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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

Sent Regular Mail

Electronic mail:

April 29, 2020

Paul Charette
MDCFT Construction LLC
400 Monmouth Ave
Bradley Beach, NJ 07720

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-051
BLOCK 255 LOT 6 ALSO KNOWN AS 139 COOKMAN AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 12, 2020 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 May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVLZWQzUHRwUT09>

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 meeting. The Applicant and/or Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

A new set of stairs leading out of the back of the house will be installed. Framing members will be made of pressure treated lumber. The deck portion of the back stairs will be 36" high and 48" x 48" and will be covered with TimberTech Azek "Brownstone" PVC Decking (See Page 5). The stairs will also be covered with the same decking boards. The railings, rail posts, caps, and skirts will all be white. The railings will be "Fiberon ArmorGuard Classic Design" (See Page 1) (See Pages 2, 3, & 4 for posts, caps, and skirts). The risers on stairs will be covered with white Azek trim boards as well as the frame box of the deck. Finally white vinyl square lattice will cover the bottom part of the deck and stairs (see Page 6).

Classification

According to the Assessor's records, the subject structure was constructed in 1942; this property is considered a Contributing Structure by date. Contributing structures include those dwellings originally constructed between 1910 and 1941 and consist primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian. Key and contributing structures are most carefully scrutinized during the HPC review process.

Compliant Items

1. Framing members of new stairs will be made of pressure treated lumber.

Compliance Issues

1. **Deck Material.** Deck portion of the stairs will be 48" x 48" and will be covered with TimberTech Azek "Brownstone" PVC Decking. Wood is the preferred material; however similar CPVC products such as "Aeratis" for decking has been approved;
2. **Stair Material.** The stair treads will also be covered with TimberTech Azek "Brownstone" PVC Decking. Wood is the preferred material; however similar CPVC products such as "Aeratis" for stair treads has been approved;
3. **Railing System.** Railings will be composite "Fiberon Armor Guard Class Design", white in color. Per Ocean Grove Historic District Architectural Guidelines for Residential Structures Section IV, Subsection H #7 b – "End of top and bottom railing guards must be fastened to the building, structure, column, or newel post without the use of metal or vinyl sleeve, pocket or hanger visible to the eye, nor shall any screws or other fastening devices be left visible." – Please note that the HPC has approved wood and/or similar products such as Intex Dartmouth or Nautilus railing systems. The proposed spacing and shape of the balusters (square and 4" on center) and the height of the proposed railing system (36") are appropriate;
4. **Bases.** The Applicant proposed composite 4" x 4" White New England Base Trim bases;
5. **Caps.** The Applicant proposes composite 4" x 4" White New England Post Caps;
6. **Post.** The Applicant proposes ArmorGuard 4" x 4" x 40" White Composite Post Sleeves.
7. **Lattice.** Lattice on bottom part of landing is proposed to be square 32" x 4' White Vinyl. – Lattice must be constructed of all wood material; however, it is permitted to be trimmed with CPVC material such as "Azek"; the pattern of the lattice can be orthogonal or diagonal to match the lattice in the front of the house, please be prepared to specify which lattice will be utilized.

Additional Request/Comments

1. Please provide this office with eleven (11) copies of all plans, specifications/cut sheets, and color photographs no later than Tuesday, May 5, 2020;
2. No new evidence or exhibits can be submitted during the meeting;

3. Additional information about the meeting can be found online at:
http://neptunetownship.org/files/default/files/HPC%20Agenda-%20July%202020_0.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.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 278 or via email kdickert@neptunetownship.org.

Cordially,


Dawn Crozier
HPC Administratively Officer

Application #: HPC 2020-051

Application Date: 2/26/2020

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 checked="" type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

Please complete this application in its entirety.

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

Incomplete applications will not be accepted.

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

PROPERTY IDENTIFICATION

ADDRESS: 139 Cookman Ave. Ocean Grove, NJ 07756

BLOCK: 255 LOT: 6 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Philip and Elisabeth Turnbull Brown

ADDRESS: 139 Cookman Ave Ocean Grove, NJ 07756

PHONE: _____ EMAIL: _____

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Paul Charette COMPANY: MDCFT Construction LLC

ADDRESS: 400 Monmouth Ave Bradley Beach NJ 07720

PHONE: _____ EMAIL: _____

APPLICANT ☒ IS OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☒ Contractor ☐ Attorney ☐ Other: _____

1942

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed UseARCHITECTURAL PERIOD / YEAR BUILT: 1930's ARCHITECTURAL STYLE: VictorianDoes 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/AZONING PERMIT ID# (from Zoning Permit): 552158236 DATE APPROVED: 2/3/2020

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

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

A new set of stairs leading out of the back of the house will be installed. Framing members will be made of Pressure treated lumber. The deck portion of the back stairs will be 48" x 48" and will be covered with TimberTech Azek "Brownstone" PVC decking. (see pg 5) The stairs will also be covered with the same decking boards. The railings, rail posts, caps and skirts will all be white, the railings will be "Fiberglass Armor Guard Classic design" (see pg 1), (see pgs 2, 3 & 4 for posts, caps and skirts). The risers on stairs will be covered with white Azek trim boards as well as the frame box of the deck. Finally white vinyl square lattice will cover the bottom part of the deck and stairs. (see pg 6).

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.

Philip Turnbull - Brown

OWNER NAME - Please PRINT

[Signature]

OWNER SIGNATURE

DATE

02/08/2020Paul J Charette Owner MOCFT, Canstruction LLC

APPLICANT NAME - Please PRINT

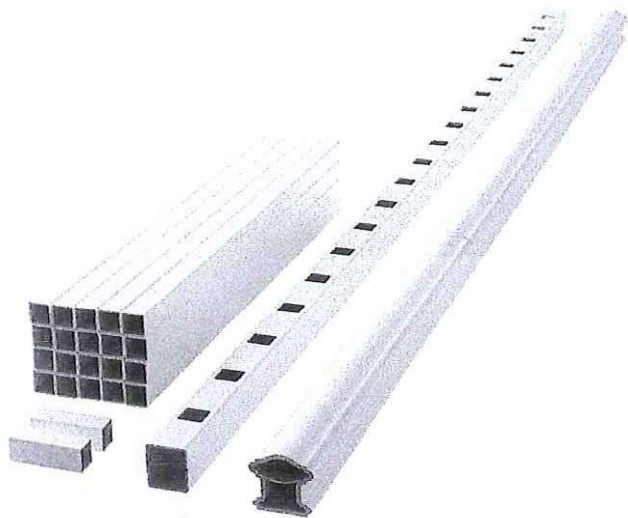
[Signature]

APPLICANT SIGNATURE

DATE

2/8/2020

Internet #308187423 | Model # SEC19 CW 8KD | UPC Code # 844219023739 |
Store SKU #1004120224



[Share](#)

[Save to List](#)

[Print](#)

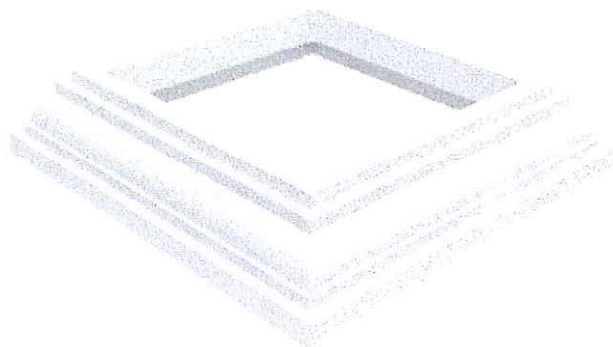
Fibron

ArmorGuard Classic

94 in. White

Composite Rail Kit

Internet #202093611 | Model # 73003582 | UPC Code # 040933035823 |
Store SKU #401434



[Share](#)

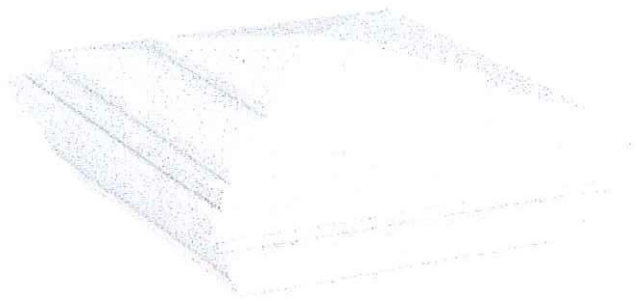
[Save to List](#)

[Print](#)

Veranda

4 in. x 4 in. White
New England Base
Trim

Internet #100356734 | Model # 73031272 | UPC Code # 040933312726 |
Store SKU #473261



[Share](#)

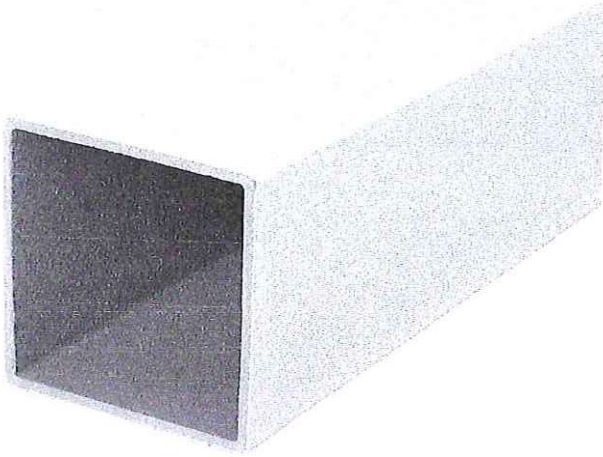
[Save to List](#)

[Print](#)

Veranda

4 in. x 4 in. White
New England Post
Cap with Glue

Internet #308187415 | Model # POST SLV 40 WH |
UPC Code # 844219023791 | Store SKU #1004120546



[Share](#)

[Save to List](#)

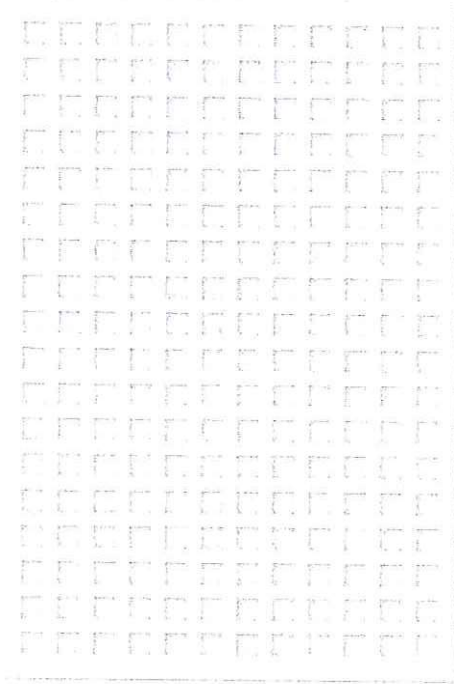
[Print](#)

Fiberon

ArmorGuard 4 in. x 4
in. x 40 in. White
Composite Post
Sleeve



Azek Harvest Collection "Brownstone"



[Share](#)

[Save to List](#)

[Print](#)

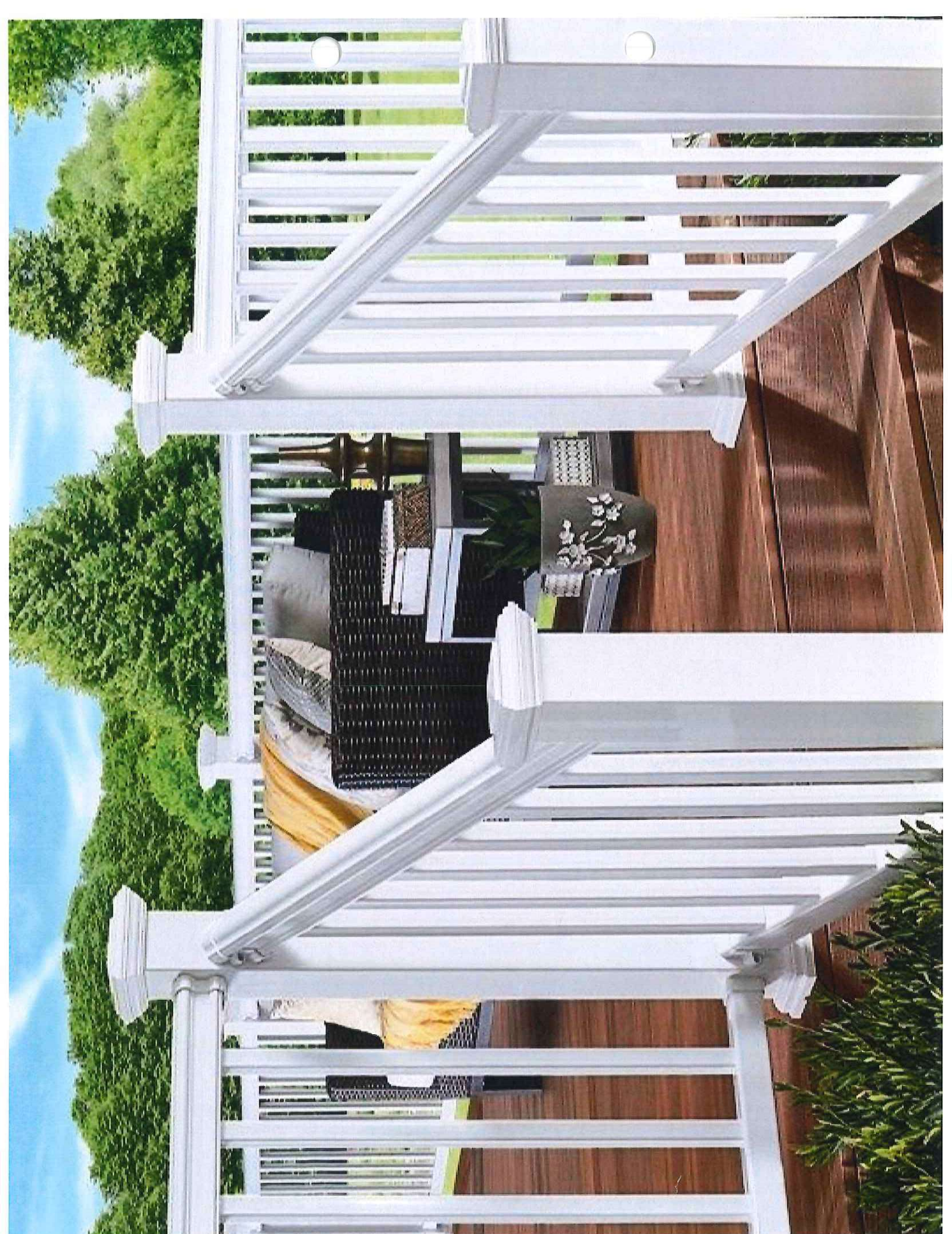
Acurio Latticeworks

Square 32 in. x 4 ft.

White Vinyl

Decorative Screen

Panel







Fee Date: 02/18/2020
Check #:
Cash: 0

ZONING PERMIT

ID: 552158236

Date: 02/21/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input 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: 139 COOKMAN AVE Block: 255 Lot: 6 Zone: HDR1

2. Applicant Name: MDCFT CONSTRUCTION LLC - PAUL CHARETTE Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 400 MONMOUTH AVENUE BRADLEY BEACH NJ 07720

Email: [REDACTED]

3. Property Owner Name: TURNBULL BROWN, PHILIP & ELISABETH Phone No. [REDACTED]

Property Owner's Address: 139 COOKMAN AVENUE OCEAN GROVE NJ 07756

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: HD-R-1

5. Proposed Zoning Use of the Property: HD-R-1

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.

"I will be replacing the concrete stairs at the back of the house with a new wooden platform and set of wooden stairs. Platform will be 36" off the ground and 48" x 48". Railings will be placed on 2 sides at 36" high. Stairs will extend off the east side of the platform and will also have 36" high railing. The stairs will be 8' from the left side of the property line, 16' from the back property line, and 16' from the right (sic) side property line."

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: 46.04 %

Lot Coverage: 69.21 % (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:

02/21/2020 The property is located within the HD-R-1 Zoning District. The applicant indicates the present and proposed zoning use of the property to be "HD-R-1". This is incorrect. The present approved zoning use of the property is Detached Single Family Residence.

The applicant describes the proposed work in detail:

"I will be replacing the concrete stairs at the back of the house with a new wooden platform and set of wooden stairs. Platform will be 36" off the ground and 48" x 48". Railings will be placed on 2 sides at 36" high. Stairs will extend off the east side of the platform and will also have 36" high railing. The stairs will be 8' from the left side of the property line, 16' from the back property line, and 16' from the rite (sic) side property line."

PORCH, DECK AND BALCONY REQUIREMENTS:

Per Land Development Ordinance section 411.07B-E:

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

ZONING NOTES:

- The applicant has demolished rear stairs.
- The applicant is proposing to construct a rear entry platform with stairs. The proposed entry platform is three (3) feet in height above the average finished grade. The entry platform is sixteen (16) square feet in area and does not project into any required yard/setback areas.

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

HPC and Construction Department approvals are required.

Status

Approved ☐ Denied ☐

Referrals

Construction ☐

HPC ☐

Engineering ☐

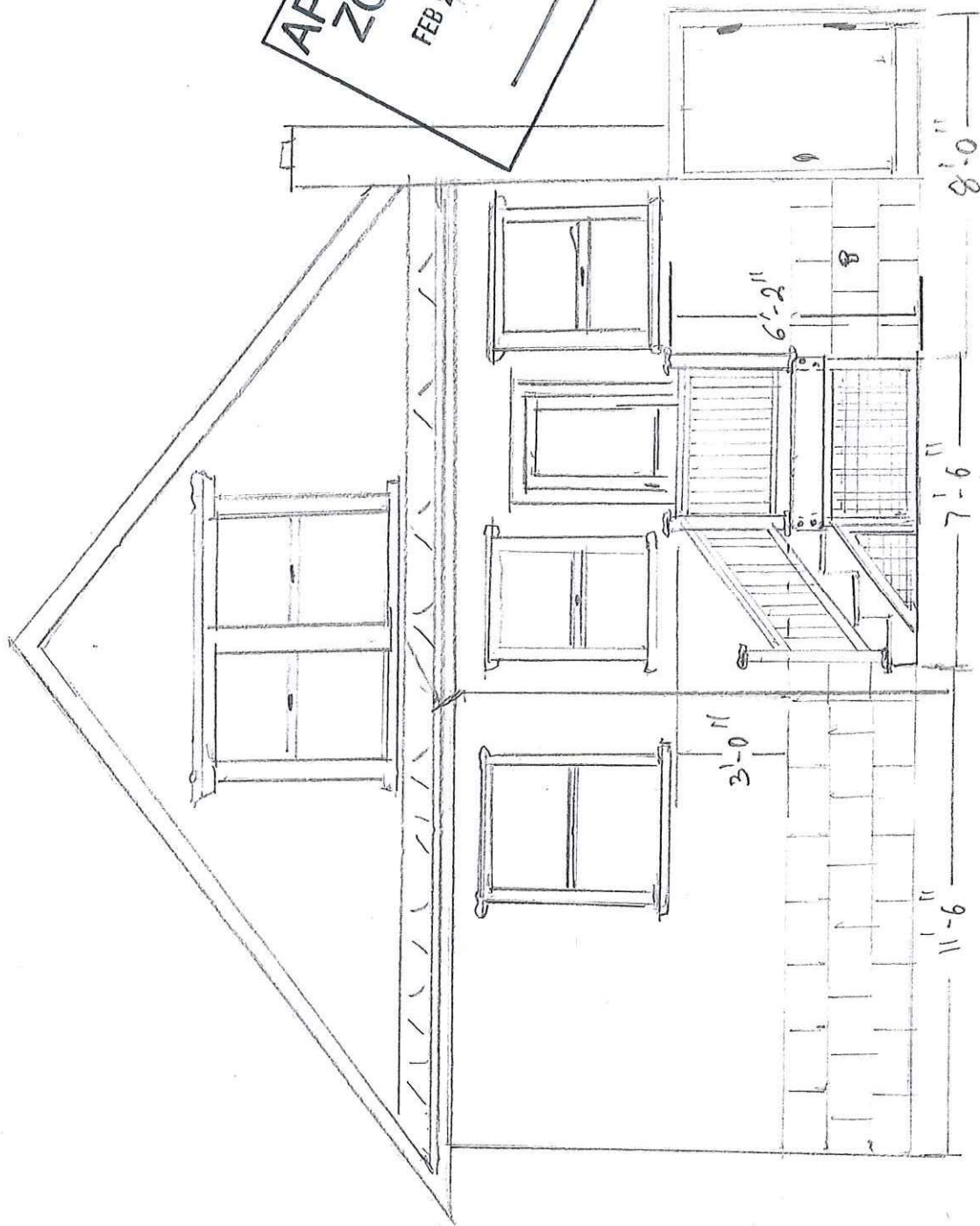
Planning Board ☐

Zoning Board ☐

Mercantile ☐

Code Enforcement ☐

APPROVED
ZONING
FEB 21 2020



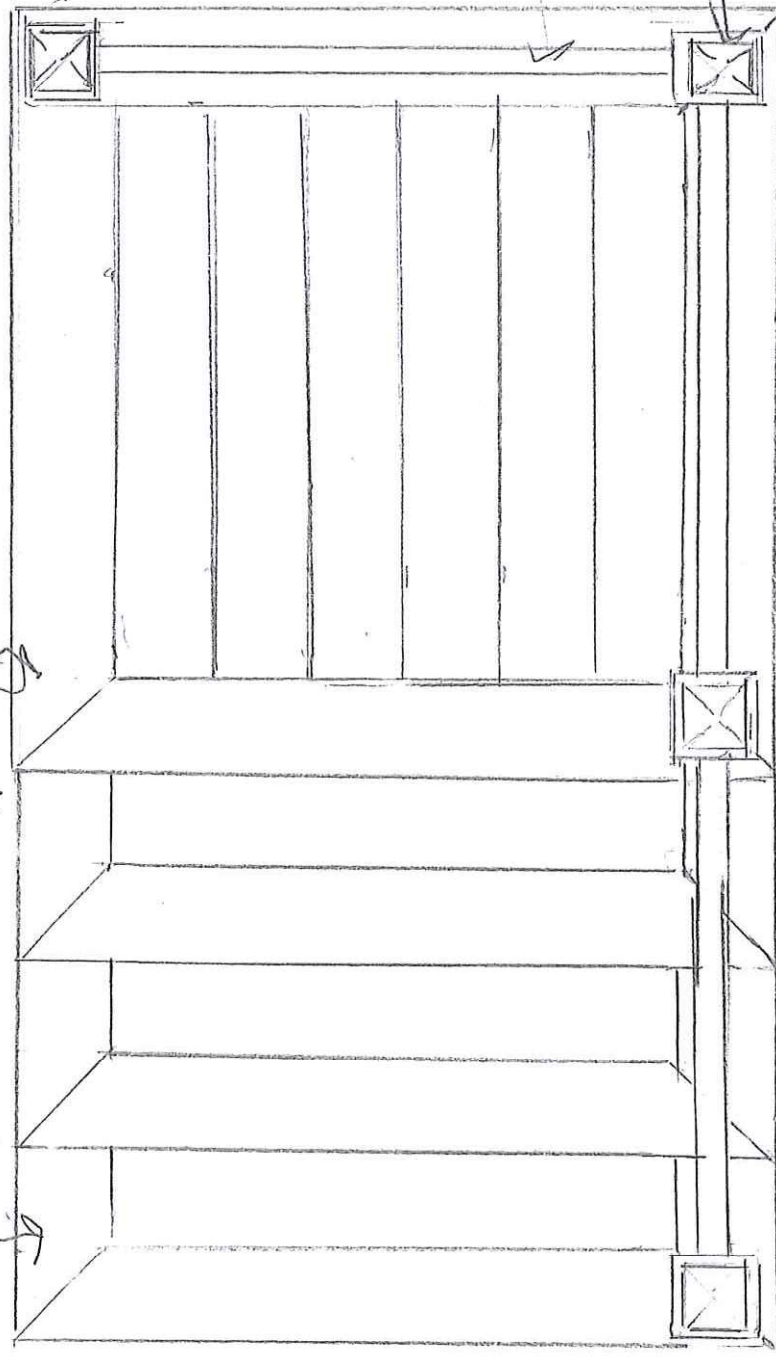
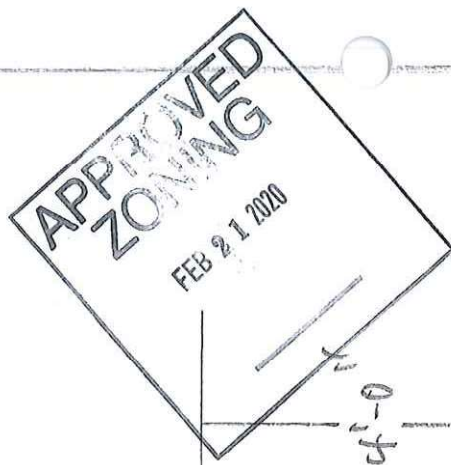
139 COOKMAN AVE
OCEAN GROVE NJ 07756
BLOCK: 235 LOT: 6

scale 1/4" = 1'-0"

ELEVATION NORTH SIDE

TimberTech
Harvest Collection
Brownstone 1x6 Typ.

HOUSE



PATIO

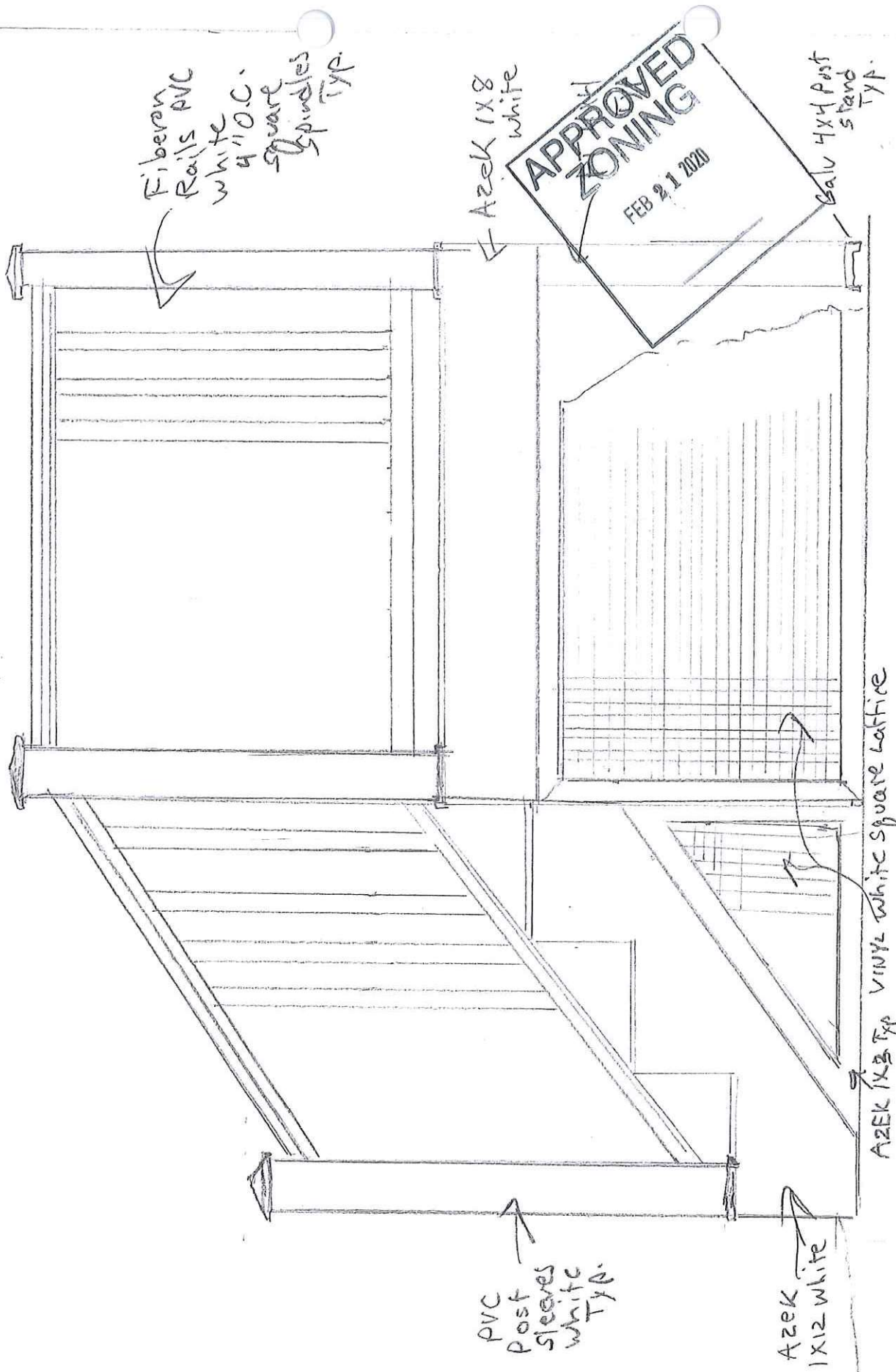
white
Fibron
PVC Rail
with square
spindle 4" O.C.
Typ.

PVC Post-Base
cap and base
white Typ.

3'-0" 4'-0" PATIO

STAIRS DETAIL TOP
VIEW

139 COOKMAN AVE
OCEAN GROVE NJ 07756
BLOCK: 255 LOT: 6
SCALE 1" = 1'-0"



Scale 1" = 1'-0"

139 COOKMAN AVE
OCEAN GROVE NJ 07756
BLOCK 255 LOT 6

SOUTH
VIEW

STAIRS DETAIL

4" Lock tie
Log screws
Typ

2x8 PT

APPROVED
ZONING
FEB 21 2020

← 2x8 PT

2x6
PT
1/2" OC.
Typ

2x6
JOIST HANGERS
Typ

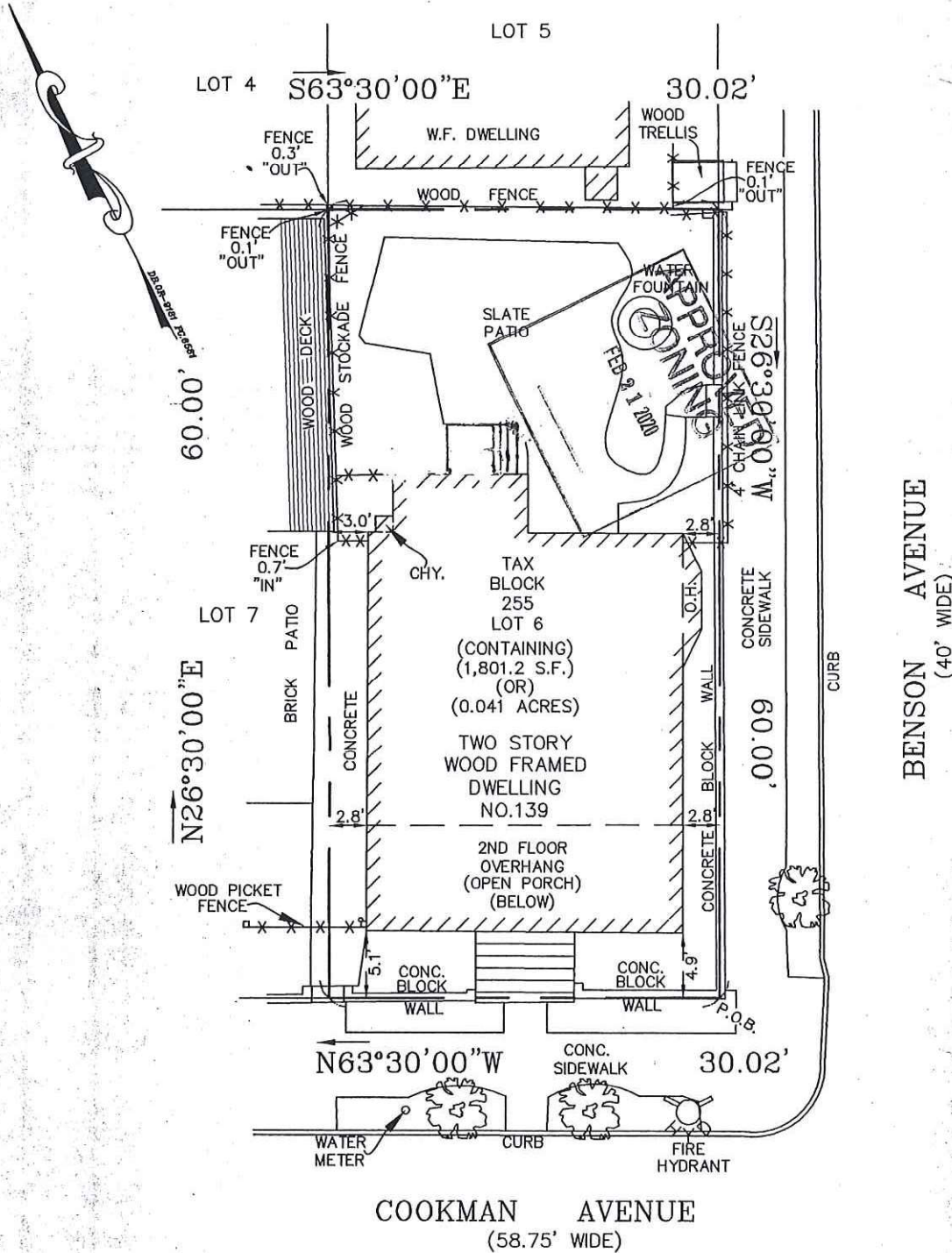
2x10 PT STAIR
1/2" OC. STRINGERS

4x4 PT

STAIRS FRAMING DETAIL
139 COOKMAN AVE
OCEAN GROVE NJ 0756
BLOCK 255 LOT 6
SCALE 1" = 1'-0"

PLOT

NOTES: THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
THIS SURVEY IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).



CHECKED BY: RON P.
DRAWN BY: D.G.

LOCATION SURVEY

RODOLFO
PIERRI P.L.S.

OF PROPERTY LEASED TO
PHILIP TURNBULL BROWN AND ELISABETH TURNBULL BROWN, MARRIED
SITUATED IN THE TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY
TAX BLOCK 255 LOT 6

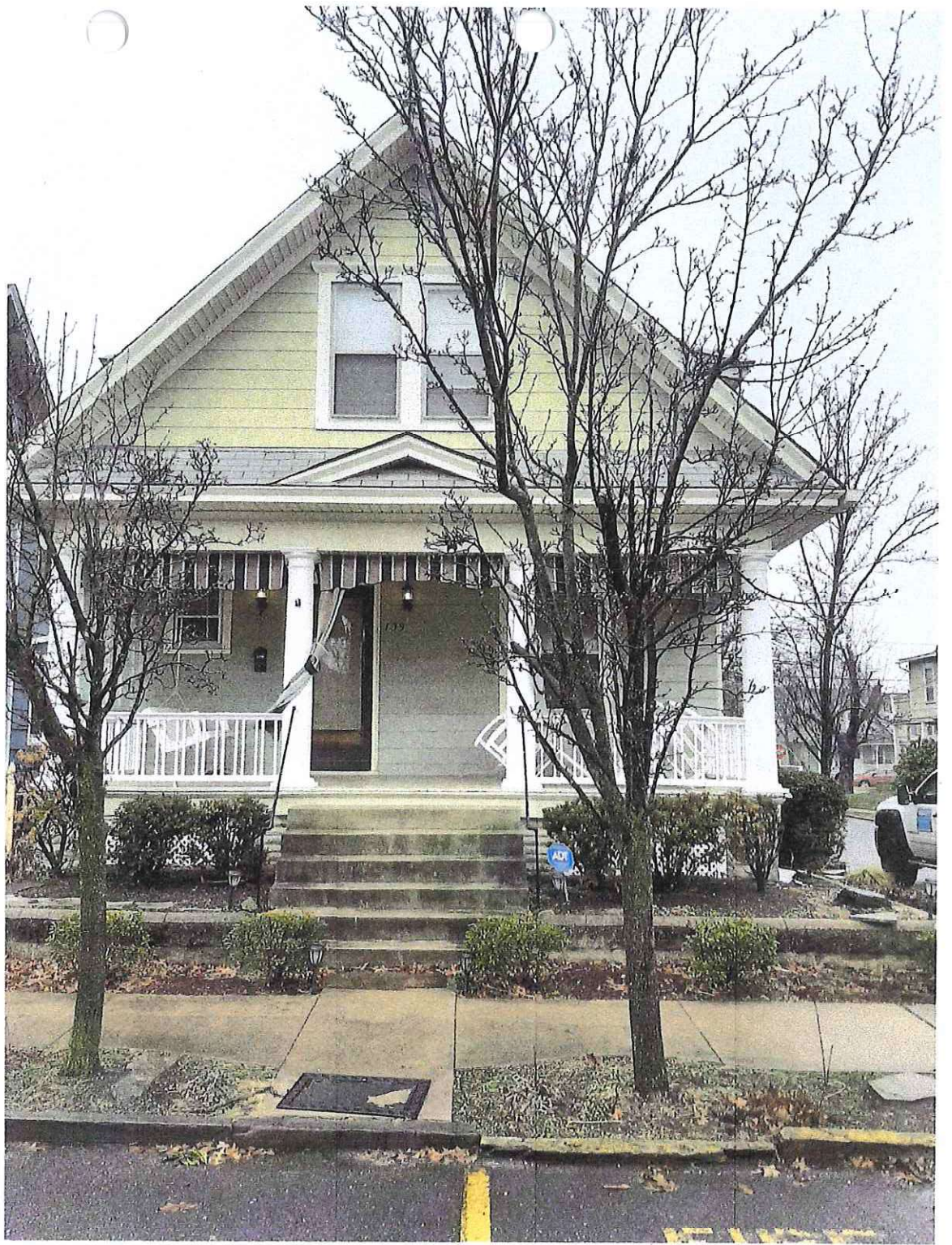
CERTIFIED AS MY PROFESSIONAL OPINION TO:
PHILIP TURNBULL BROWN AND ELISABETH TURNBULL BROWN, MARRIED.

DATE OF SIGNATURE 9/10/19

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO.24GS03860600

(PHONE) 732-807-3606 SHARK RIVER LAND SURVEYING LLC
NEPTUNE CITY, NEW JERSEY 07753
CERTIFICATE OF AUTHORIZATION NO. 24GA28018200

SCALE: 1"=10'	DATE OF SURVEY 9/9/19	DRAWING NO.: 19-155	SHEET NO.: 1/1
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139 Cookman Ave Southside



139 Cookman Ave Northside



139 Cookman Ave. East side

New Search	Assessment Postcard	Property Card
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Block: 255 Prop Loc: 139 COOKMAN
 Lot: 6 District: 1335 NEPTUNE SHIP
 Qual: Class: 2

Prior Block: 139 Acct Num: 00020134
 Prior Lot: 1433 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 12/10/18 Tax Codes: F02
 Zone: HDR1 Map Page:

Owner: TURNBULL BROWN,PHILIP & ELISABETH
 Street: 139 COOKMAN AVENUE
 City State: OCEAN GROVE, NJ 07756

Square Ft: 972
 Year Built: 1942
 Style: 8

Additional Information

Addl Lots:
 Land Desc: 30X60
 Bldg Desc: 1SF
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 9443.11 / 9371.16

Sale Information

Sale Date: 08/09/16 Book: 9181 Page: 6581

Price: 452000 NU#: 0

Sale	Date	Book	Page	Price
More Info	08/09/16	9181	6581	452000

NU#	Ratio	Grantee
73.36		TURNBULL BROWN,PHILIP & ELISABETH

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	TURNBULL BROWN,PHILIP & ELISABETH 139 COOKMAN AVENUE OCEAN GROVE, NJ 07756	296300 169600 465900	0	465900	2
<u>2019</u>	TURNBULL BROWN,PHILIP & ELISABETH 139 COOKMAN AVENUE OCEAN GROVE, NJ 07756	284400 159100 443500	0	443500	2
<u>2018</u>	TURNBULL BROWN,PHILIP & ELISABETH 66 W 38TH ST, APT 32C NEW YORK, NY 10018	284400 157900 442300	0	442300	2
<u>2017</u>	TURNBULL BROWN,PHILIP & ELISABETH 66 W 38TH ST, APT 32C NEW YORK, NY 10018	244900 146200 391100	0	391100	2

*Click on Underlined Year for Tax List Page

*Click Here for More History