

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

2201 Heck Avenue (Engineering/Planning Dept) - Neptune NJ 07753

(732) 897-4162 Ext. 200

tjames@neptunetownship.org

Copy

March 4, 2022

Sent via First Class Mail

Ms Laura Gross
96 Webb Avenue
Ocean Grove, New Jersey 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. 2021-005
BLOCK 235 LOT 3 ALSO KNOWN AS 96 Webb Avenue
Window Replacement**

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, April 12, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: April Regular Meeting

Time: Apr 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFDD0NEYWE2K2x0OWFHOGFpUT09>

Meeting ID: 817 0018 8284

Passcode: 343102

One tap mobile

+13126266799,,81700188284# US (Chicago)

+16465588656,,81700188284# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 817 0018 8284

Find your local number: <https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFDD0NEYWE2K2x0OWFHOGFpUT09>

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.

DESCRIPTION OF WORK

The applicant is proposing to replace 2 (two) historic windows that flank her front door in her enclosed front porch. A site visit was conducted. The determination is that the windows are historic and in good repair. As such, replacing them would be non-conforming to the design guidelines and cannot be approved by the tech committee. The applicant may request an opportunity to come before the full Commission to review this matter. Applicant by written letter received on March 4th, 2022 has requested to present her proposal to the full committee.

Additional Request

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF ALL PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS NO LATER THAN FRIDAY, April 1, 2022 FOR DISTRIBUTION TO EACH OF THE COMMISSION MEMBERS.

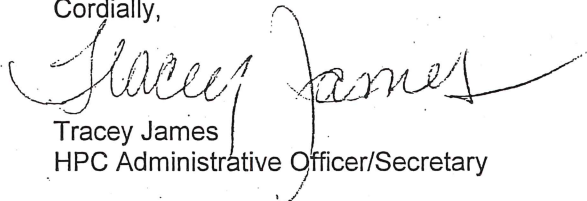
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Cordially,



Tracey James
HPC Administrative Officer/Secretary



Property Location: 96 WEBB AVE

Application No: HPC2022-005

Application Date: 01/19/2022

Copy

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|---|--|
| <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 checked="" 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 checked="" type="checkbox"/> WINDOWS |
|---|---|--|

PROPERTY IDENTIFICATION

Property Address: 96 WEBB AVE

Block: 235

Lot: 3

Qualifier:

OWNER INFORMATION

Name(s): GROSS, LAURA H

Address 96 WEBB AVE OCEAN GROVE, NJ 07756

Phone: (201)410-4838

Email: laura.hgross@gmail.com

APPLICANT INFORMATION☒ Check if same as Owner

Names(s): GROSS, LAURA H

Company:

Address: 96 WEBB AVE OCEAN GROVE, NJ 07756

Phone: (201)410-4838

Email: laura.hgross@gmail.com

PROPERTY INFORMATION

Property Type?(check one)

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

Architectural Period / Year Built:

Architectural Style:

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)

DATE APPROVED:

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


Window inspection review.

INCOMPLETE - The applicant is proposing to replace 2 (two) historic window that flank her front door in her enclosed front porch. A site visit was conducted. The determination is the windows are historic and in good repair. As such, replacing them would be non-conforming to the design guidelines and can not be approved by the tech committee. The applicant may request an opportunity to come before the full Commission to review this matter. Please let us know how you would prefer to proceed.

Submitting Required Information:

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, 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/Secretary
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.


Tracey James, HPC Administrative Officer

Date: _____

3-1-22

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:

Block: 235

Prop Loc: 96 WEBB AVE

Owner: GROSS, LAURA H

Square Ft: 1872

Lot: 3

District: 1335 NEPTUNE TOWNSHIP

Street: 96 WEBB AVE

Year Built: 1904

Qual:

Class: 2

City State: OCEAN GROVE, NJ 07756

Style: 5

Additional Information

Prior Block: 85

Acct Num: 00013384

Addl Lots:

EPL Code: 0 0 0

Prior Lot: 993.02

Mtg Acct:

Land Desc: 46X60

Statute:

Prior Qual:

Bank Code: 0

Bldg Desc: 2S-F-L-1DG-1U

Initial: 000000 Further: 000000

Updated: 03/02/20

Tax Codes: F02

Class4Cd: 0

Desc:

Zone: HDR1

Map Page:

Acreage: 0

Taxes: 15700.04 / 0.00

Sale Information

Sale Date: 06/11/18

Book: 9293

Page: 6509

Price: 662050

NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	06/11/18	9293	6509	662050		75.90	GROSS, LAURA H

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	96 WEBB AVE	450200	0	928400	2
		478200			
		928400			
<u>2021</u>	96 WEBB AVE	388300	0	755900	2
		367600			
		755900			
<u>2020</u>	96 WEBB AVE	374300	0	712200	2
		337900			
		712200			
<u>2019</u>	96 WEBB AVE	339300	0	649700	2
		310400			
		649700			

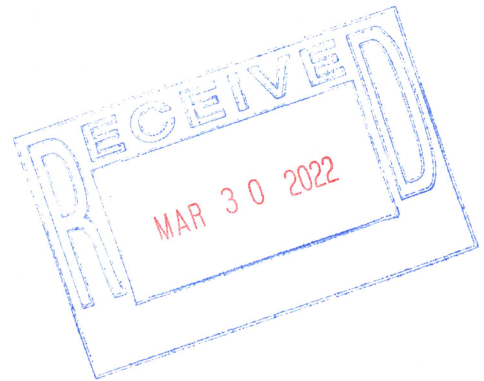
*Click on Underlined Year for Tax List Page

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

DESCRIPTION OF WORK PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS

March 17, 2022

Laura Gross
96 Webb Avenue
Ocean Grove, NJ 07756
201-410-4838
laura.hgross@gmail.com



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

Re: HPC2022-005 Plans, Specifications/Cut Sheets, and Photos

Dear Ms. James:

As requested in your March 4th correspondence to me, I am providing eleven (11) copies of all plans, specification/cut sheets and photos referenced in your correspondence section titled Description of Work.

Please let me know of any additional information requests, comments, or concerns so that I can be most prepared for the April 12th public hearing before the Historic Preservation Commission

Sincerely,

A handwritten signature in blue ink, which appears to read 'Laura Gross', is located below the 'Sincerely,' text.

Laura Gross

DESCRIPTION OF WORK PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS

Plan

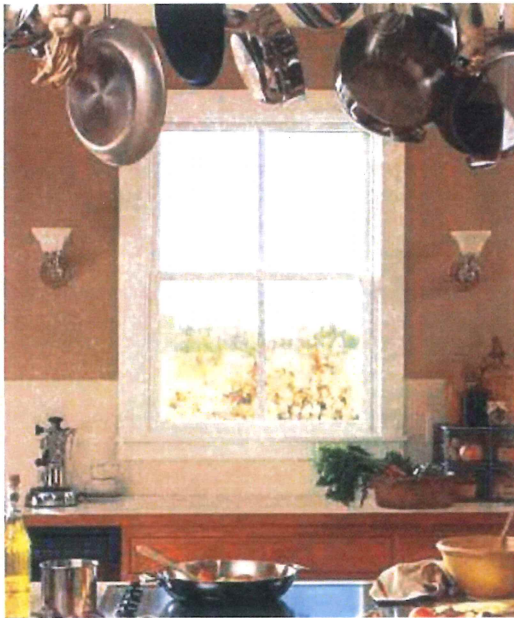
At the first floor on either side of the front door, replace existing wood single pane windows. These windows shall be replaced with Andersen 400 Series Tilt-Wash Double-Hung windows inclusive of permanent interior and exterior divided light grills matching the current 2 over 2 configuration.

DESCRIPTION OF WORK PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS

Specifications/Cut Sheets



400 SERIES



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White Canvas Sandtone Terratone Forest Green Dark Bronze Black

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

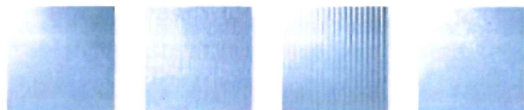
400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

GLASS OPTIONS

- Low-E4® glass
 - Low-E4 glass with HeatLock® technology
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun glass with HeatLock technology
- Additional glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure

Cascade

Reed

Fern

EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



INTERIOR OPTIONS



Pine

White

Dark Bronze*

Black*

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

HARDWARE FINISHES



Antique Brass

Black

Bright Brass

Brushed Chrome

Distressed Bronze

Distressed Nickel



Gold Dust

Oil Rubbed Bronze

Polished Chrome

Satin Nickel

Stone

White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HARDWARE

Standard



Black | Gold Dust
Stone | White

Estate™ (Optional)



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

*Andersen® and all other marks where denoted are trademarks of Andersen Corporation. ©2016 Andersen Corporation. All rights reserved. SS_024 07/16

WINDOWS • DOORS
Andersen. 

For more information, visit andersenwindows.com/400series

DESCRIPTION OF WORK PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS

Photos

Existing windows to be replaced with Andersen 400 Series Tilt-Wash Double-Hung windows inclusive of permanent interior and exterior divided light grills matching the current 2 over 2 configuration. Window shape, pattern and rhythm to be maintained.

Exterior window trim to be salvaged as practical and replicated when not practical.

Window to left of front door



Window to right of front door.

