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Lucinda Heinlein, 1st Vice Chair
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Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Tracey James, Administrative Assistant



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

November 14, 2022

Sent
11-14-22
Jg

Via Email abf@shorepointarch.com and USPS

Ms. Andrea Fitzpatrick, AIA
Shore Point Architecture
108 S. Main Street
Ocean Grove, New Jersey 07756

RE: HISTORIC PRESERVATION COMMISSION AMENDMENT TO APPROVED APPLICATION NO. HPC2022 /154
BLOCK 242 / LOT 2 - ALSO KNOWN AS 100 Abbott 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, December 13, 2022**. The meeting will be held virtually via Zoom at 7:00pm.

Log-in and Participant information is as follows:

Topic: December Monthly Meeting

Time: Dec 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85059751901?pwd=VS9mS3RpUFIVcVRJN2pKTFFXSE5QZz09>

Meeting ID: 850 5975 1901 Passcode: 543389

One tap mobile

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+13017158592,,85059751901# US (Washington DC)

Dial by your location

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+1 301 715 8592 US (Washington DC)

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+1 312 626 6799 US (Chicago)

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+1 360 209 5623 US

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+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

Meeting ID: 850 5975 1901

Find your local number: <https://us02web.zoom.us/j/kckxC2YpjU>

DESCRIPTION OF WORK:

Proposal to replace 25 windows originally to remain (as approved in the original application) It has been discovered they are in very poor condition. The HPC inspection report confirms these conditions in many cases. **Tech recommends the applicant appear before the full commission to discuss the replacement and for dating the windows as they do in their inspection report.**

DISCUSSION ITEMS:

Proposed replacement of (25) windows and the applicants report of the condition and dating of the windows in question.

You will need to provide **TWELVE (12)** sets of architectural plans, surveys, site plans, zoning approvals including color photos of the front of the house including photos of the entire affected area of the house, as well as the property survey, plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days before the meeting on November 28, 2022**. Along with providing 12 hard copies, please also email a digital pdf version of your **complete** submission package.

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.

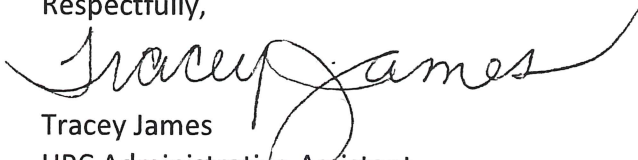
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The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension # 200 or via email tjames@neptunetownship.org.

Respectfully,



Tracey James
HPC Administrative Assistant
Engineering Department
Township of Neptune

Cc: Matteo Ferraro (m.ferraro@shorepointarch.com)

HPC Tech Review Agenda 11/8/22 9:00am

Tech Review Team – Lucinda Heinlein & Jeffrey Rudell

100 Abbott Avenue – Andrea – AMENDMENT to approved COA -review reports of windows & doors

MEETING REQUIRED

Tech Review Team – Lucinda Heinlein & Jeffrey Rudell

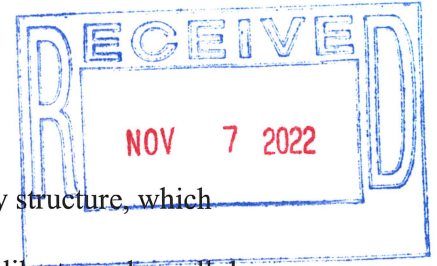
Proposal to replace 25 windows originally to remain (in initial application) which it has been discovered they are in very poor condition. Applicant has demonstrated that the condition of the all-existing doors and windows are possibly beyond reasonable repair. The HPC inspection report from Jenny and Joe confirmed these conditions in many cases. Tech recommends the applicant appear before the full commission for dating the windows as they do, and to discuss their replacement. Please prepare all materials for the next meeting.

First Floor door 1B

100 Abbott Ave. Condition Report

4 November 2022

Jenny Shaffer and Joe Wierzbinsky



- We were asked to inspect all of the windows and doors on this key structure, which received a CofA for other work on 22 October 2022.
- Given the scope of proposed work – the architect said they would like to replace all doors and windows – we advised them to make application or possibly amend their previous application, which they will do.
- Late afternoon light made it difficult to photograph effectively. The architect will submit photos with their application.
- The numbering follows a plan provided by the architect.

DOORS

first-floor (north) doors: 1A and 1D

- historic wooden doors with glass beveled on exterior side; two-light transoms above
- both doors in poor condition: they appear to have been cut down unevenly; putty and wood filler in various areas; 1D has multiple holes where locks once were



1A



1D (multiple holes from removed locks)

second-floor (north) doors: 2A and 2D

- according to the Sanborn maps, the second-story front porch is a post-1930 addition, so doors are post-1930
- 2A is modern aluminum replacement door
- 2D is an older 4-light, half-glass, wooden door in poor condition

WINDOWS

NOTE: This structure was a duplex. All of the windows are wood. The west half has mostly older, mostly 1/1, wood windows, while the eastern half has a number of historic (some may be original), mostly 2/2, wood windows. The frames are often rebuilt and/or in disrepair; the sashes/glass are generally in fair to good condition unless noted.

first-floor windows

- 1B (north) - older 1/1 with a rebuilt frame and missing sill
- 1C (north) - older 1/1 with original frame and missing sill



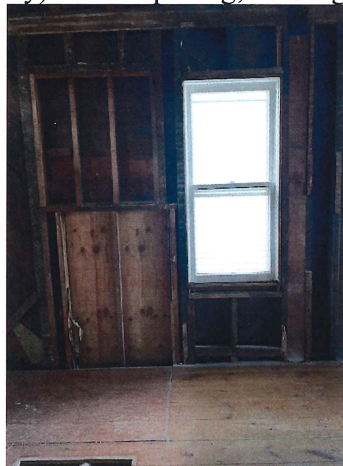
1B and 1C

- 1E (west) - older 1/1 with original frame and missing sill; sash appears cut to fit



detail of lower left corner

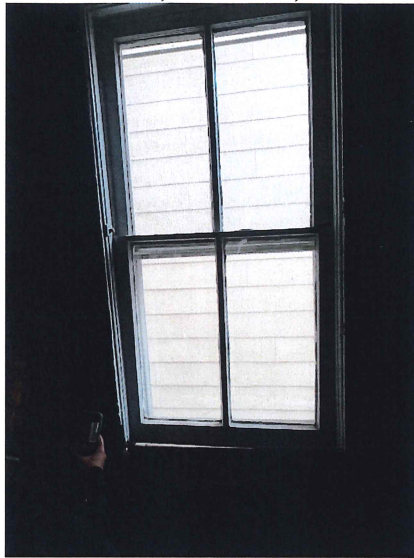
- 1F (west) - older 1/1 in (probably) added opening; missing sill



- 1H (west) - older 1/1; original frame and missing sill



- 1P (east) - historic 2/2; sill rotted; broken frame



- 1Q (east) - historic 2/2; frame in need of repair
- 1R (east) - historic 2/2; frame rotted; sill missing



1Q and 1R

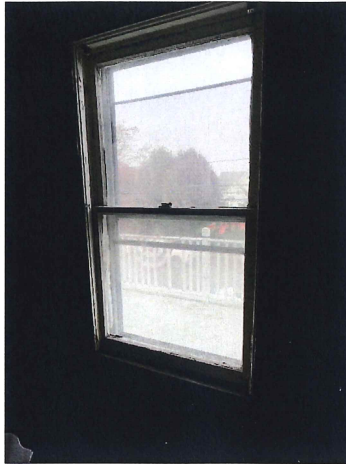
second-floor windows

2B (north) – historic 2/2; screws hold sash together; missing sill; frame in poor condition

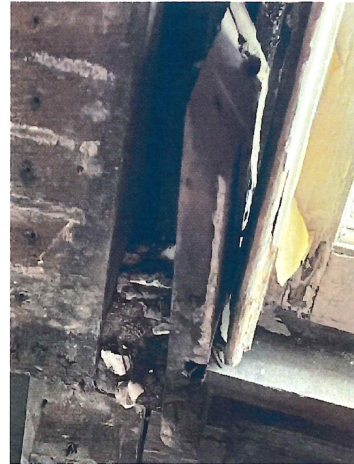
2C (north) – older 1/1; frame rotted



2B

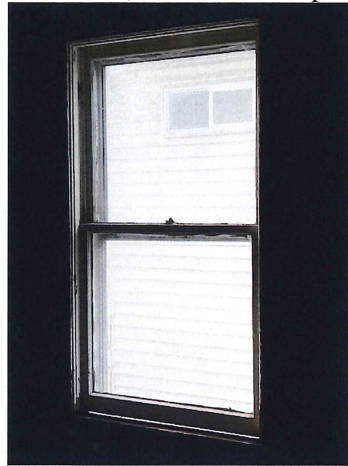


2C



2C detail

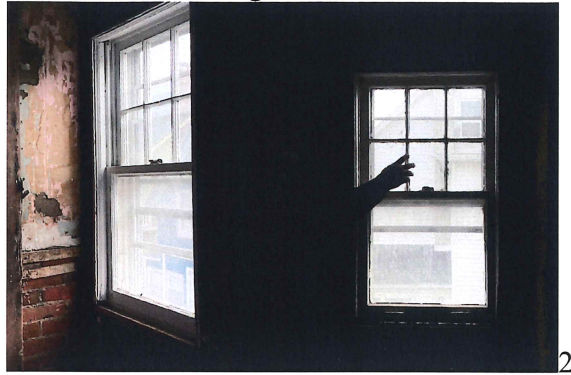
- 2E (west) - older 1/1
- 2F (west) - historic 2/2; frame in disrepair



- 2G (south) – older 1/1



2H (south) - newer 6/1 newer; frame beyond repair
2J (south) - newer 6/1; rotted frame; missing sill



- K (south) – historic 2/2; completely rotted frame, missing sill



- 2L (east) – historic 2/2; broken frame



2M -historic 2/2; rotted corners; sash in poor condition; frame broken



third-floor windows

3A – older 1/1; rotted frame and sill

3B – older 1/1 with plexiglass replacement, frame and sill rotted



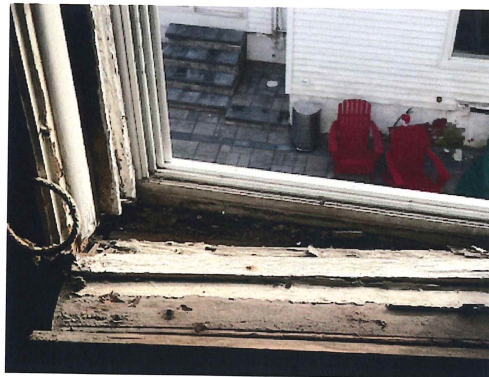
3A



3B with detail of sill



3C - older 1/1; sash screwed together; broken sill



3D – missing, only storm window present (previous approval for replacement)