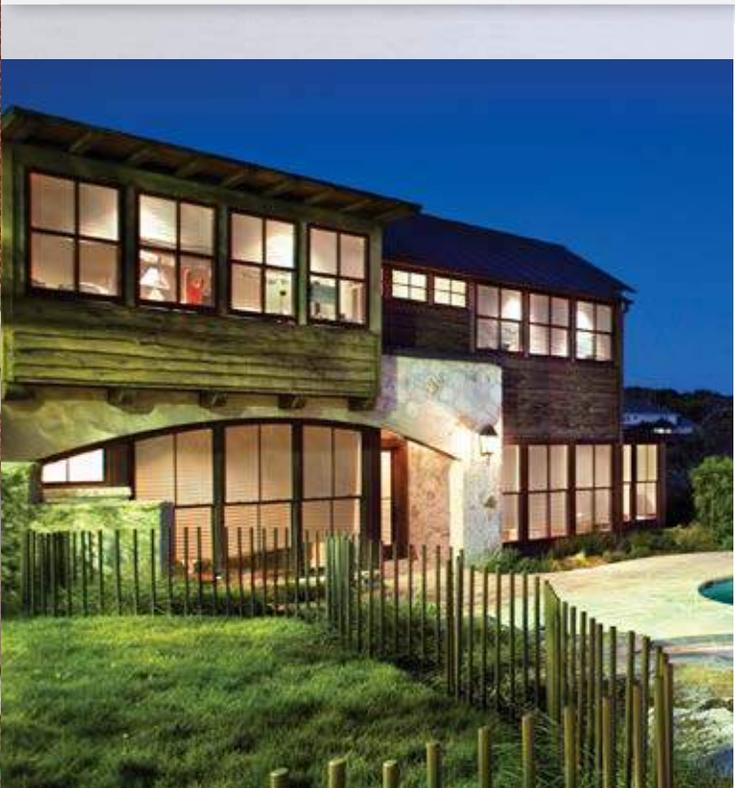


The Heritage Series

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

The Heritage Series provides:

- Endless capabilities to replicate intricate architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- K-Kron II exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices



Residential Construction

Years of innovation at Kolbe have led to products with great design flexibility for residential construction. Whether it's renovation or new construction, we offer products that add your signature style into your home. Your design reflects not only an architectural style, but also your individualism – from colonial to contemporary, Kolbe has the products to help you express yourself.



© Kenneth M. Wyner Photography, Inc.

Commercial Capabilities

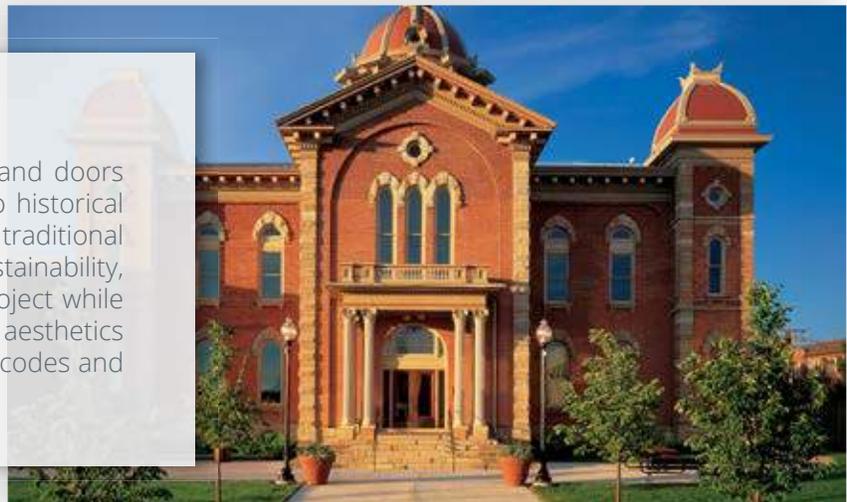
Each of our windows and doors are built-to-order. Uniquely crafted to each project's specifications, Kolbe provides endless options and design solutions in configurations suitable for commercial projects. Our technical specialists can help provide support on various aspects of your commercial project.



© Kenneth M. Wyner Photography, Inc.

Historical Renovation

Our reputation for producing custom-crafted windows and doors with attention to intricate details lends itself perfectly to historical renovation projects. Our products are designed to marry traditional design aesthetics with advanced technology and sustainability, and we offer many options to restore beauty to your project while maintaining historic character. In addition to providing aesthetics and efficiency, Kolbe can work with you to meet building codes and historical district requirements.



Energy Efficiency

Kolbe windows and doors are available with a wide variety of glass options to meet your energy needs in any climate. In fact, many Kolbe products meet or exceed ENERGY STAR® guidelines in most climate zones while reducing energy costs for home and business owners.



Sustainable Design

Due to our commitment to maintaining ecological sustainability, Kolbe sources most of the components used in our window and door products from within 500 miles of our factory. The wood species we use are renewable resources sourced from managed forests, while our standard glass contains 25-30% recycled content. In addition, we can provide Forest Stewardship Council® (FSC®)-certified wood species for many of our window and door products (FSC license code FSC-C019541).



Impact Certification

Impact modifications are available on a number of Kolbe windows and doors. Our products are specially designed with the strength and durability to withstand hurricane force winds and flying debris, and are independently tested to meet or exceed strict building codes in coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.



© Steve Passmore, Provo Pictures

Design Options

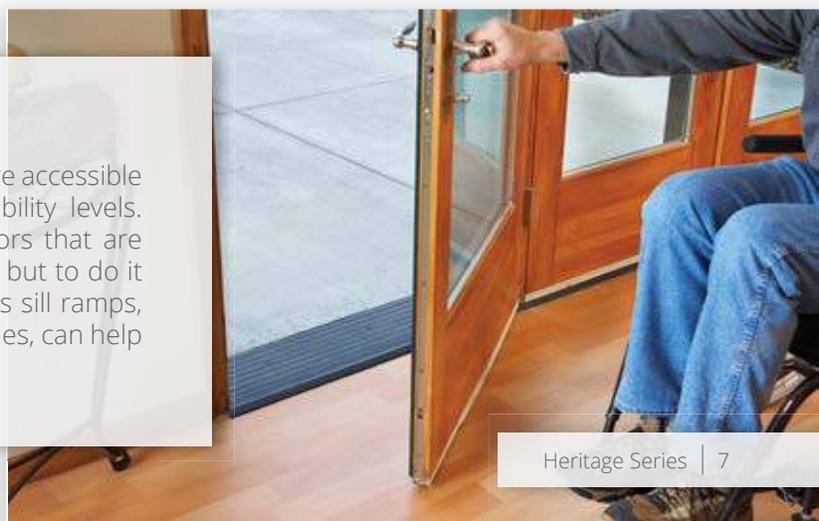
For over 70 years, Kolbe products have been all about customization. We offer many options for our windows and doors, including wood species, custom divided lite patterns, unique shapes, and many interior and exterior finishes to complement the design aesthetic of any project. We're known worldwide for our custom solutions and have worked closely with architects to build distinctive windows and doors that help bring your most innovative ideas to life.



© Kenneth M. Wyner Photography, Inc.

Universal Design

Universal design is the concept of creating spaces that are accessible and comfortable for individuals of diverse physical ability levels. Kolbe offers options for a variety of windows and doors that are not only designed to make independent living possible, but to do it with quality, style and flexibility. Kolbe's options, such as sill ramps, motorized operators, larger cranks and lever door handles, can help make independent living easier.





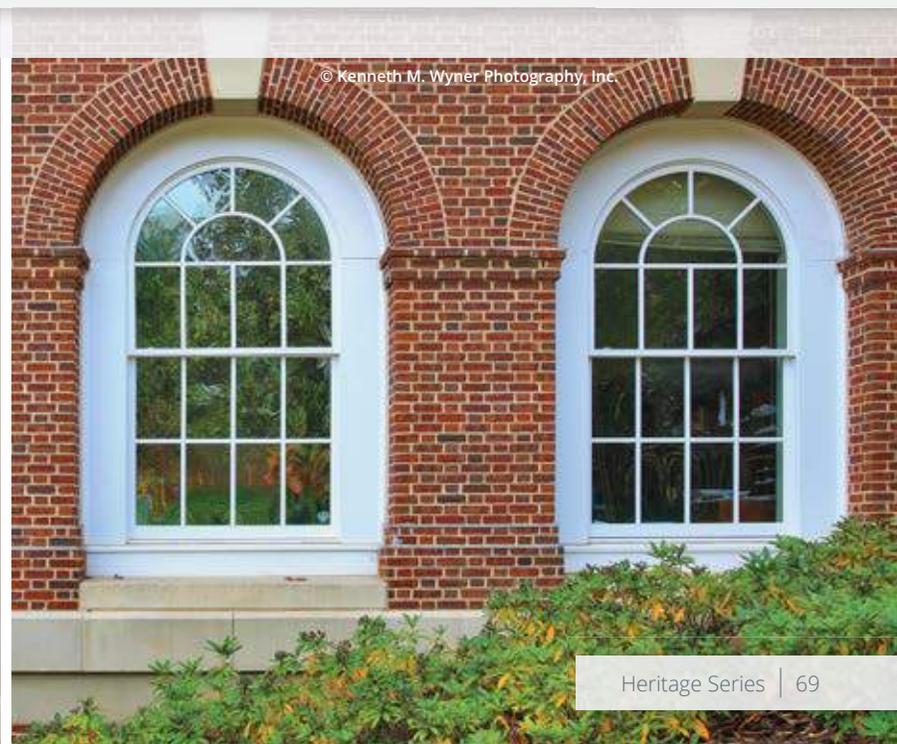
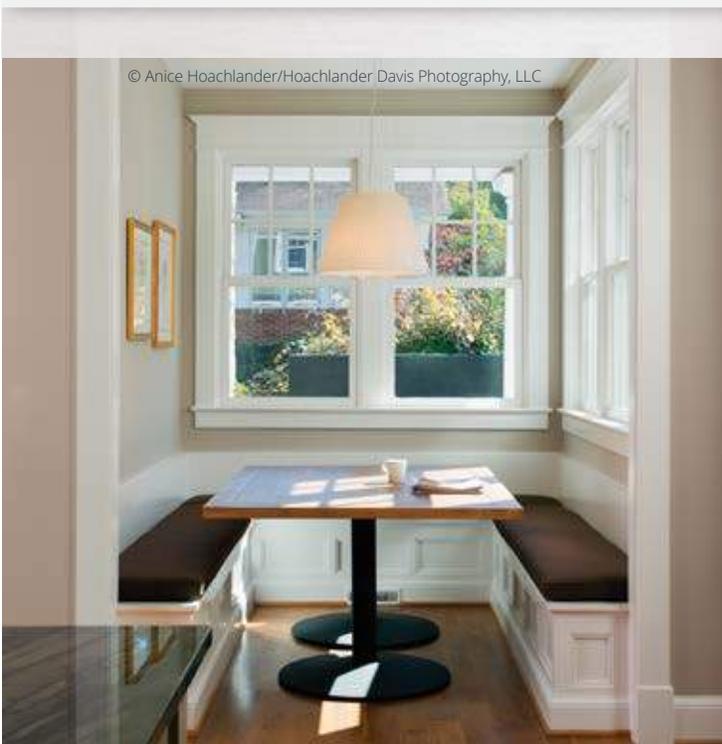




Double Hungs

Smooth operation, venting options, removable sash for easy cleaning, and classic styling are only the most obvious features of Heritage Series double hung windows. Kolbe offers a variety of double hung models to suit your project, whether it be residential, commercial, large scale, historic preservation or remodeling. There are many options and configurations to choose from as well, including bow and bay units, cottage-style units or triple pane glass options for increased energy efficiency.

*Sterling Double Hungs | XL Sterling Double Hungs | Majesta® Double Hungs | Traditional Double Hungs
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units
Picture Combination Units | Bay Units | Segment Head & Half-Circle Top Units | Single Hungs | Replacement Sash Kits*



Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units, radius-top shapes or 30° and 45° bays, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.



Traditional Double Hung Standard Features

- ▶ 1-3/8" thick sash
- ▶ Overall jamb width is 4-9/16" (*basic box width is 4-9/16"*)
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16", slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Rigid PVC head parting stop with flexible fins and waterseal at the sill
- ▶ Clay-colored heavy duty sash lock
- ▶ Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- ▶ Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- ▶ Beige PVC jambliners with compression foam backing
- ▶ Pine-veneered head and seat boards; unique narrow mullions and cable support system on bay units

NOTE: All measurements are nominal.

Hardware

- ▶ Sash lock in Clay (*standard*), White, Beige, Bright Brass, Antique Brass, Satin Nickel, Brushed Chrome[†], Antique Nickel, Rustic Umber, Oil-Rubbed* or Matte Black.
- ▶ Curved, square, or traditional style sash lift handle for ease of use. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome[†], Brushed Chrome[†], Antique Nickel, Rustic Umber, Oil-Rubbed* or Matte Black.
- ▶ Universal design crank handle hardware kit offers ease-of-use for people with physical limitations. Available in White (*not pictured*).

[†] Brushed Chrome finishes are only available on Signature sash locks and curved sash lift handles.

* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.

Sash Lock

(shown in Satin Nickel)



Curved Sash Lift Handle

(shown in Clay)



Traditional Style Sash Lift Handle

(shown in Antique Nickel)





Traditional Double Hung Options

Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 1/2" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Screens

- ▶ Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- ▶ StormGuard combination storm/screen units

Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

Other Options (custom options are also available)

- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Prep for stool
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ No finger grooves in top, bottom or both sash
- ▶ Universal design crank handle hardware kit in White (pg. 189)
- ▶ White jamb liners
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 188)
- ▶ Sash limiters for safety
- ▶ Galvanized steel installation clips
- ▶ Insulated platforms, support brackets, and oak-veneered head and seat boards for bay units
- ▶ Available as replacement sash kits (pg. 80)

Square Style Sash Lift Handle

(shown in Bright Brass)



Inswing Doors

Whether it's an entrance door or a patio door, Kolbe offers custom options to personalize any entryway. Choose from various glass, panel configurations, wood species and finishes to make a personal statement. Add further distinction to a single, double or French unit with sidelites or transoms.



Inswing Door Standard Features

- ▶ 1-3/4" thick sash panel prehung in the 1-5/16" frame; entrance doors are prehung in the 3/4" frame with a 9/16" stop
- ▶ Standard jamb width is 4-9/16"
- ▶ LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Joints between stiles and rails are fastened with splined hardwood dowels
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame is latex primed
- ▶ Toronto handle set in a Bright Brass finish
- ▶ HLS 9000 stainless steel multi-point locking hardware on single door panels, French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- ▶ Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- ▶ "Ultra" sliding screens with BetterVue[®] fiberglass mesh and extruded aluminum frames
- ▶ Bronze-anodized aluminum, self-draining exterior sill with an oak interior threshold

NOTE: All measurements are nominal.

Minimum panel height is 72", minimum panel width is 23-3/4", maximum panel height is 120" and maximum panel width is 39-3/8".

Hardware

See all swinging door hardware options on pgs. 136-139.

† PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the hardware against tarnishing, peeling and cracking.

• The Dallas handle set is only available in Bright Brass PVD, Satin Nickel PVD, Matte Black, Rustic Umber and Smoky Gray PVD.

Toronto

(shown in Antique Brass)



München

(shown in Antique Nickel PVD[†])



Verona

(shown in Rustic Umber)



Dallas*

(shown in Satin Nickel PVD)





Inswing Door Options

Glass (pg. 184): All door glass is tempered

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned, bronze- or gray-lite
- ▶ Laminated glass
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Insect Screens

- ▶ Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- ▶ "Ultra" sliding screens with fiberglass or aluminum mesh and extruded aluminum frames

Exterior Finishes (pg. 183)

- ▶ Urethane primer
- ▶ K-Kron II exterior paint finish
(not recommended for raised panel doors)

Hardware

- ▶ Toronto, München, Verona and Dallas[†] handle set in Bright Brass PVD, Antique Brass, Satin Nickel PVD, Antique Nickel PVD, Oil-Rubbed*, Rustic Umber, Matte Black and Smoky Gray PVD finishes (pgs. 136-137)
- ▶ Baldwin® handle sets in various styles; available in Bright Brass PVD[‡], Antique Brass, Satin Brass PVD[‡], Satin Nickel PVD[‡], Antique Nickel, Distressed Smoky Gray, Rustic Umber, Oil Rubbed*, Matte Black and Brushed Chrome (pg. 138)

NOTE: All measurements are nominal.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

[†]Dallas handle set is only available in Bright Brass PVD, Satin Nickel PVD, Matte Black, Rustic Umber and Smoky Gray PVD.

[‡]PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the hardware against tarnishing, peeling and cracking.

- ▶ 2-point flush bolt lock on less active panel of French doors
- ▶ Single-point locking system
- ▶ Electronic multi-point lock (available for select single-panel doors up to 8' high with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)

Hinges (pg. 139)

- ▶ Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in Bright Brass, Bright Brass PVD, Antique Brass, Brushed Chrome PVD, Satin Nickel, Satin Nickel PVD, Antique Nickel, Smoky Gray PVD, Oil-Rubbed*, Rustic Umber, Silver and Matte Black finishes
- ▶ Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Stainless Steel, Oil-Rubbed* and Matte Black finishes
- ▶ Non-adjustable, commercial-grade, 4" x 4" ball-bearing hinges with square corners in Bright Brass, Antique Brass, Stainless Steel, Oil-Rubbed* Matte Black and Satin Nickel finishes
- ▶ Non-adjustable, commercial-grade, 4-1/2" x 4-1/2" hinges in Bright Brass, Oil-Rubbed* and Stainless Steel finishes

Sills

- ▶ Clear Anodized weep sill
- ▶ Adjustable sills in Bronze or Clear Anodized
- ▶ Oak and Mahogany sills
- ▶ Thermal break or non-thermal break ADA-compliant sills

Other Options (custom options are also available)

- ▶ 2-1/4" thick door panels
- ▶ Extension jambs in a variety of sizes
- ▶ 3" or 6" optional stiles and optional 12-5/8" bottom rail
- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ Galvanized steel installation clips

Baldwin Hardware

Kolbe has partnered with Baldwin® Hardware to provide decorative handle sets that coordinate with luxurious décor. Multi-point locking hardware and weather-resistant stainless steel operator parts and hardware channels are available, as well as keyed handle sets.

Baldwin Hardware Handle Sets

Baldwin handle sets, in the styles shown below, are available in Bright Brass PVD†, Satin Brass PVD†, Antique Brass, Satin Nickel PVD†, Brushed Chrome, Antique Nickel, Oil-Rubbed*, Rustic Umber, Matte Black or Distressed Smoky Gray.



Boulder
(shown in Rustic Umber)



Bristol
(shown in Satin Brass PVD†)



Cody
(shown in Oil-Rubbed)*



Concord
(shown in Antique Brass)



Kensington
(shown in Bright Brass PVD†)



Lakeshore
(shown in Satin Nickel PVD†)



Richland
(shown in Antique Nickel)



Santa Monica
(shown in Brushed Chrome)

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the hardware against tarnishing, peeling and cracking.

Divided Lites

Expand the character of your home or project by adding one of our divided lite options to your windows and doors. Choose anything from a traditional, colonial-style pattern to a unique, custom design to accentuate the overall appearance of your project. Kolbe offers four types of divided lites: grilles-in-the-airspace, wood removable grilles, performance divided lites and true divided lites. As standard, wood bars have a beveled profile, however, an ovolo profile or a square profile is also available. (See pg. 186, *Glazing Beads & Muntin Bars*) Divided lite cross section drawings can be found on pgs. 178-179.



Beveled



Ovolo



Square



Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.

True Divided Lites

True divided lites (TDL) give each unit the traditional look often found in historical projects. Units with TDL are comprised of wood muntin bars in between glass panes. The horizontal and vertical, colonial-style wood TDL bars use interlocking half-lap joints. Profile shadow lines enhance the warm, richness of the wood on both the interior and exterior. The exterior finish on the bars will match the exterior finish of the unit. TDL options include custom patterns and bar widths, other wood species and interior stain or paint finishes. Depending on glass options chosen, standard bar widths are available in 7/8" or 1-1/8". TDL glass units are not filled with argon gas.



KOLBE

WINDOWS & DOORS
We're for the visionaries.®

1323 S. 11th Avenue | Wausau, WI 54401-5998
715.842.5666

www.kolbewindows.com

© 2018 Kolbe & Kolbe Millwork Co., Inc. Kolbe & Kolbe Millwork Co., Inc. reserves the right to change specifications without notice.
The photography featured herein does not necessarily imply an endorsement of Kolbe products by the property owners.
Photography used may not represent current Kolbe product features and options.
Front cover photography provided by Marre Design Group.



45 BROADWAY, OCEAN GROVE
FELTZ | COLLINS
a r c h i t e c t u r e