

Tech Review: 24 March 2025

Tech Team: Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell

129 Pennsylvania Avenue

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Applicant is proposing to install four blue and white striped canvas awnings. Awnings are permitted with up to three colors, though solid awnings are preferred. Awnings must not be mechanized as per section K-7, “Avoid retractable mechanized awnings.” Please confirm the proposed awnings will be manual operated and will not be mechanized. **Incomplete.**

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95 Heck Avenue

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Applicant proposes a new 2/2 Andersen 400 window to replace an existing 4/4 Colonial windows on the southwest corner of the property.

Replacement of existing windows are subject to review of the existing condition. Please submit a condition report, in the form of clear pictures, indicating the placement, material, and physical condition (if wood) of the existing window. Vinyl and aluminum windows do not require a condition report.

Also note, for windows with muntins (i.e., grille patterns), grilles must be “true simulated divided light.” That is, windows must have grilles on the interior and exterior of the window and ALSO have a spacer grille placed between the panes of glass. Please specify a true divided light muntin configuration. (TSDL windows have interior and exterior grilles with spacer grille between the panes of glass.)

Once a condition of the existing window is determined and the type of grille is confirmed, this matter can be administered. **Incomplete.**

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17 Webb Avenue

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Applicant proposes to paint the body of the house Wickham Gray. This color is not on the preapproved color list. Please submit a color from the preapproved color list. **Non-Conforming.**

They further propose to replace two ground floor entry doors (one is a front door, the other is a secondary door at the front of the house) using all wood, ½ glass, exterior doors. **Conforming.**

Paint both doors Coventry Gray. **Conforming.**

Please indicate a pre-approved trim color. **Incomplete.**

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107 Abbott Avenue

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Proposed paint colors:

Front door: Yarmouth Blue HC-150, **Conforming**.

Body of the House: Van Courtland Blue HC-145, **Conforming**.

Chantilly Lace OC-65, **Non-Conforming**.

Posts: Will use all three colors. **Incomplete**.

The applicant proposes Van Courtland Blue on the body of the house, but only in specific areas. It is unclear whether the entire body of the house will be the same color. Please note that the use of many colors, especially bright colors, leads to what are referred to as “painted lady” palettes. Such color schemes are typical of San Francisco Victorians of the 1960s and 70s and employ multiple colors in a modern mix). Such palettes are prohibited in the Ocean Grove Historic District.

For information on appropriate house colors for historic properties, please see page 35 of the Historic Guidelines where it is indicated homes of this period were typically painted earth tones of browns, olive greens, reds, and yellow ochre.

The body of the house should be a single color. All trim should be a second color, and a third color is permitted as an accent color.

Please clarify the three colors you are proposing and their application as outlined above. For the columns, please submit a photos of one column and indicate the location on the column where you intend to apply each color. Thank you.

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36 McClintock Street

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The applicant is proposing closing an existing window in the side of their house. The historic guidelines prohibit the closing or removal of existing fenestrations (doors or windows). All of the houses in Ocean Grove fall within the historic district and are considered historically important. Even houses of later periods represent building styles that have contributed to the history of the town. Please note that long windows are permitted to be shortened, i.e., their sill height can be modified (usually at side and rear windows) to accommodate a counter on the inside of the structure. However, window widths and window heights may not be modified. **Non-Conforming.**

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57 Embury Avenue

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The applicant is proposing to add stone and pavers in selected areas. However, stone is not permitted in any areas of the property forward of the plane of the body of the house (i.e., in the front yard, as determined by the Zoning Department). The area proposed for stone forward of the body of the house must be planted. **Non-Conforming.**

They proposal installing brick pavers in the area between the sidewalk and the front plane of the porch. This strip of ground should be planted (without gravel). The intention of the guidelines is to retain the historic streetscape configuration and this includes the grassy strip between curb and sidewalk, and front lawn/garden areas. Non-Conforming

The paver style and the proposed pattern (herringbone), is **Conforming.**

Also, the degree of impervious coverage is subject to review by the Zoning Department (Heather, please confirm they have Zoning Approval and the coverage falls within the permitted coverage allowance ... it looks like the entire lot is proposed for coverage).

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95 Cookman Avenue

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Michael Moss returned with new sketches for Concept.

He removed the proposed Gazebo at the front by squaring off the porch which was deemed more conforming than his earlier proposal.

He proposes adding an open balcony at the 2<sup>nd</sup> floor. Second floor open balconies are permitted. However, his sketch shows the balcony extending past the front face of the house in a manner that is non-typical of historic houses in the district. Tech recommends he shorted the balcony so that the left and right sides are equally spaced between the margin of the front façade.

He proposed replacing the existing four porch columns at the front of the house with 3 new columns stretched across the expanded length, interspersed with newels. Disturbing the rhythm of the existing columns (i.e., not continuing that rhythm) alters the front façade and changes the character of the building at its most public facing area. Tech recommends he try to retain the existing rhythm. This may result in an eccentric span at the last column.

He proposes a new window Level 1 of the house facing the wrap-around porch. Cutting new fenestrations into historic original portions of buildings in the district is prohibited.

He proposed a clear stained (i.e., visible wooden grain and color) porch ceiling. Porch ceilings are traditionally painted bead board or have exposed rafters.

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He is still proposing removal of an existing exterior chimney. He was advised such removals are subject to approval by the Commission.

He was advised he will need Zoning approval prior to submitting his application to HPC.

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92 Lake Avenue

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Applicant proposes 5 new wooden stairs, with newels and rails at the Lake side of the house as a remediation for stone steps installed to grade without HPC approval. **Conforming.**

Underlying structure of stairs will use pressure treated with Azek wraps. **Conforming.**

Post caps and top rail and bottom rail will be Mahogany, graspable keyhole rail at the top. Spindles will be 2x2 Mahogany. **Conforming.**

Risers will be Azek and treads will be of Mahogany. **Conforming.**

Posts/newels will be painted to match existing house colors. **Conforming.**

Spindles, white. **Conforming.**

**Note: All Mahogany, with the exception of the floors and stair treads, must be painted to match existing trim. Unpainted wooden top and bottom rails are historically inappropriate for a house of this period. Please confirm.**

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135 Mount Herman Way (1905)

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Heather: Is this the right house for this application?

Bought the place in 2012. Concept to repair porch, replace siding, and remove existing, non-historic chimney.

All of the work proposed appeared conforming in materials, and proposed design.

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124 Abbott Avenue

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Carolyn Young, Concept for a small cottage. She proposes a partial demo at the rear (to be submitted in a separate application) and the addition of a cross gable. The cross gable will be at the same ridge height but does not constitute an extrusion of the existing hip roof because of the change in form. Further back, behind this proposed cross gable, a smaller hip is proposed that WILL drop down from the historic ridge.

She's proposing a bay (not a bay window) at the east elevation near the front of the house.

She is proposing the addition will extend out (rather than in) at the rear of the house, thus meeting the requirement that additions look like additions.