

## OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

Date: December 3, 2020

Name: David Eddins  
Address: 142 Atlantic Ave  
City, State Zip: Manasquan, NJ 08736

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-223  
BLOCK 230 LOT 17 ALSO KNOWN AS 11 Abbott Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, January 12, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of January 12, 2021  
Time: Jan 12, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82780766641?pwd=OGMzU0YwQmRtcUFiOSTpV0RmQUdwQT09>

Meeting ID: 827 8076 6641

Passcode: 084711

One tap mobile

+16465588656,,82780766641# US (New York)

+13017158592,,82780766641# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 827 8076 6641

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

Join by SIP

[82780766641@zoomcrc.com](mailto:82780766641@zoomcrc.com)

### **Preliminary Review Notes**

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

### **Description of Work**

Replace existing kitchen window with 4' x 4' Andersen 400 Series awning window. Exterior of window will be Andersen White, and white trim around the window.

### **Compliance Issues**

Please refer to our Ocean Grove Historic District Architectural Design Guidelines for Residential Structures.

**Page 16**, "Proposed replacement with inappropriate window types or sash configurations will deem the application unacceptable by the Historic Preservation Commission.

**Page 17**, "Retain the original size and shape of all existing window frame and sash. Retain or replicate the glazing configurations as per the original or otherwise determined to be historically appropriate. Avoid installation of windows which are inappropriate types, usually including contemporary casements, hopper or awning types, greenhouse window boxes and all variations of jalousie."

### **Additional Request**

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts. This must be provided at the latest **10 days before the meeting January 12<sup>th</sup>, 2021**. Along with providing 9 hard copies, please also email via .pdf.

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

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email [awalby@neptunetownship.org](mailto:awalby@neptunetownship.org).

Cordially,

Alison Walby  
HPC Administrative Officer/Secretary

[New Search](#)
[Assessment Postcard](#)
[Property Card](#)

Block: 230 Prop Loc: 11 ABBOTT AVE Owner: CRAMER, JAMES J Square Ft: 2316  
 Lot: 17 District: 1335 NEPTUNE TOWNSHIP Street: 4 WHITTREDGE RD Year Built: 1938  
 Qual: Class: 2 City State: SUMMIT, NJ 07901 Style: 5

## Additional Information

Prior Block: 14 Acct Num: 00002520 Addl Lots: EPL Code: 0 0 0  
 Prior Lot: 724 Mtg Acct: Land Desc: 45X45 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 2.5SF Initial: 000000 Further: 000000  
 Updated: 10/30/18 Tax Codes: F02 Class4Cd: 0 Desc:  
 Zone: HD-O Map Page: Acreage: 0 Taxes: 18366.20 / 18439.74

## Sale Information

Sale Date: 05/18/11 Book: 8905 Page: 6408 Price: 1 NU#: 1

Sr1a Date Book Page Price NU# Ratio Grantee

## TAX-LIST-HISTORY

Year Owner Information Land/Imp/Tot Exemption Assessed Property Class

<u>2021</u>	CRAMER, JAMES J	637800	0	898000	2
	4 WHITTREDGE RD	260200			
	SUMMIT, NJ 07901	898000			
<u>2020</u>	CRAMER, JAMES J	637800	0	884400	2
	4 WHITTREDGE RD	246600			
	SUMMIT, NJ 07901	884400			
<u>2019</u>	CRAMER, JAMES J	637800	0	869200	2
	4 WHITTREDGE RD	231400			
	SUMMIT, NJ 07901	869200			
<u>2018</u>	CRAMER, JAMES J	637800	0	867400	2
	4 WHITTREDGE RD	229600			
	SUMMIT, NJ 07901	867400			

\*Click on Underlined Year for Tax List Page

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

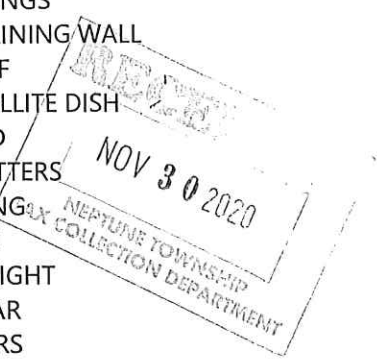


**Application #:** HPC 2020-223

**Application Date:** \_\_\_\_\_

## Historic Preservation Commission Certificate of Appropriateness Application

- |   |  |   |
|---|--|---|
| <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 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 checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____          |  |   |



**Please complete this application in its entirety.**

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at [www.neptunetownship.org](http://www.neptunetownship.org). Please type or print legibly with ink.

**Incomplete applications will not be accepted.**

**REQUIRED INFORMATION:** *With each application, you are required to submit color photos of the property*, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

**PROPERTY IDENTIFICATION**

ADDRESS: 11 Abbott Ave, Ocean Grove  
BLOCK: 230 LOT: 17 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): James Cramer  
ADDRESS: 11 Abbott Ave, Ocean Grove  
PHONE: 732-823-9918 EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

☐ Check if same as Owner

NAME(S): David Eddins COMPANY: F David Eddins Inc.  
ADDRESS: 192 Atlantic Ave, Manasquan NJ, 08736  
PHONE: 732-766-3689 EMAIL: danneed@eddings.com

**APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):**

☐ Lessee ☐ Agent ☐ Architect ☒ Contractor ☐ Attorney ☐ Other: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: \_\_\_\_\_ Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: \_\_\_\_\_ ARCHITECTURAL STYLE: \_\_\_\_\_

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

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

Do you have Zoning Department approval for this project? ☐ YES ☐ NO ☒ N/A

ZONING PERMIT ID# (from Zoning Permit): \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

**Describe all proposed work to be conducted on subject property below.** Be sure to include all colors and materials to be used. Attach additional pages if necessary.

Replace existing kitchen window with  
4'x4' Andersen 900 series awning window.  
Exterior of window will be Andersen white.  
White trim around window.

**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.**

James Cramer

OWNER NAME – Please PRINT

OWNER SIGNATURE

DATE

11/25/20

David Eddins

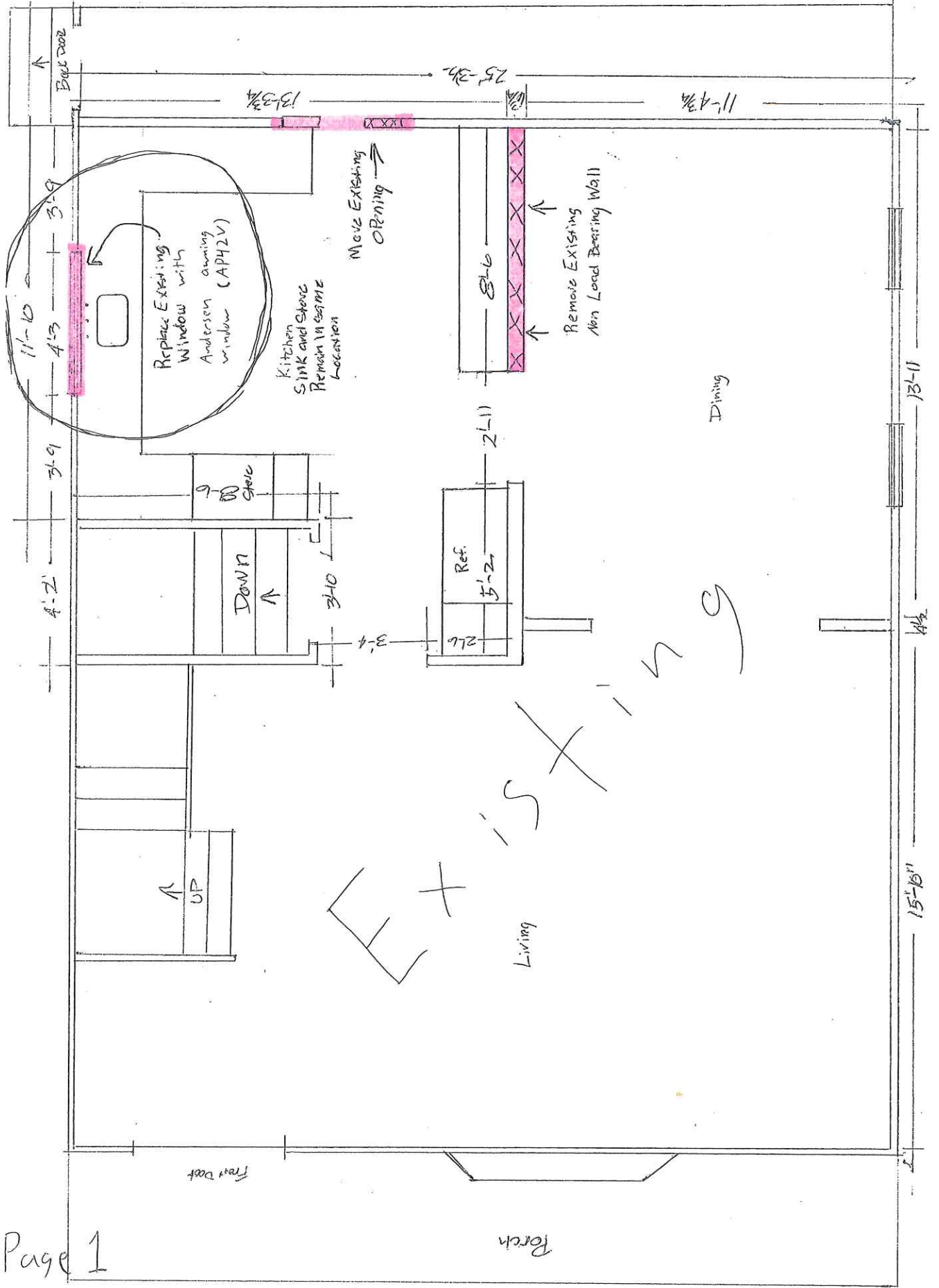
APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE

11/25/20

Cramer Kitchen Renovation  
 11 Abbott Ave  
 Ocean Grove, NJ 07756



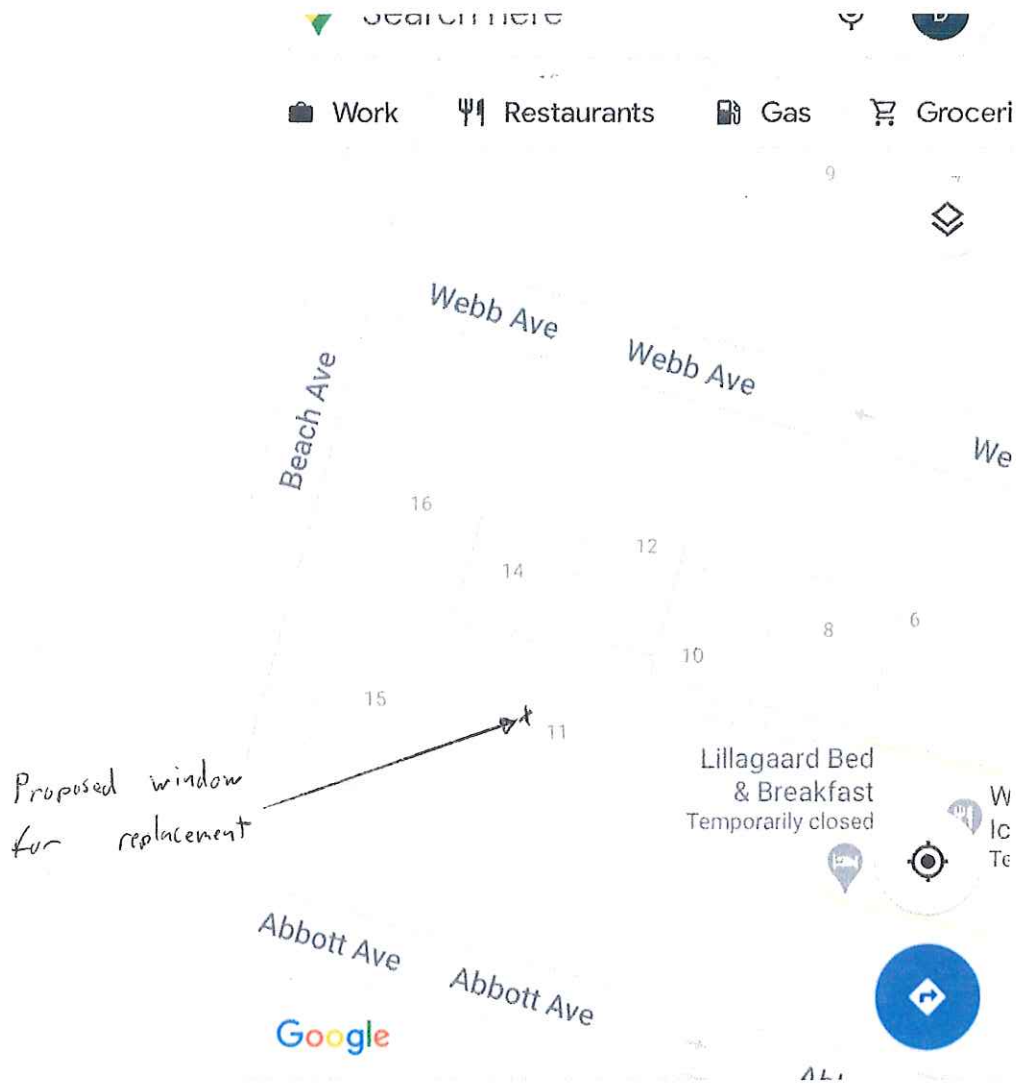


Proposed window  
for replacement










Explore nearby


**Table of Awning Window Sizes**  
Scale 1/8" (3) = 1'-0" (305) – 1:96

Scale  $1\frac{1}{8}" (3) = 1'-0" (305) = 1:96$

**CUSTOM WIDTHS > 4'-11 7/8" stationary only**

**CUSTOM HEIGHTS > 2'-7 1/2" stationary only**

 **AXW551**

 **AXW61**

- "Window Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.

## EMENT & AWNING WINDOW

ES

ie-piece, rigid vinyl  
red to the exterior  
ect the wood frame  
maintain an attractive  
minimizing maintenance.

gid exterior vinyl cover  
ound the perimeter of  
a flange to help seal  
re.

bers are treated  
preservative for

