



**Neptune**  
Township - NJ

*Where Community, Business & Tourism Prosper*

Property Location: **51 WEBB AVE**

Application No: **HPC2023-203**

Application Date: **12/13/2023**

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> AC UNIT              | <input type="checkbox"/> GATE                      | <input checked="" 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 checked="" type="checkbox"/> SIDING   |
| <input type="checkbox"/> DECK                 | <input type="checkbox"/> ORNAMENTATION             | <input type="checkbox"/> SIGN                |
| <input type="checkbox"/> DOOR REPLACEMENT     | <input checked="" 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                |  |  |

### PROPERTY IDENTIFICATION

Property Address: 51 WEBB AVE

Block: 227

Lot: 14

Qualifier:

### OWNER INFORMATION

Name(s): GAZIS, ANTHONY S & JULIE A

Address 1651 CYNRON LANE EAST MEADOW, NY 11554

Phone: (516)205-4762

Email: jam3665@aol.com

### APPLICANT INFORMATION

Check if same as Owner

Names(s): Jack Green Construction

Company:

Address: 72 Main Avenue Ocean Grove, New Jersey 07756

Phone: (908)433-5008

Email: JACKGREENCONSTRUCTION@gmail.com

### PROPERTY INFORMATION

Property Type?(check one)

- Single Family     Multifamily:    0 Units     Commercial     Condo     Mixed Use

Architectural Period / Year Built: 1890

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**

Gazis, Outdoor shower, railings, siding, windows.

Applicant:

1.) Gut Renovate Existing Structure.

**TECH:** All Applicants are advised that any interior work that effects the exterior of the dwelling (including changes to the size, type, and location of windows, doors, lights, trim, siding, gutters, porch elements, etc) requires HPC review, and written approval, PRIOR to the work being undertaken.

Applicant's proposing extensive exterior renovations, such as this one, are asked to submit architectural elevations to scale of all elevations on which work is proposes. Incomplete.

2.) Remove and Replace Existing windows With Anderson 400 Series Double Hung widows with 2 over 2 glass pattern. (See Report).

**TECH:** Prior to HPC reviewing this any request for window replacement, a Window inspection is required. This will be conducted by two HPC members. Please contact Heather Kepler at HPC to schedule this inspection. Note: Inspectors will need access to the interior of the dwelling to conduct their review. Incomplete.

3.) The Existing Windows are not only is Poor/Disrepair condition but a miss match of random windows from previous renovations. Pending Inspection above.

4.) Remove and Replace Existing Non-Original Railings with Intex Dartmouth Rails. Existing Railings are not original to the house.

**TECH:** Dartmouth railings system is permitted conditional on the top rail being a graspable wood rail of the appropriate size (as required by UCC). Wood top rail must be painted. Balusters must be 4" on center. Note: Intex top rails do not currently meet UCC requirements and will not pass inspection. Incomplete.

5.) Resurface 2nd floor porch with fiberglass porch. Existing surface is rotted and unsafe. **TECH:** Please indicate color, light gray or cream are the two conforming colors permitted in the historic district. Incomplete.

6.) Remove and replace existing siding with Hardie Plank historic clapboard. The existing siding was installed without plywood and is in poor condition.

**TECH:** Requests for siding replacement requires a site inspection. Please contact Heather Kepler to schedule (this might be able to be completed at the same time as the window inspection, above. Please note this to Heather when scheduling.) Incomplete.

7.) Remove and replace existing roof with new Timberline roofing.

**TECH:** Please submit a color for review. Incomplete.

8.) Raise door and re-support in addition area. Not original addition to original structure, original framing was insufficient and not up to today's standard.

**TECH:** It is unclear where said door "to be raised" is located. Please clarify. Changes required

by to comply with UCC should be pointed out to inspectors when they are there so that they can be noted in your file. Please bring this to their attention. Incomplete.

9.) Construct Outdoor shower as per Architectural plans.

**TECH:** The proposed shower entry on the submitted application narrative does not appear to be correctly reflected on the elevation drawings. Please clarify. Incomplete.

10.) Replace Front door with 3/4 4 Lite 2 Panel Mahogany door. (Match Original).

**TECH:** Please submit a cat/cut for review. The doors depicted on the elevations do not appear to reflect the doors specified in the application. Doors on the elevation drawings appear to be multi-panel solid doors. Incomplete.

**Submitting Required Information:**

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

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



Date: 12/19/2023

Heather Kepler HPC Administrator

**IMPORTANT INFORMATION:**

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

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

CC: