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Block: 268 Prop Loc: 90 CLARK AVE Owner: HEIL, LEWIS CRAIG & ROBIN LISA Square Ft: 1580  
 Lot: 1 District: 1335 NEPTUNE TOWNSHIP Street: 15 FALLSWOOD LANE Year Built: 1899  
 Qual: Class: 2 City State: MANALAPAN, NJ 07726 Style: 5

## Additional Information

Prior Block: 74 Acct Num: 00012084 Addl Lots: EPL Code: 0 0 0  
 Prior Lot: 1704 Mtg Acct: Land Desc: 31X60 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-L-AG1-1U Initial: 000000 Further: 000000  
 Updated: 05/14/20 Tax Codes: F02 Class4Cd: 0 Desc:  
 Zone: HDR1 Map Page: Acreage: 0 Taxes: 8700.13 / 8635.83

## Sale Information

Sale Date: 09/18/17 Book: 9253 Page: 601 Price: 395000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	09/18/17	9253	601	395000		99.29	HEIL, LEWIS CRAIG & ROBIN LISA

## TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<a href="#">2020</a>	HEIL, LEWIS CRAIG & ROBIN LISA 15 FALLSWOOD LANE MANALAPAN, NJ 07726	274100 107400 381500	0	381500	2
<a href="#">2019</a>	HEIL, LEWIS CRAIG & ROBIN LISA 15 FALLSWOOD LANE MANALAPAN, NJ 07726	258300 150400 408700	0	408700	2
<a href="#">2018</a>	HEIL, LEWIS CRAIG & ROBIN LISA 15 FALLSWOOD LANE MANALAPAN, NJ 07726	258300 149200 407500	0	407500	2
<a href="#">2017</a>	MC GRATH, LYNN ANN % E SNYDER 90 CLARK AVENUE OCEAN GROVE, NJ 07756	254000 138200 392200	0	392200	2

**Application Update:**  
 The Applicant has removed the porch and addition proposal from the project. They are only seeking window and siding replacement.

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)

## EXISTING WINDOW , SIDING & STRUCTURAL OBSERVATIONS -90 CLARK AVE.

Gannon Building & Remodeling has worked on hundreds of homes and other structures in and around Ocean Grove since 1985 . We have rebuilt countless Victorian era windows and doors over the last 35 years. We also have extensive experience in overall renovation of historic structures including but not limited to salvaging, repairing, weaving in of existing wooden clapboard siding. Mr. Heil , owner of 90 Clark Ave, at the request of the Neptune Township HPC, instructed us to prepare this report based on several site visits in 2019 and 2020. The architect, Brian Berzinskis, has numbered the windows, delineated areas of original siding on the attached elevations and provided photographs of same. We will refer to those items in this report.

**Brief Window Overview:** We inspected each of the 33 windows and 5 doors at the house. Based on the construction of the windows and aided by some of their obvious addition locations, we determined that there were a total of 7 original windows in the home. Five on the first floor #101,#103,#104,#118 & #119. Two on the second floor #215 & #216. We will address each of the 33 windows by way of photographs & commentary.

**Siding Overview:** Clapboard siding was found under some sections of the exterior layer of asbestos siding. Other areas of the house were sided with horizontal 1 by 6 and 1 by 8 pine . Some of it was tongue and groove, some was flat stock. The amount of original siding remaining on the building is fractional and denoted on the Elevations attached marked as area #1. The majority of the remaining original clapboard siding has been compromised by the removal of corner boards, rim trim boards as well as a multitude of cut out areas , furring strip damage , nail damage and years of neglect.(See photos attached) In addition, the original house was built as a balloon frame structure with the clapboard siding nailed directly to the structural vertical studs.(See Photos attached). In order to properly obtain structural code compliance, the existing clapboard should be removed and exterior plywood sheathing attached to the existing (some sistered/all firestopped ) vertical framing. Then the finished siding should be applied.

## ***Siding/Trim/Window Commentary :***

### ***Siding pictures***

Exterior trim on all windows would need to be removed to install windows and/or new sheathing. Exterior trim is a hodgepodge of many styles , not only on the many additions but also on the original structure. Owner proposes to replicate the exterior trim of the original house with matching azek and crown molding. The owner proposes all new 2 over 2 windows, new hardi plank siding with same reveal as original and azek trim replicating the existing trim and homogenizing the entire house into a single style , again, replicating the original as closely as possible while bringing this house up to current structural and fire codes.

## Siding reveal

















## Window 101

ORIGINAL Double Hung 2 over 2 single pane 5/4" frame wood window. Settlement and lack of headers caused both the window frame and sash to be out of square. Window is non- operational and appears to have been that way for many many years. Needs complete glass removal and dismantling requiring plane of old wood and wood replacement.



## **Front Door 102**

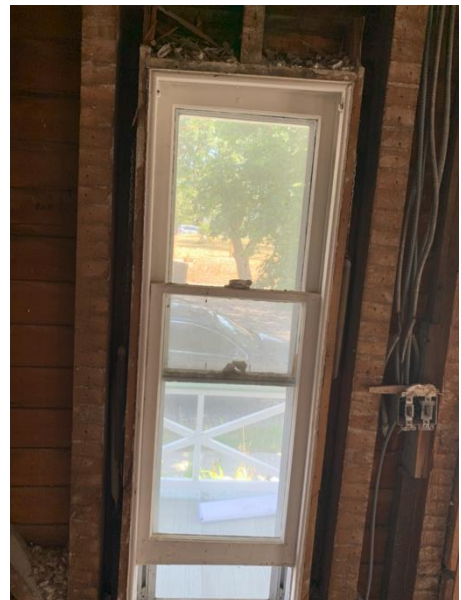
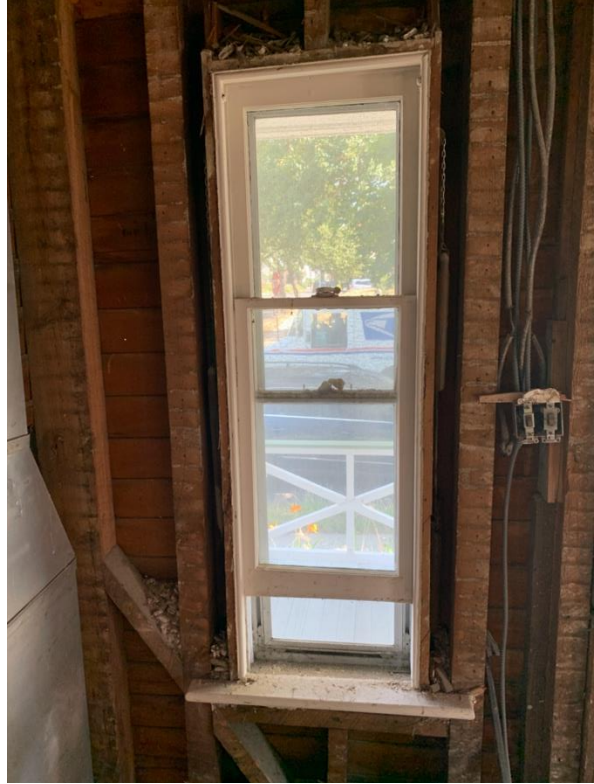
Front Door ... Replacement approved prior application....





## Window 103

ORIGINAL – Same as window 101 and severely out of square



## Window 104

ORIGINAL – Same as 101





## Side Door 105

Side Door – 1 $\frac{3}{8}$ " thick . Not an exterior door – Plexiglass window in opening



## Window 106

WEST ADDITION : Not original window – partially operational ... out of square





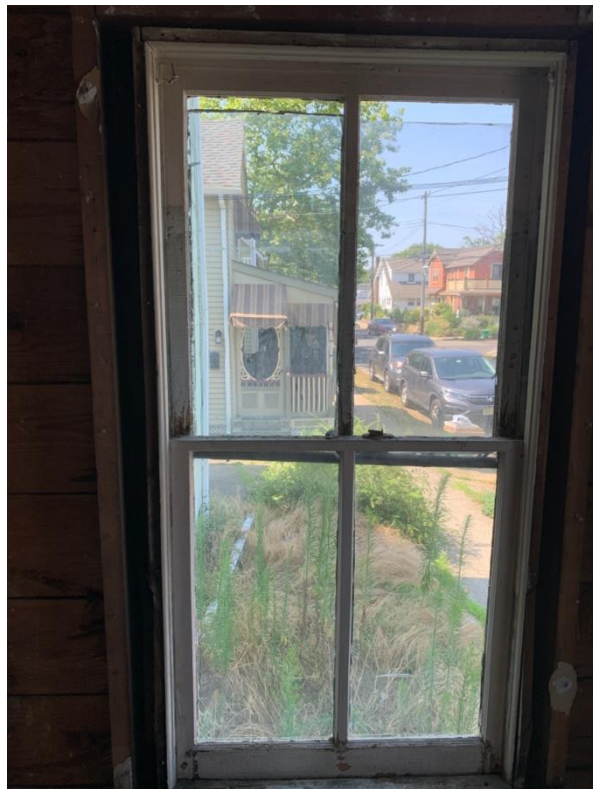
## Window 107

Not Original non operational ... out of square



## Window 108

Not Original – non operational – total deterioration





## Window 109

Vinyl Slider



## Window 110

Double hung



## Door 111

Wood door – not an exterior door ½ glass





## Window 112

Miniture bath window - ??????





## Garage Door 113

Garage doors ... wood that is rotted .. will need replacement



## Window 114

Aluminum awning window





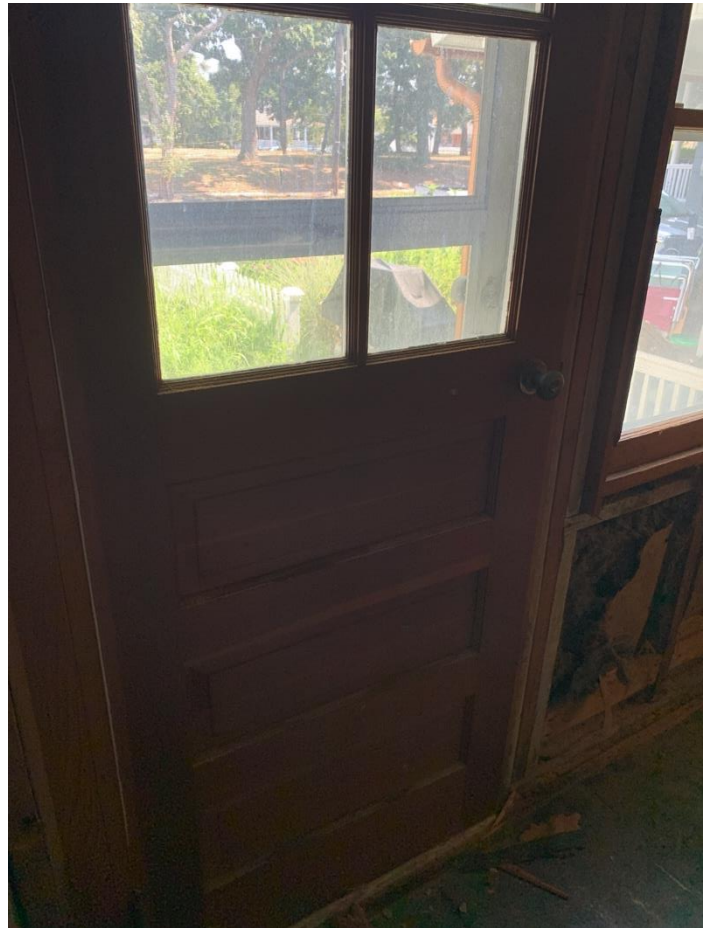
## Window 115

Wood double hung



## Side Door 116

Wooden Door





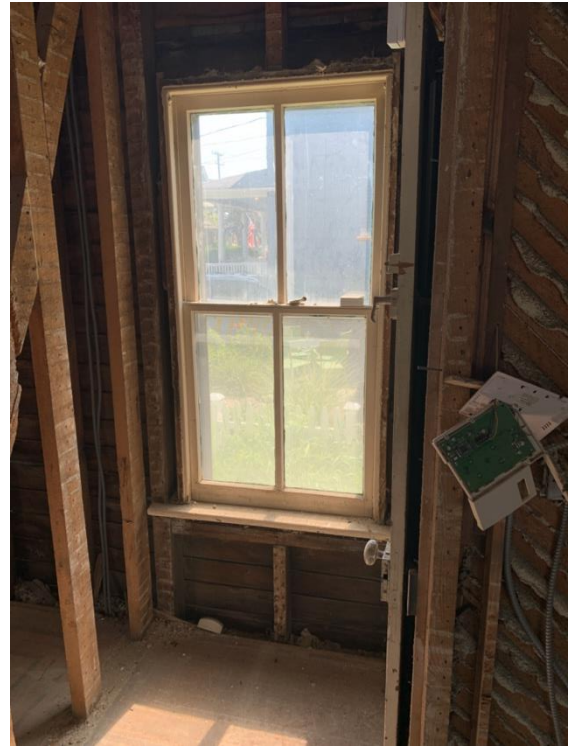
## Window 117

Vinyl replacement window



## Window 118

WEST SIDE FRONT — Double Hung 2 over 2 single pane 5/4" frame wood window. Settlement and lack of headers caused both the window frame and sash to be out of square. Window is non- operational and appears to have been that way for many many years. Needs complete glass removal and dismantling requiring plane of old wood and wood replacement





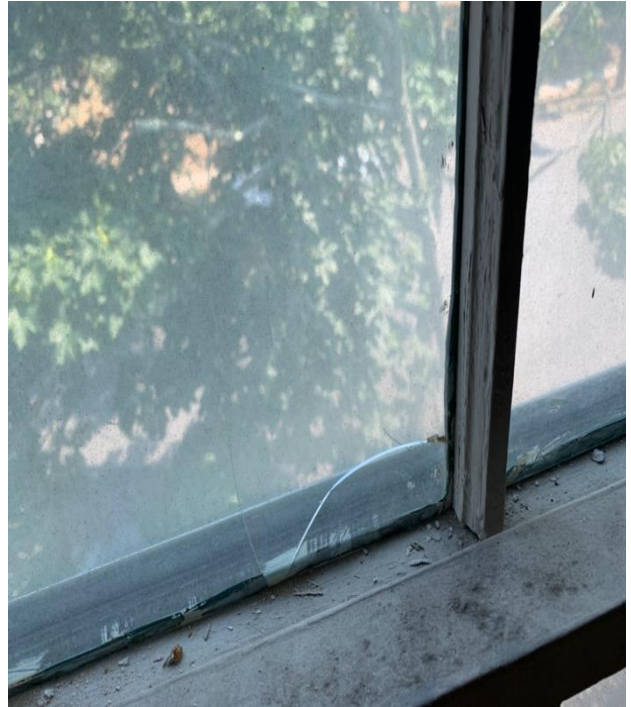
## Window 119

ORIGINAL - Double Hung 2 over 2 single pane 5/4" frame wood window. Settlement and lack of headers caused both the window frame and sash to be out of square. Window is non- operational and appears to have been that way for many many years. Needs complete glass removal and dismantling requiring plane of old wood and wood replacement



## Window 201

Addition closed in porch Not Original – thinner mullions  
. Severely out of square condition similar to 101





## Window 202

Not Original – thinner mullions . Severely out of square condition similar to 101



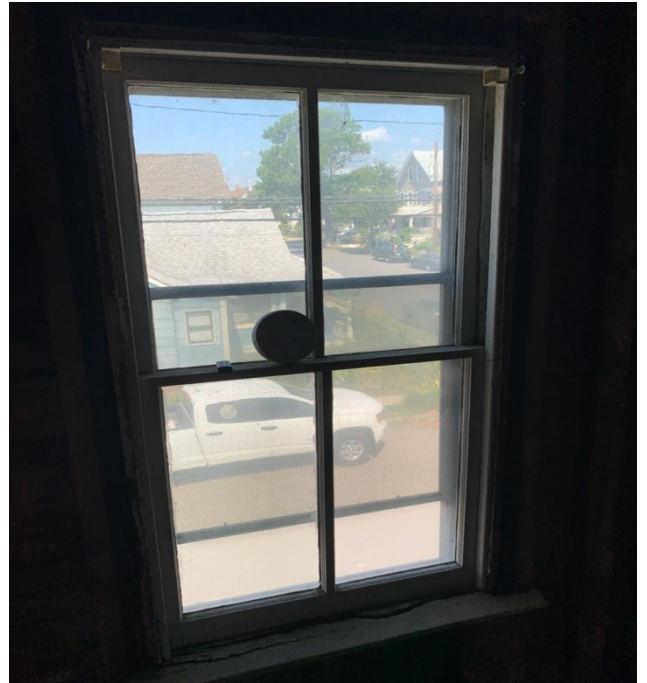
## Window 203

Not Original – thinner mullions . Severely out of square condition similar to 101



## Window 204

West Addition : Not original different size mullions, damaged sashes , out of square





## Window 205

Not original different size mullions, damaged sashes , out of square



## Window 206

Not original different size mullions, damaged sashes, out of square..... One of these windows must be a fire egress as it is an existing bedroom to bring it to fire safety code. Owner offers to replace 206 with a fire egress casement window with mullions to mimic the proposed new double hung 2 over 2 wood windows at 204 and 205



## Window 207

Rear Addition – Non original different mullion thickness and frame structure different than original dovetail mortice  
– Newer window – needs full rebuild





## Window 208

Non original different mullion thickness and frame structure different than original dovetail mortice – Newer window – needs full rebuild



## Window 209

Non original different mullion thickness and frame structure different than original dovetail mortice – Newer window – needs full rebuild





## Window 210

Casement Awning window – totally rotted wood



# Window 211

1980's ? Wood double hung – does not operate



## Window 212/213

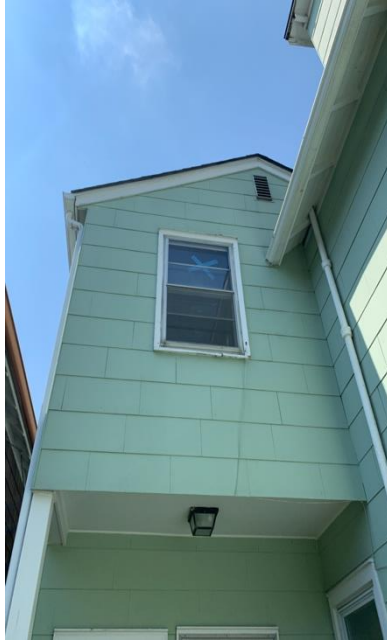
1980's ??? Wood Awning Windows





# Window 214

1980's Wood Double Hung



## **Window 215**

West Side Front \_ Original – Same as 101 Frame in total disrepair



## Window 216

Original – Same as 101 frame in bad shape

