

16 Ocean Avenue (1904)

**9 April 2024**

Tech Review Team: Lucinda Heinlein and Jeffery Rudell

10:30 a.m., Barkhorn, Lombardi AIA. Concept review of exterior renovation plans.

**Tech:** John and Ivan returned for a follow concept with three alternatives.

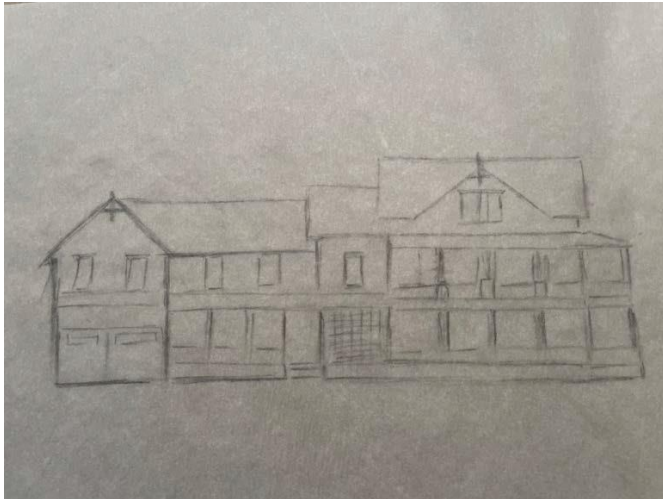
They shared with us three proposed sketches based on feedback they received from their first concept. Of the three offered, Sketch option 2 was deemed more conforming. We offered to share the options with Deb Osepchuk for her feedback as well. We want to avoid them coming into Tech with any glaring non-conformities.

Deb's feedback is as follows: "Of the three options offered, I agree with the other members that option 2 is most conforming. The one concern I would point out is that integrated garages (i.e., garages that are inset into the body of houses) is not a configuration we find in Ocean Grove during the period of significance."

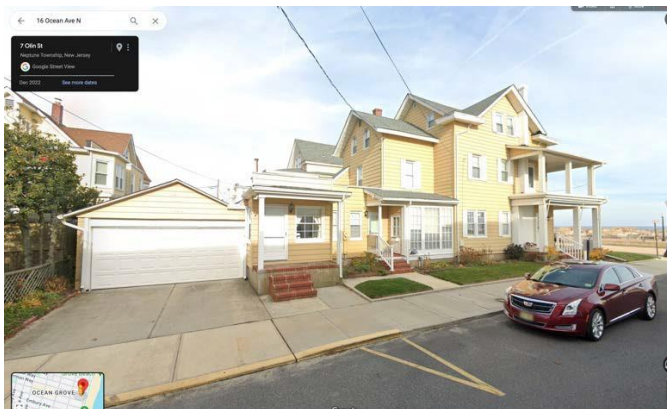
"I understand that in this case, in order to accomplish the proposed addition, building atop the garage is clearly part of the client's program. However, option 2 results in the two garage doors not being centered under the proposed gable roof, resulting in a visually awkward arrangement of elements. This is avoided in option 3 where the garage is set off from the rest of the structure."

"My feedback would be to ask the architect and the client if there is a way to mitigate the look of an integrated garage through some combination of the designs found in both option 2 and option 3. HPC is NOT qualified to offer designs to homeowners, however I offer a very primitive sketch ONLY to clarify the area I believe might benefit from some additional attention."

"Other proposed elements, though not fully articulated in these sketches, appear mostly conforming."



Heather: Please send the architect and Ivan these notes and Deb's sketch. They are welcome to take their chances with option 2, already presented, but they did ask to hear Deb's feedback, so I feel we owe it to them.



Option 1



Option 2



Option 3