



Property Location: 133 FRANKLIN AVE  
 Application No: HPC2021-002  
 Application Date: 01/05/2021

## HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> AC UNIT<br><input type="checkbox"/> ADDITION<br><input type="checkbox"/> ARBOR<br><input type="checkbox"/> AWNING<br><input type="checkbox"/> BALCONY<br><input type="checkbox"/> CHIMNEY<br><input type="checkbox"/> COLUMNS<br><input type="checkbox"/> DECK<br><input checked="" type="checkbox"/> DOOR REPLACEMENT<br><input type="checkbox"/> DRIVEWAY<br><input type="checkbox"/> EXTERIOR ALTERATIONS<br><input type="checkbox"/> FENCE<br><input type="checkbox"/> FLAGS/BANNERS<br><input type="checkbox"/> FOUNDATION<br><input type="checkbox"/> OTHER | <input type="checkbox"/> GATE<br><input type="checkbox"/> GENERATOR<br><input checked="" type="checkbox"/> GUTTERS & LEADERS<br><input type="checkbox"/> HOT TUB<br><input type="checkbox"/> LATTICE<br><input type="checkbox"/> LIGHT FIXTURE<br><input type="checkbox"/> NEW CONSTRUCTION<br><input type="checkbox"/> ORNAMENTATION<br><input type="checkbox"/> OUTDOOR SHOWER<br><input checked="" type="checkbox"/> PAINT<br><input type="checkbox"/> PATIO<br><input type="checkbox"/> PIERS<br><input type="checkbox"/> PORCH<br><input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS<br><input type="checkbox"/> RETAINING WALL<br><input checked="" type="checkbox"/> ROOF<br><input type="checkbox"/> SATELLITE DISH<br><input type="checkbox"/> SHED<br><input type="checkbox"/> SHUTTERS<br><input checked="" type="checkbox"/> SIDING<br><input type="checkbox"/> SIGN<br><input type="checkbox"/> SKYLIGHT<br><input type="checkbox"/> SOLAR<br><input type="checkbox"/> STAIRS<br><input type="checkbox"/> VENT<br><input type="checkbox"/> WALKWAY<br><input checked="" type="checkbox"/> WINDOWS |
|--|---|--|

### PROPERTY IDENTIFICATION

Property Address: 133 FRANKLIN AVE

Block: 272

Lot: 10

Qualifier:

### OWNER INFORMATION

Name(s): DELAURA, DONNA M

Address 133 FRANKLIN AVENUE OCEAN GROVE, NJ 07756

Phone: (732)207-2491

Email: ddelaura1213@comcast.net

### APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): Craig Hetzel Sr

Company:

Address: 1508 7th Ave Neptune, NJ 07753

Phone: (732)319-3539

Email: craighetzelconstruction@hotmail.com

### PROPERTY INFORMATION

Property Type?(check one)

☒ Single Family

☐ Multifamily:

☐ Units

☐ Commercial

☐ Condo

☐ Mixed Use

Architectural Period / Year Built: 1926

Architectural Style: Cottage/Bungalow

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) 553754546

DATE APPROVED: 12/29/2020

**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**

1. You will need to remove more siding, the part that you did remove is not enough to make a determination. You will need to submit a condition report (this includes pictures and labeling) of the siding and once this is removed we will need to do an on site inspection, which we can schedule. You can just let me know when the siding is removed and a member can go out and look at it. They typically do this on Tuesdays.
2. The windows must be simulated divided light. You will also need to submit a condition report on these windows if they are original.
3. Please provide a catalog cut of the garage door.
4. Please provide a catalog cut for the 15 lite French entrance door.
5. Please provide a condition report on the chimneys. We will also need to do an on site inspection for this.
6. Please refer to our guidelines regarding fenestrations and doors.
7. Please provide a drawn elevation for the west side proposed doors including the landing and possible stair(s)

**Submitting Required Information:**

Emailed submissions will not be accepted. The requested information can be submitted to the Commission Secretary, Alison Walby, 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:

Alison Walby, HPC Administrative Officer/Secretary  
Administration Offices  
25 Neptune Boulevard  
Neptune, NJ 07756.

  
Alison Walby, HPC Administrative Officer/Secretary

Date: 1/12/2021

**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:



#1-

THE SIDING HAS BEEN REMOVED FURTHER IN THE SAME LOCATION AS PREVIOUSLY SHOWN FOR YOUR EXAMINATION. THE CLAPBOARD SHOWN APPEARS TO BE ORIGINAL TO THE STRUCTURE. WE ARE PROPOSING TO REPLICATE THE EXISTING SIDING WITH LIKE SHAPE AND SIZE AS PER HPC GUIDELINES.

IF THIS IS UNALLOWABLE, WE WILL REPAIR THE EXISTING AND PAINT AS REQUIRED.

IT IS OUR AIM TO RESTORE THE HOUSE TO THE ORIGINAL CRAFTSMAN STYLE DETAIL AS PER HPC GUIDELINES.

\* DETAILS PROVIDED

\*PHOTOS PROVIDED





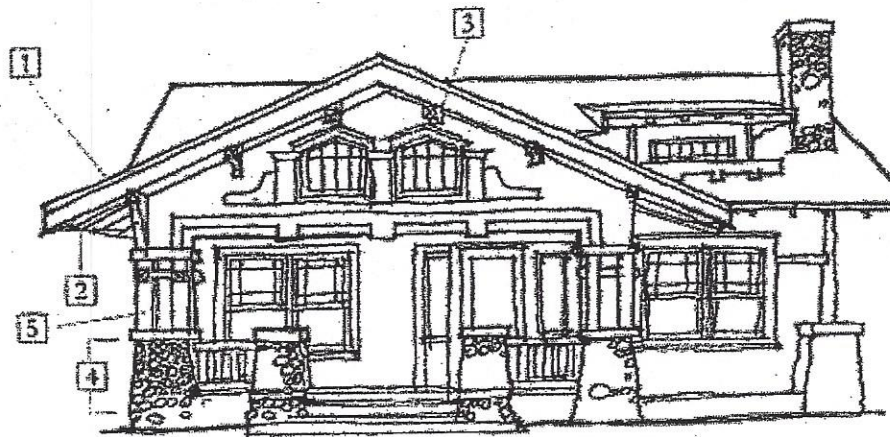








# Craftsman Style Detail

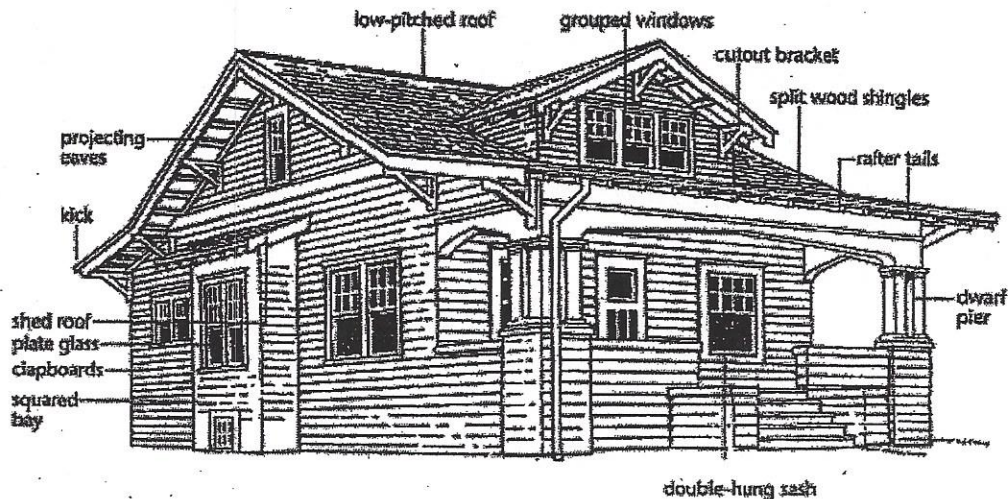


## IDENTIFYING FEATURES

- 1 LOW-PITCHED GABLED ROOF (OCCASIONALLY HIPPED) WITH WIDE, UNENCLOSED EAVE OVERHANG
- 2 ROOF RAFTERS USUALLY EXPOSED
- 3 DECORATIVE BEAMS OR BRACES UNDER GABLES
- 4 PORCH SUPPORT BASES EXTENDING TO GROUND LEVEL (WITHOUT BREAK AT LEVEL OF PORCH FLOOR)
- 5 PORCH SUPPORTS USUALLY SQUARED AND SOMETIMES SLANTING INWARD



# Craftsman Style



Craftsman Style, also known as the Arts and Crafts Style, were popular contractor-builder residential dwellings primarily constructed between 1890 and 1920. The Arts and Crafts movement in American Architecture focused on extolling the virtues of handcrafted art and architecture versus that of the machine. The machine aesthetic was regarded as impersonal by period architects and artisans. In response, the design of a house in which all its elements, both interior and exterior, received artful attention...and variations of the Craftsman Style home were prominent nationwide.

The Craftsman Style dwelling was best suited for relatively long and narrow lots, common in most urban settings and suitable to the common 30 x 60 foot lot configurations of Ocean Grove. Craftsman architecture featured a low pitch and projecting gable roof over a one-story dwelling with just enough roof pitch, at times, to permit a partial second floor. Other distinctive features included exposed rafters, low shed dormers, tapered or pyramidal porch post or pillars, ample covered front porch space and grouped or banded double-hung windows.

Craftsman Style homes usually reflected the architecture of the region which they were built. In Ocean Grove, as throughout the Jersey Shore area, Craftsman Cottages were in harmony with the local seaside vernacular. Craftsman cottages were most often finished with painted or weathered wood shingles. However, wood clapboard and even stucco were also common choices. Exterior colors were earth tone and individuality was introduced through crafted window shutter details, added pergolas, roof eyebrows or eyelids, ornamental rafter tails, selection of post and pillar material (stone, concrete, shingle, brick or board), and integration of ornamental window sash grille work. Similarity in many of the Craftsman Style homes was a direct result of the numerous pattern books and building kits which were made available during that era.



#2-THE PROPOSED WINDOWS ARE A SIMULATED DIVIDED LITE AS PER THE GUIDELINES PROVIDED. PLEASE FIND THE CATALOGUE TECH SECTION. WE ARE PROPOSING TO MATCH THE EXISTING GRID PATTERN OF 3 OVER 1. ALL OF THE WINDOWS ARE NOT ORIGINAL; HOWEVER, WE ARE PROPOSING TO USE THE 3 OVER 1 GRID PATTERN ON THOSE WINDOWS AS WELL.

THE CONDITION OF THE WINDOWS IS AS FOLLOWS.

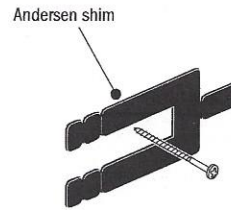
- \*ALL OF THE WINDOWS ARE A SINGLE PANE GLASS
- \*ALL OF THE WINDOWS ARE PAINTED SHUT AND THEY ARE IN AN INOPERABLE CONDITION ON ONE OR BOTH SASH.
- \* SEE PHOTOS PROVIDED.

## Anchoring Method

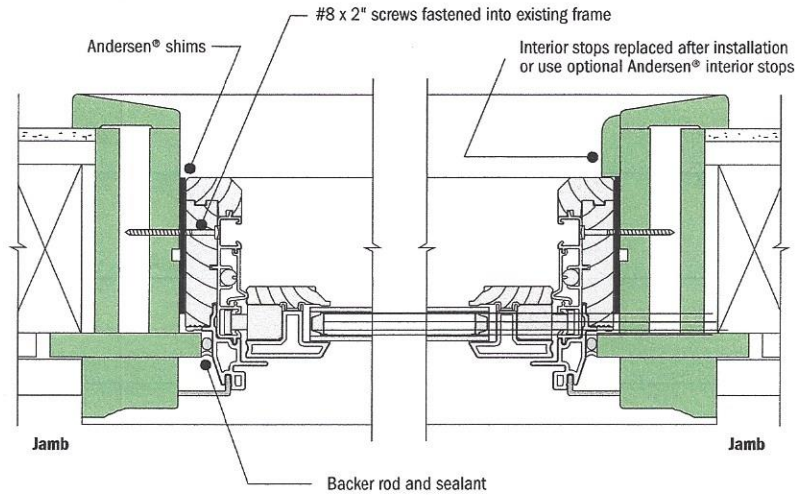
### Installation Screws Scale 3" = 1'-0" (1:4)

The Woodwright® double-hung insert window is secured in the existing window frame by using 2" (51) screws and shims through the side jambs of the insert window into the existing window frame.

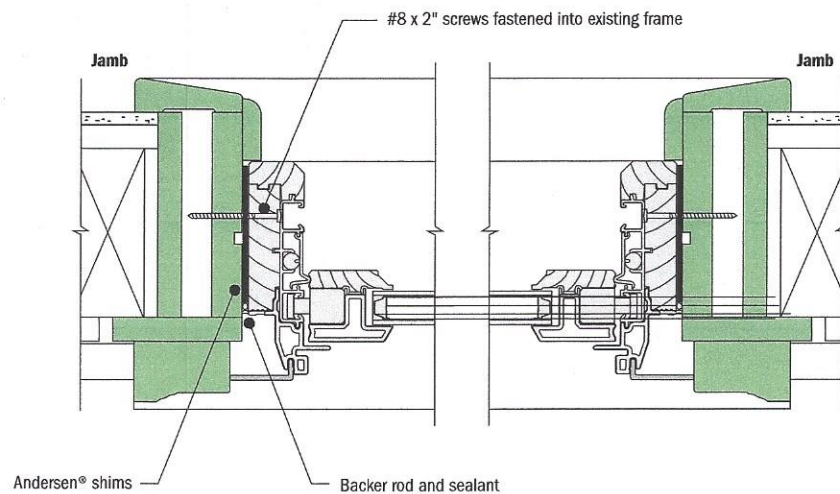
Shims, screws and backer rod are included with each insert window.



#### Interior Installation



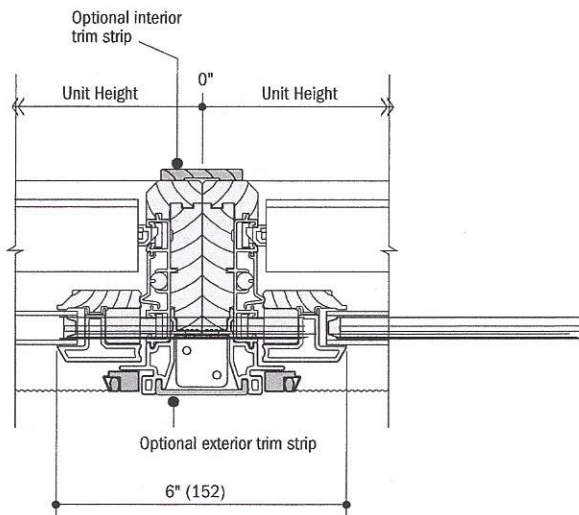
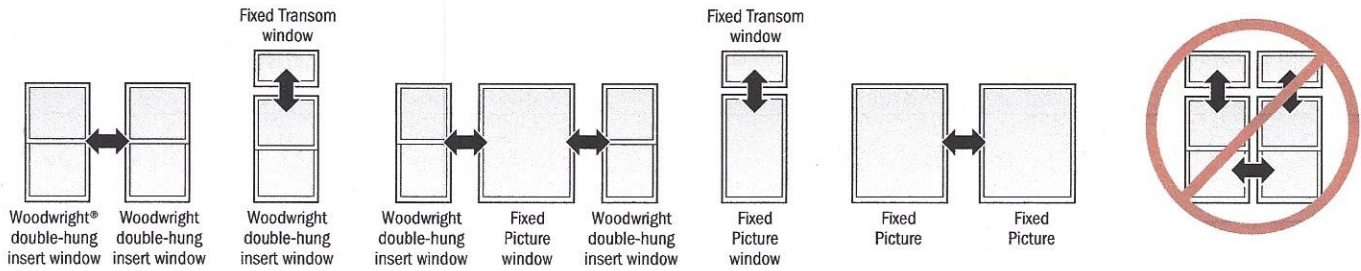
#### Exterior Installation



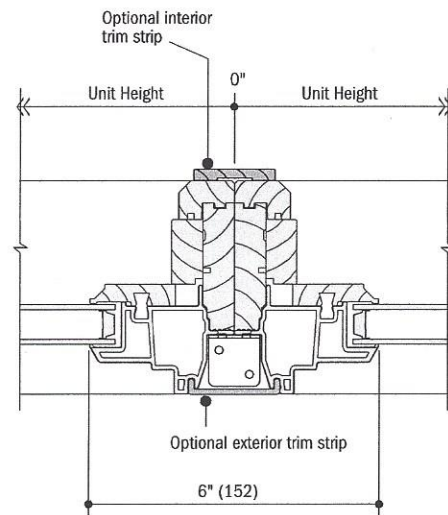


**Non-Reinforced One Way Joining – Vertical or Horizontal**

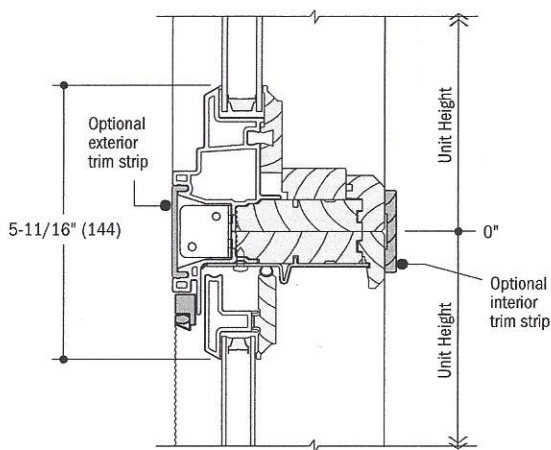
Scale 3" = 1'-0" (1:4)



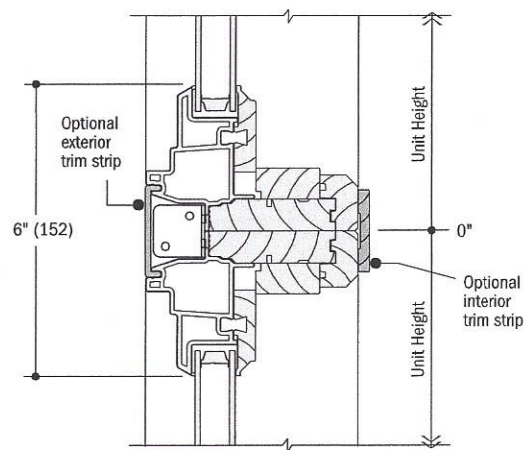
**Double-Hung Insert to  
Double-Hung Insert Window**



**Picture or Transom Insert to  
Picture or Transom Insert Window**



**Transom Insert Over  
Double-Hung Insert Window**



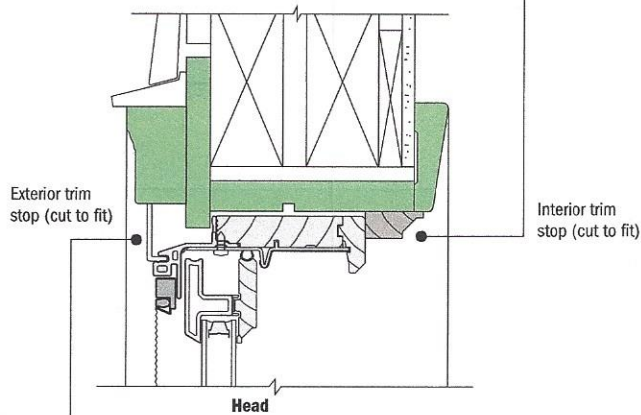
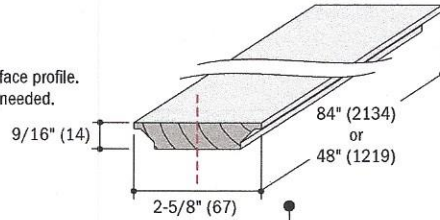
**Transom Insert Over  
Picture or Transom Insert Window**

**Options / Accessories**

**Installation Trim Parts** Scale 3" = 1'-0" (1:4)

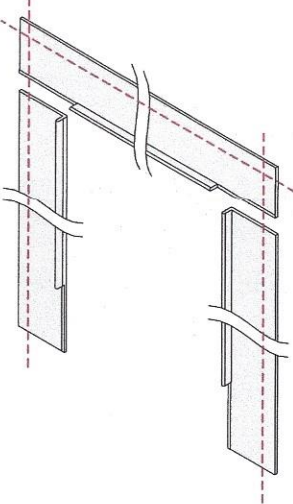
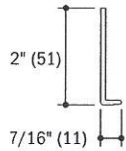
**Interior Trim Stop**

Optional Andersen® interior trim stop with dual face profile. Cut to width and length as needed.



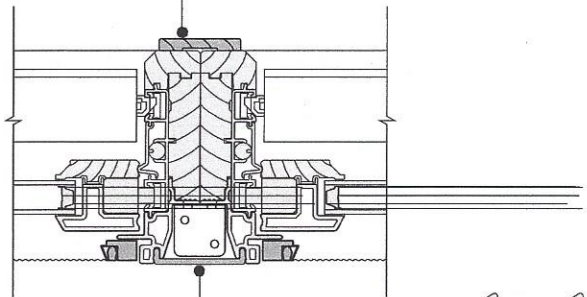
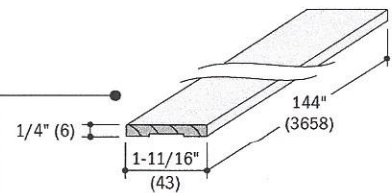
**Exterior Trim Stop**

Andersen® exterior trim stops are supplied with each unit. Cut to width at job site.



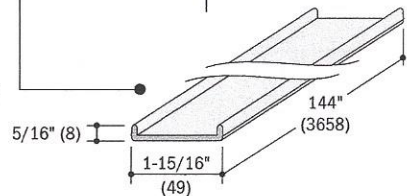
**Interior Joining Strip**

Optional Andersen® interior joining strip.



**Exterior Joining Strip**

Optional Andersen® exterior joining strip.

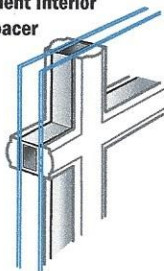




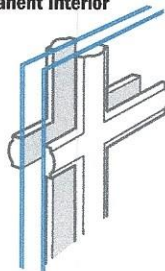
**Options / Accessories**

**400 Series Grille Options**

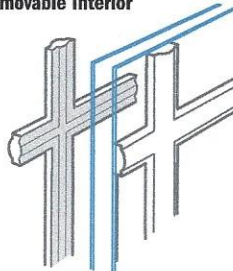
**Andersen® Divided Light Grille**  
Permanent Exterior  
Permanent Interior  
with Spacer



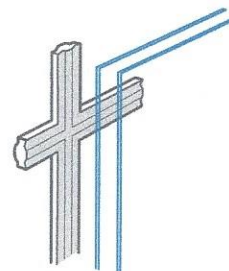
**Andersen® Divided Light Grille**  
Permanent Exterior  
Permanent Interior



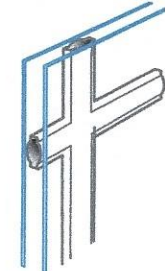
**Andersen® Divided Light Grille**  
Permanent Exterior  
Removable Interior



**Removable  
Interior**

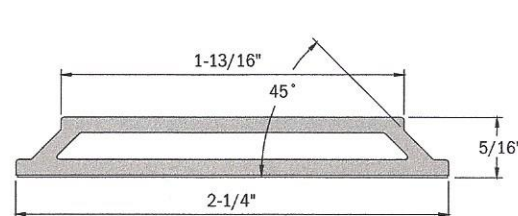
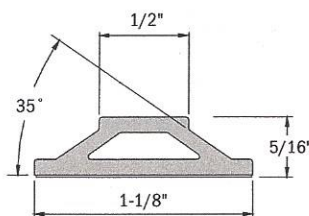
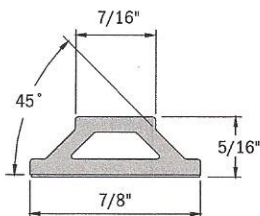
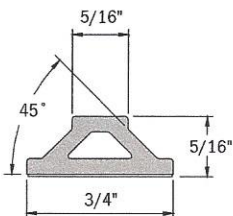


**Andersen® Finelight™  
Grilles-Between-the-Glass**

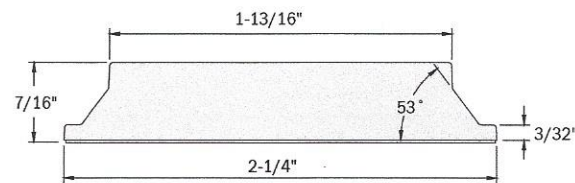
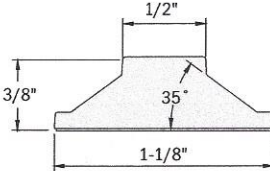
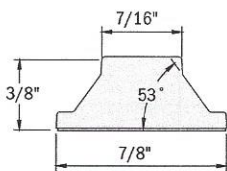
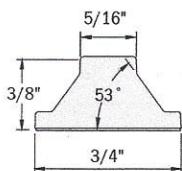


**Grille Profiles** • Scale = Full • Dimensions include thickness of tape.

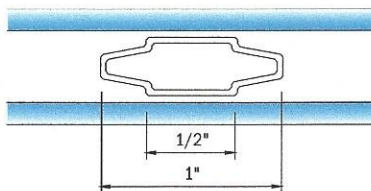
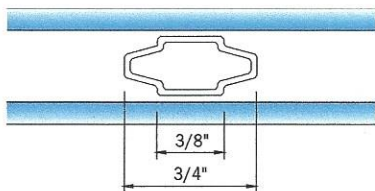
**Permanent Exterior Fibrex® Material Grille Profiles** (chamfer profile). Also used for pre-finished interior, except 400 Series Woodwright® double-hung windows.



**Permanent Interior Wood Grille Profiles** (chamfer profile).



**Andersen® Finelight™ Grilles-Between-the-Glass.**



**Options / Accessories**

**Andersen® Divided Light Grilles**

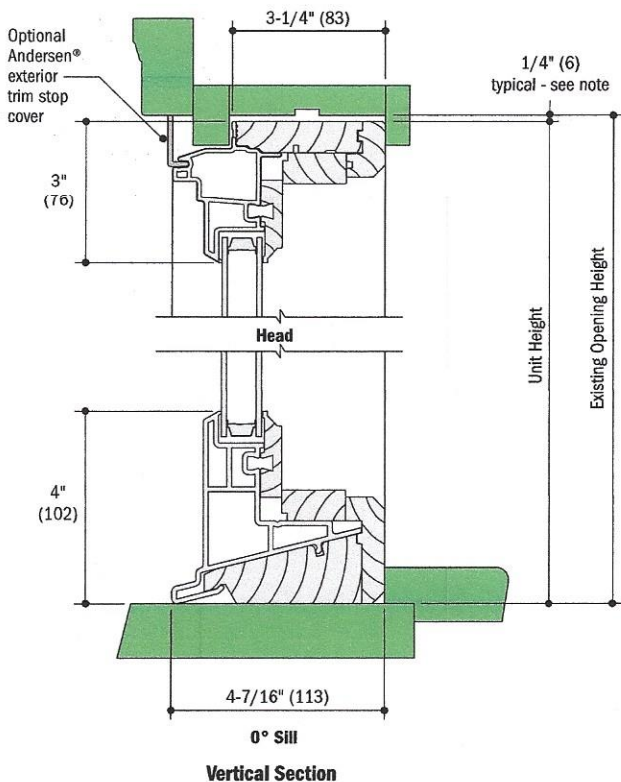
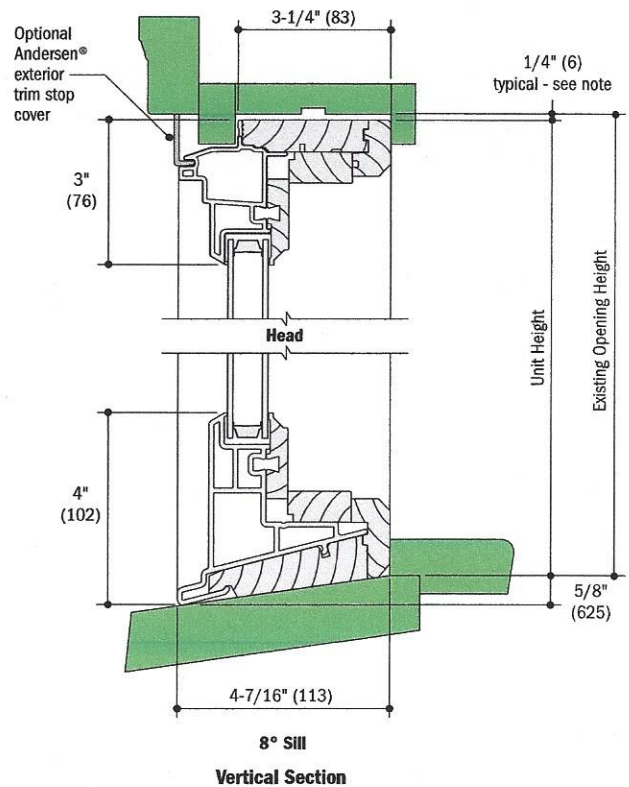
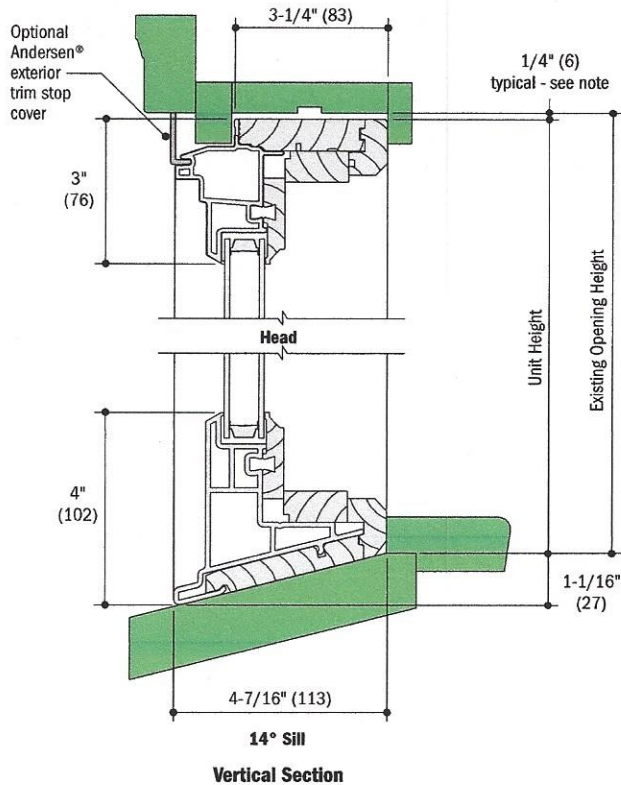
- Available now
- Available only with 3/8" glass through the Andersen Divided Light program
- ✓ Please check with Andersen for availability

		Andersen® 400 Series Windows																		Andersen® 400 Series Doors			
		Casement & Awning	Casement Picture	Gliding	Woodwright® Double-Hung & Transom	Woodwright® Picture	Woodwright® Archtop & Unequal Leg Archtop	Woodwright® Springline™ Single-Hung	Woodwright® Double-Hung Insert Products	Tilt-Wash Double-Hung & Transom	Tilt-Wash Picture	Circle Top™ & Quarter Round	Arch	Springline™	Flexiframe®	Elliptical	Circle & Oval	Gothic	200 Series Narroline® Double-Hung & Transom	Frenchwood® Gliding	Frenchwood® Hinged Inswing	Frenchwood® Hinged Outswing	Frenchwood® Patio Door Sidelights & Transoms
Exterior Color	White	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Sandtone	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Terratone®	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Forest Green	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
Width	3/4"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	7/8"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	1-1/8"	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	2-1/4"	●	●	●	●	●	●	●	●	●	●	✓	●	●	✓	✓	●	○	●	●	●	●	●
Type	With Spacer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	✓	✓	●	○	●	●	●	●
	Without Spacer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
Interior	Maple	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Oak	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Prefinished	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Pine	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
Patterns	Colonial	●	●	●	●	●	●	●	●	●	●	●	●	✓	●	●	●	●	○	●	●	●	●
	Modified Colonial	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Modified Col W/Check Rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Prairie A	●	●	●	●	●	●	●	●	●	●	✓	●	●	●	●	●	●	○	●	●	●	●
	Short Fractional	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Short Fractional W/Check Rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Tall Fractional	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Tall Fractional W/Check Rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Victorian	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Renaissance	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Sunburst	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Specified Equal Light	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Custom	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	✓
Glass	HP/HP Tempered	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	HP Sun/HP Sun Temp	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	3/8" Low-E/Temp	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●
	Single-Pane Impact	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●



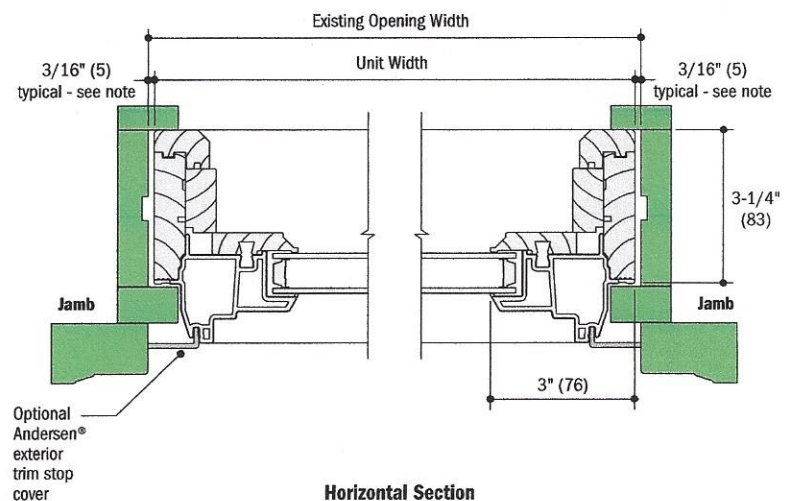
**Basic Unit Details - Insert Picture Window**

**Picture Unit** Scale 3" = 1'-0" (1:4)



**Note:**

Each new insert window must be downsized sufficiently to allow it to be shimmed, leveled and squared inside the original window frame. The condition of the existing window frame may require downsized dimensions different from those shown in these details.



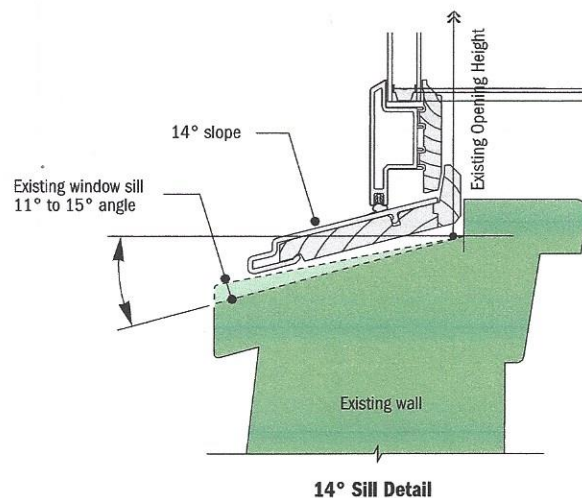
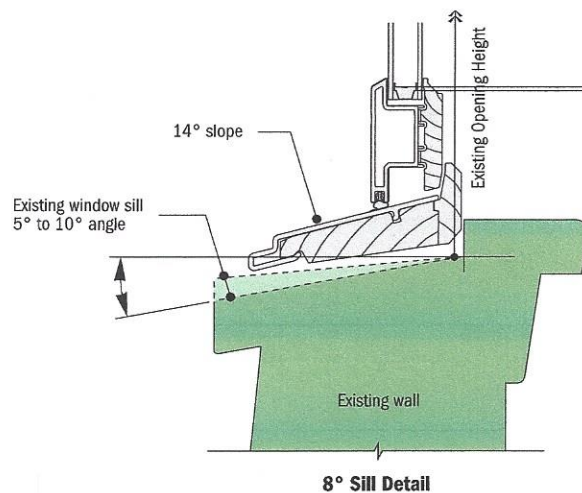
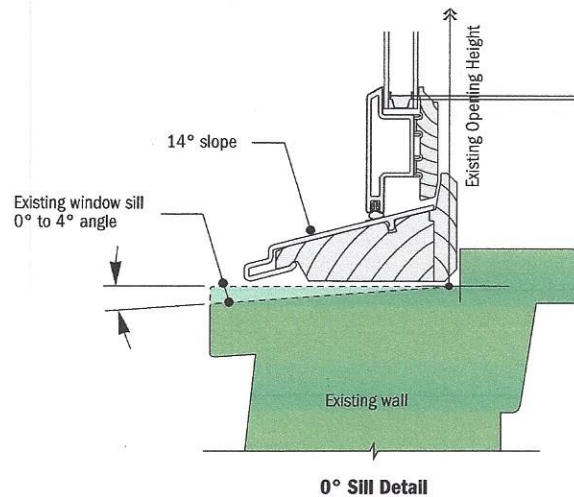
= Existing window and trim

## Sill Angle Options

Scale 3" = 1'-0" (1:4)

Select the Woodwright® insert window sill angle that most closely matches the existing sill angle. Units with smaller sill angle will have larger maximum.

**Note:** Insert window is shown slightly elevated from existing sill for illustration clarity. New insert window will sit directly on existing sill.

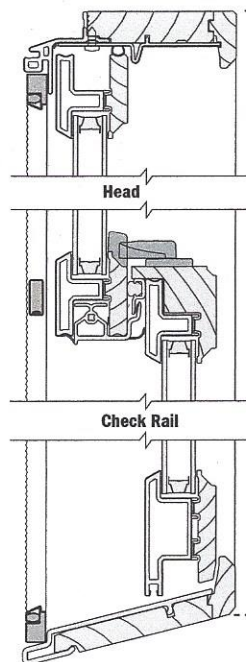
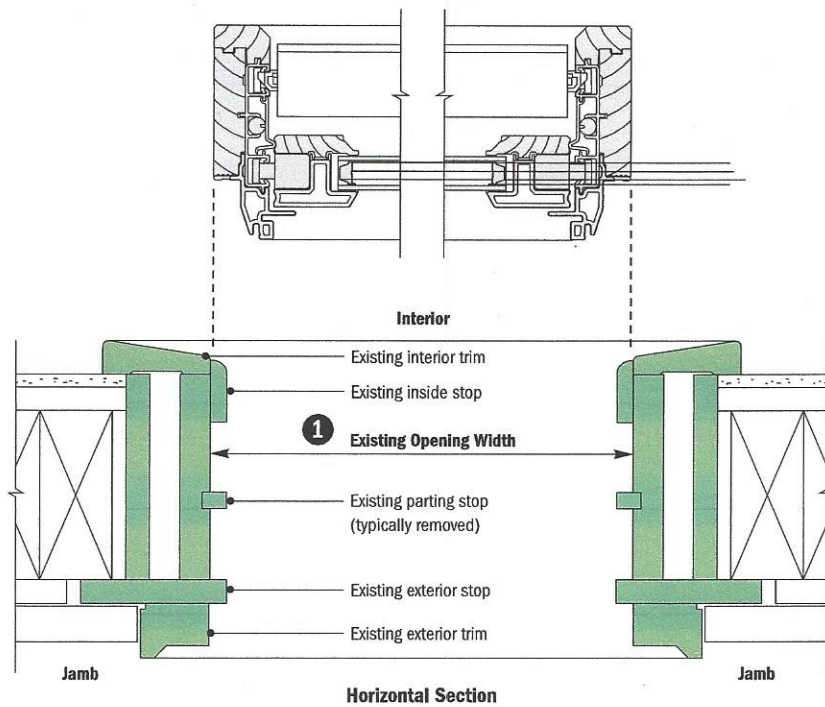




## Location of Woodwright® Double-Hung Insert Window in Existing Window Opening

Scale 3" = 1'-0" (1:4)

Andersen Woodwright Double-Hung Insert Window



Andersen Woodwright Double-Hung Insert Window

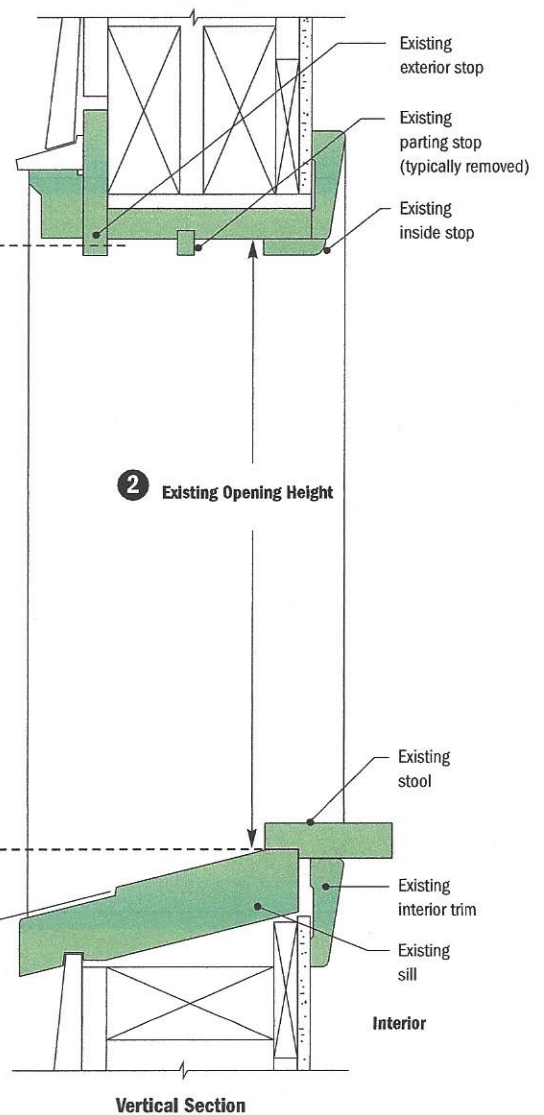
= Existing window and trim

### Required Measuring Information to Properly Specify Insert Windows

- 1 Existing opening width
- 2 Existing opening height
- 3 Existing sill angle

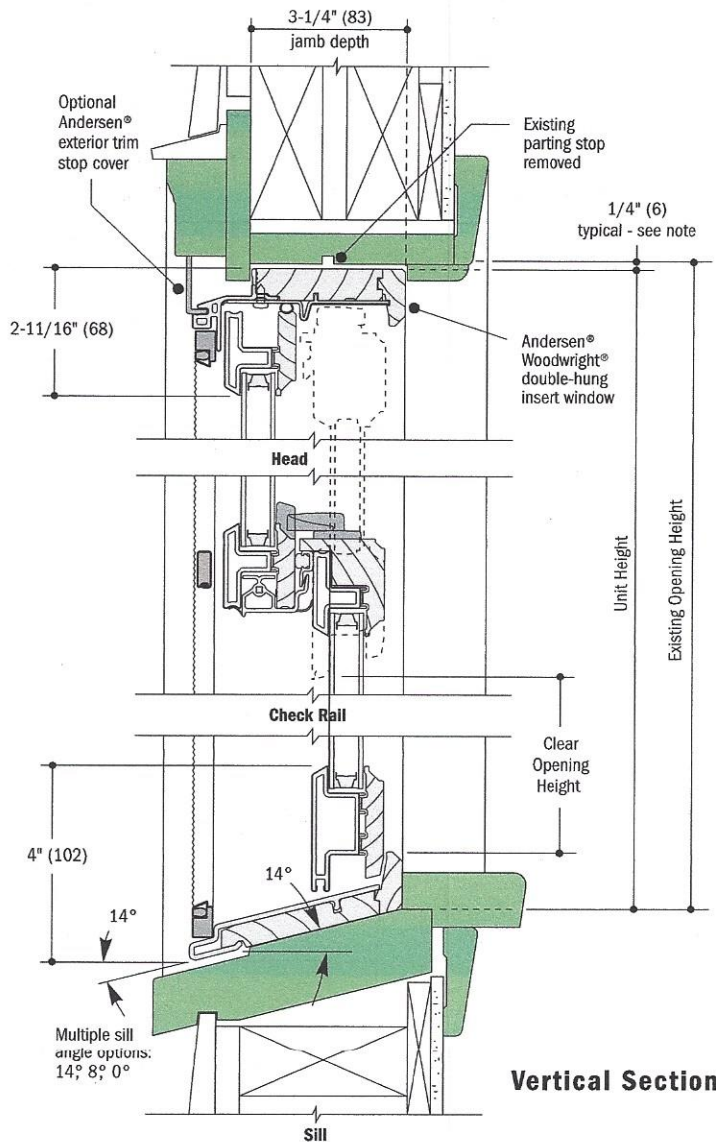
#### IMPORTANT

Always confirm that existing frame opening is plumb, square and level to accept the new insert window.



**Basic Unit Details - Woodwright® Double-Hung Insert Window**

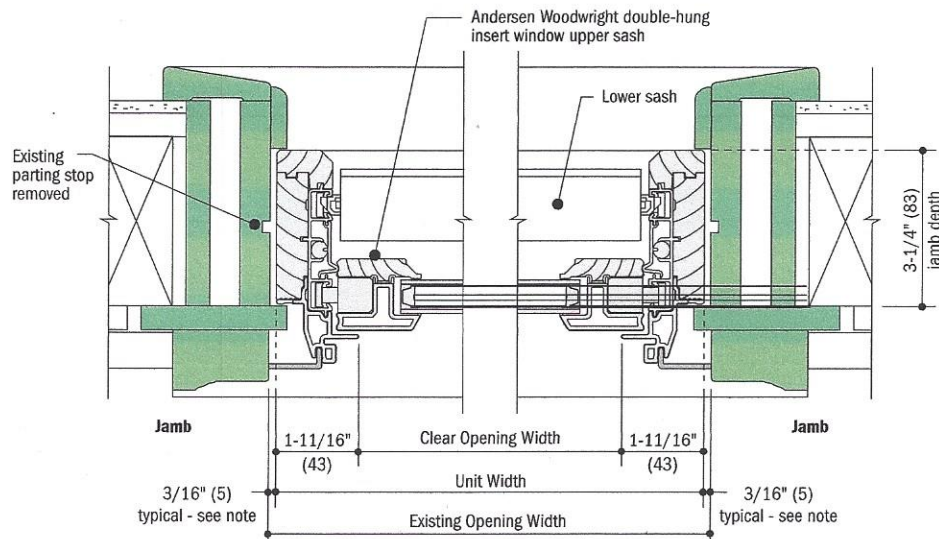
**Basic Unit** Scale 3" = 1'-0" (1:4)




**Note:**

Each new insert window must be downsized sufficiently to allow it to be shimmed, leveled and squared inside the original window frame. The condition of the existing window frame may require downsized dimensions different from those shown in these details.

**Vertical Section**



**Horizontal Section**

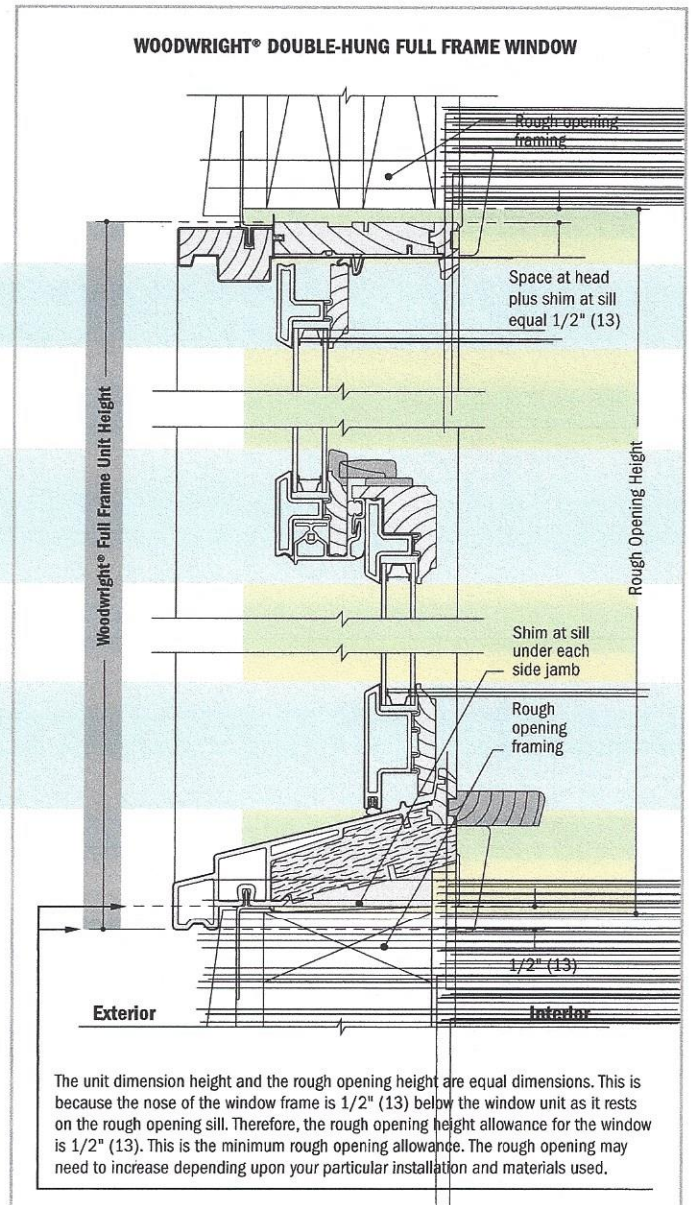
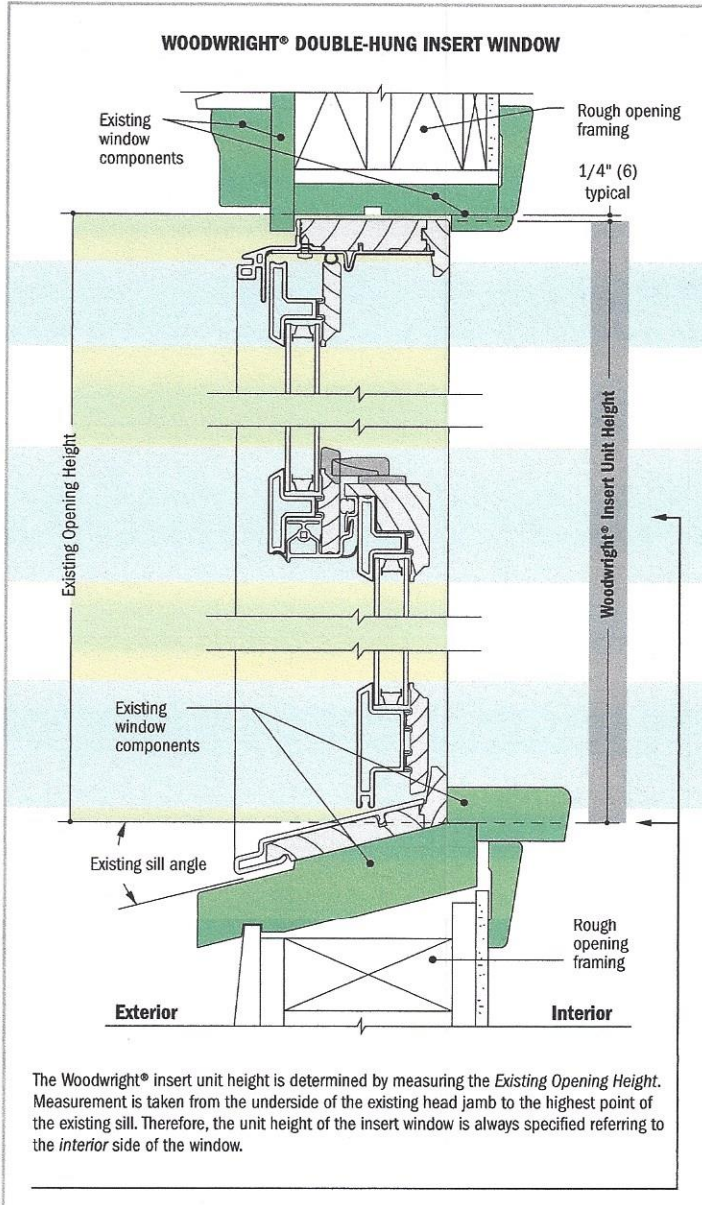
 = Existing window and trim



## Woodwright® Double-Hung Insert and Woodwright Double-Hung Window Full Frame Comparison

Scale 3" = 1'-0" (1:4)

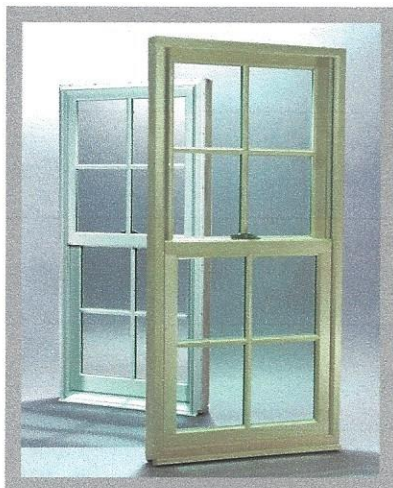
The Woodwright double-hung insert window is an insert frame version of the Woodwright full frame double-hung window. It shares many features, benefits, and options with the Woodwright full frame window. The details below describe measuring and rough opening differences.



■ = Existing window and trim

Woodwright® Insert Unit Height  
Woodwright® Full Frame Unit Height

Use this dimension for determining  
united inches of window for pricing.



- Custom sizing
- 3 sill angles available — 0°, 8° and 14°
- Installation kit includes screws, straight shims, and backer rod
- Traditional styling
- Andersen<sup>™</sup> 400 Series Divided Light grille options

## Contents

### Woodwright<sup>®</sup> Double-Hung Insert Windows

#### Basic Unit Details

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Andersen <sup>®</sup> Grilles .....	2-23
Installation Trim Parts .....	2-25

Joining Details .....	2-26
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Anchoring Methods .....	2-27
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**WINDOW CONDITION**





WINDOW CONDITION





WINDOW CONDITION  
\* BARS TO BE REMOVED

**#3-**

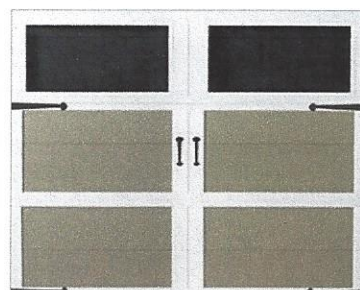
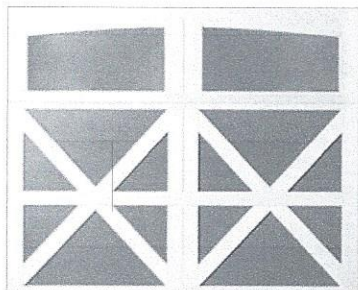
**\*PLEASE FIND A CATALOGUE CUT FOR THE PROPOSED GARAGE DOOR.**

**\*WE ARE PROPOSING THE CARRIAGE STYLE AS PER GUIDELINES PROVIDED.**

**IF THIS IS UNALLOWABLE, WE WILL JUST PAINT THE**

**\*EXISTING DOOR WITHOUT REMOVAL**



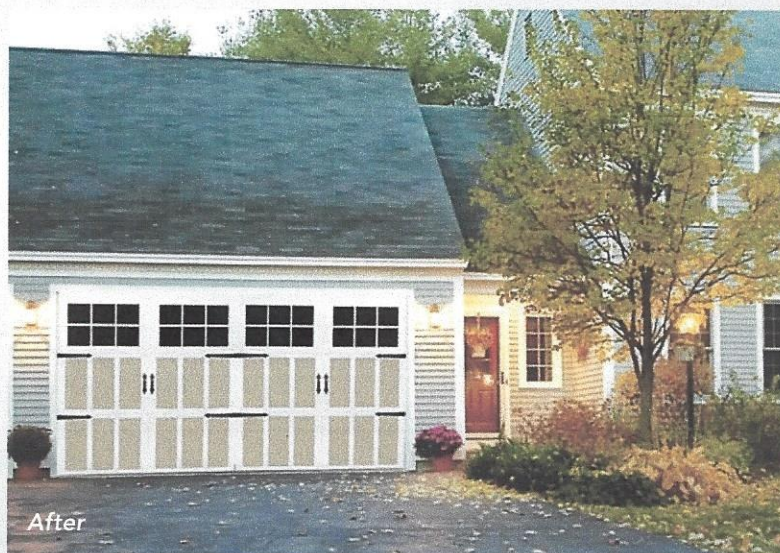


**Transform Your Home with the DoorView® visualization tool.**

Go to [overheaddoor.com](http://overheaddoor.com) to try our on-line interactive software tool that lets you visualize what your home would look like with a Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



Before



After

**Limited Warranty.**

Carriage House Collection doors are backed by a limited lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, limited warranty ensuring high standards for materials and workmanship.

**The Genuine. The Original.**

Since 1921, Overhead Door has not only raised the standards of excellence for the industry – we've created them. Overhead Door created the first upward-acting door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:

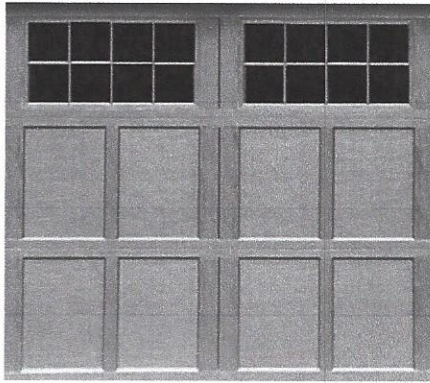


**The Genuine. The Original.**



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067  
1-800-929-DOOR • [sales@overheaddoor.com](mailto:sales@overheaddoor.com)  
[www.overheaddoor.com](http://www.overheaddoor.com)

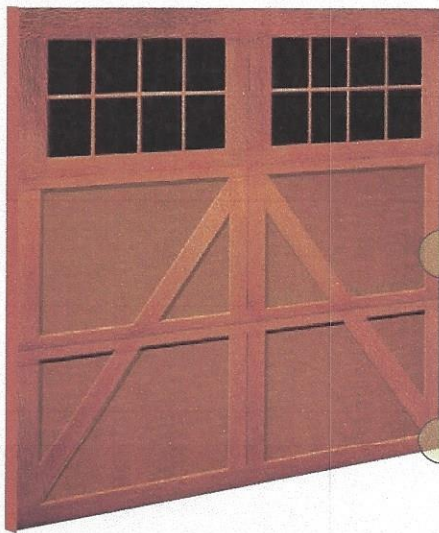




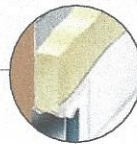
## Carriage House Collection

garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and decorative hardware for even greater curb appeal.

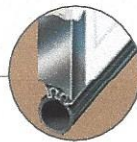
### Built better from the inside out



Model 303 7' high, Red Oak stained finish,  
16 Window Square



**Polyurethane insulation**  
Provides thermal efficiency with an R-value\* of 10.



**Bulb seal**  
Protects against the elements.



**Embossed wood-grain texture**  
Adds beauty, sophistication and durability.



**Durable finish**  
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

\*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Wind load and custom options available upon request.



# Carriage House Collection

## *Decorative Accents*

Customize your door with decorative hardware

### 4 Choose your hardware:



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle



Pull handles



Hammered knockers

For more hardware options contact your Overhead Door Company Distributor or see our website.



Model 309, 8' high, Clay/White painted finish, 6 Window Square, custom glass, decorative hardware

### 5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.

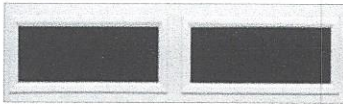


# Carriage House Collection

## *Decorative Accents*

Customize your door with windows

### 3 Choose a window style:



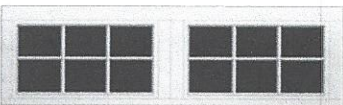
Single car Plain Window Square  
Double car Plain Window Square



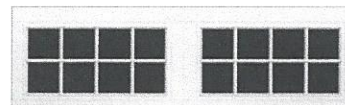
6 Window Square  
12 Window Square



8 Window Square  
16 Window Square



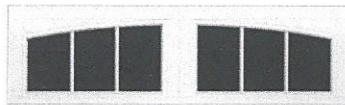
Single car 12 Window Square  
Double car 24 Window Square



16 Window Square  
32 Window Square



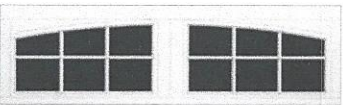
Single car Plain Window Arched  
Double car Plain Window Arched



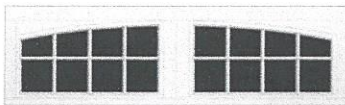
6 Window Arched  
12 Window Arched



8 Window Arched  
16 Window Arched



Single car 12 Window Arched  
Double car 24 Window Arched



16 Window Arched  
32 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).

### Choose a glass type:



Clear



Obscure



Model 306 - 7' high Gray/White painted finish



# Carriage House Collection

## *Door Designs*

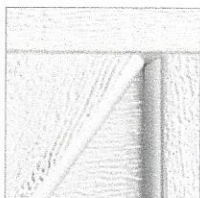
Select your door panel finish

### 2

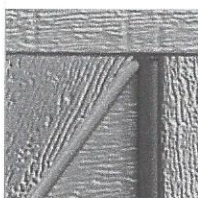
### Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

#### Painted finishes



White



Gray



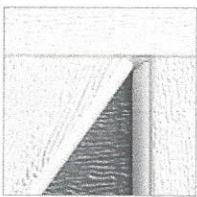
Clay



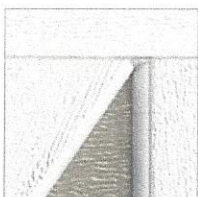
Green

White is standard. All other colors are an optional upgrade.

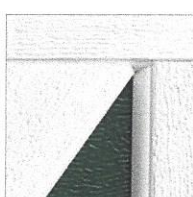
#### Two-toned painted finishes



Gray/White



Clay/White



Green/White

With two-tone option the trim boards are white (standard).

#### Stained finishes



Mahogany



Walnut



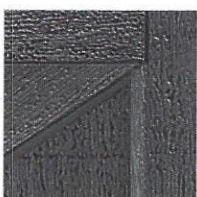
Oak



Red Oak



Honduran  
Mahogany



Gray



Clay



Green

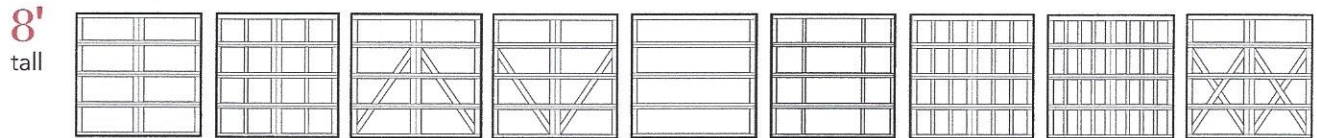
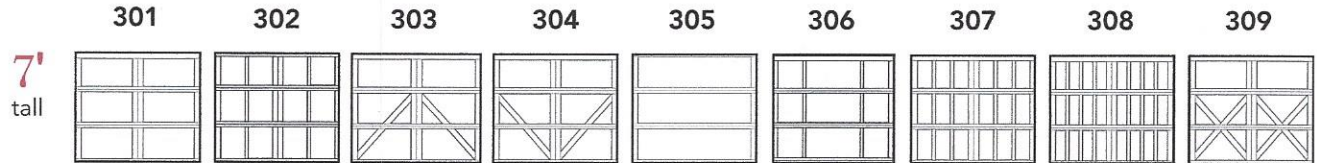
# Carriage House Collection *Door Designs*

Select your door panel style and color

## 1 Choose a panel style:

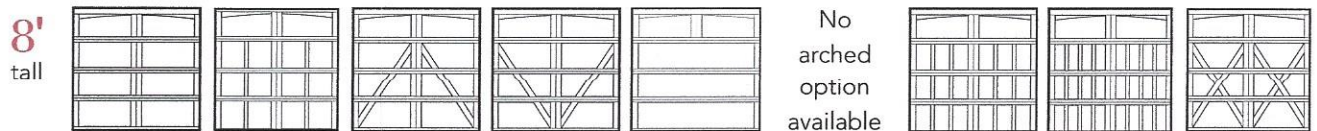
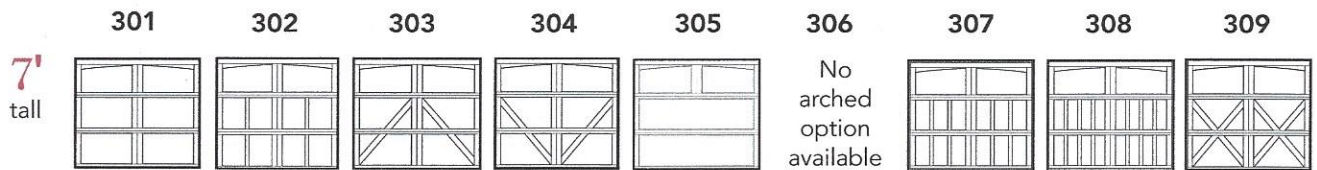
### Square top

Models:

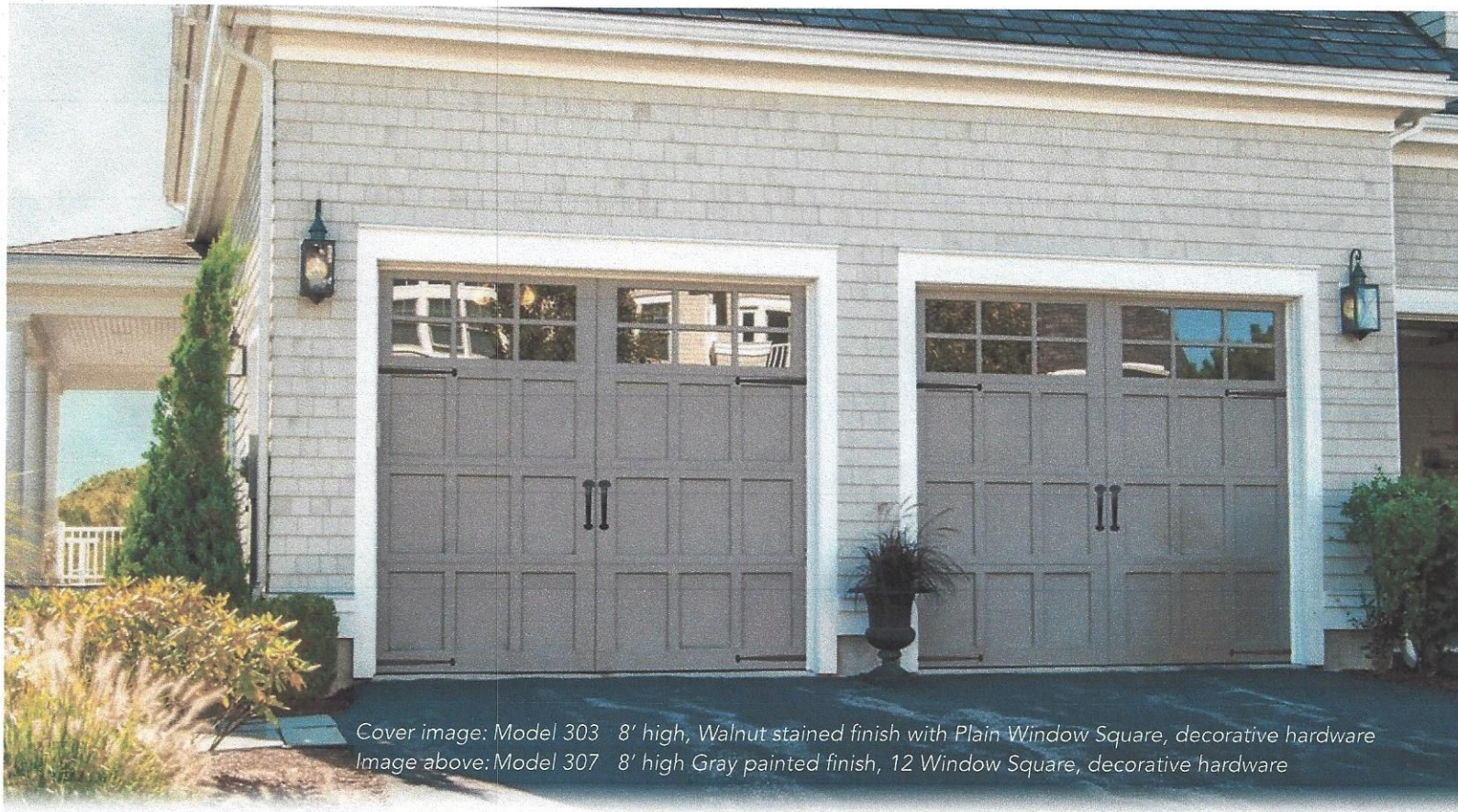


### Arched top

Models:







Cover image: Model 303 8' high, Walnut stained finish with Plain Window Square, decorative hardware  
 Image above: Model 307 8' high Gray painted finish, 12 Window Square, decorative hardware

*Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.*

Model 308 7' high Clay/White painted finish





# *Carriage House* COLLECTION



Charming carriage house design  
paired with the thermal  
performance of insulated steel.

**The Genuine. The Original.**

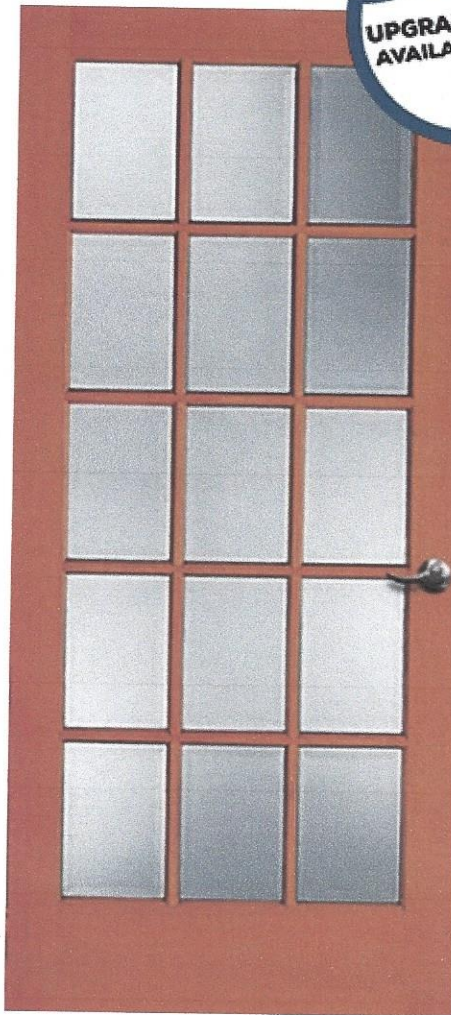




#4-

\*PLEASE FIND THE CATALOGUE INFO FOR THE 15 LITE  
FRENCH ENTRANCE DOOR.

\*IF THIS DOOR IS UNACCEPTABLE WE WILL JUST  
RESTORE THE ORIGINAL DOOR USING INSULATED GLASS  
AND PAINT AS REQUIRED.



**WHERE TO BUY**

## 37015 THERMAL SASH (SDL)

**SERIES:** Exterior French & Sash Doors

**TYPE:** Exterior French & Sash

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Glass:** 3/4" Insulated Glazing

### GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH** 3'0" ▼

**HEIGHT** 6'8" ▼

**WOOD SPECIES**

Fir ▼

**GLASS** 3/4" Clear IG ▼

**UPGRADES**

- ☐ UltraBlock Technology  
☐ WaterBarrier Technology

**REQUEST DEALER QUOTE**

**Similar Doors:**

**WHERE TO BUY**

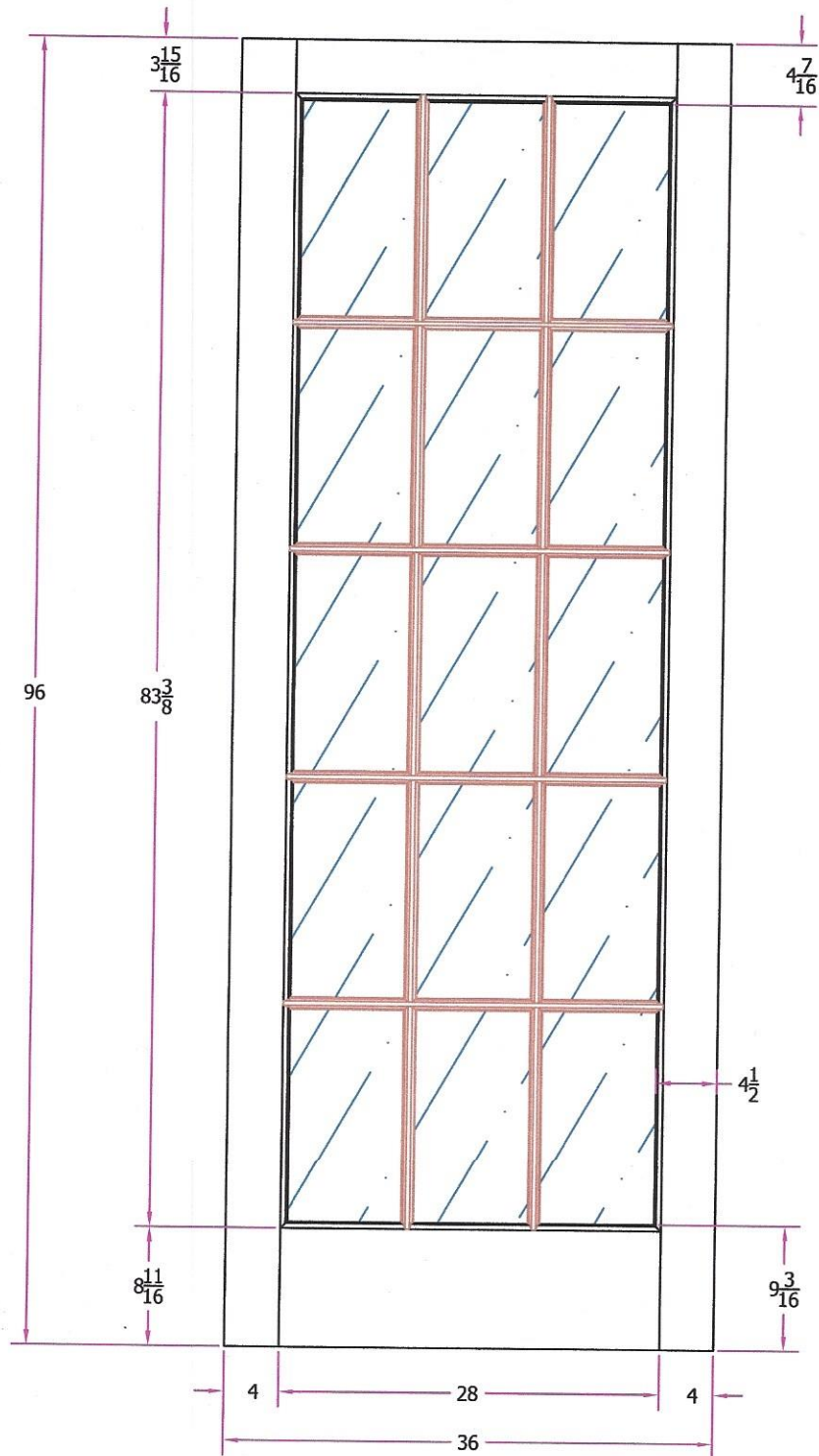
**APPLICATIONS**

**STANDARD FEATURES**

Any Wood Species

Virtually Any Size





THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

#### Revisions

Rev. #	Description	Date	by Whom

TITLE <b>37015 3/0 x 8/0</b> <b>Customer Layout</b>		
DRAWING NO. <b>D-37015-300-800-0700</b>		
LAYOUT <b>SDL</b>	SCALE <b>NTS</b>	PATTERN # <b>7054</b>
DRAWN BY: <b>J. Decker</b>		DATE <b>06/21/2010</b>
<b>Simpson®</b>		

#5-

THE EXISTING CHIMNIES ARE IN THE FOLLOWING  
CONDITION.

\* THE CHIMNEY IN THE REAR OF THE STRUCTURE IS  
ABANDONED AND CAPPED, IT DOES NOT HAVE A LINING  
INSTALLED IN IT AND DOES NOT HOOK UP TO ANY  
EQUIPMENT IN THE HOUSE.

\*SEE PHOTO PROVIDED

\*\*THE CHIMNEY ON THE WEST SIDE OF THE STRUCTURE  
DOES NOT HAVE A LINING INSTALLED AN IS COVERED  
OVER AT THE FIREBOX. THIS CONDITION IS UNUSABLE.

THE MORTAR IS ABSENT IN MANY LOCATIONS AS PER  
PHOTOS

THE BRICK HAS EXFOLIATED AND HAS BEEN PAINTED  
OVER TO COVER THE DEGREE OF DETERIORATION. THIS  
IS AN UNREPAIRABLE CONDITION.

\*SEE PHOTOS PROVIDED





REAR CHIMNEY





REAR CHIMNEY





WEST CHIMNEY





WEST CHIMNEY  
FIRE BOX





WEST CHIMNEY





WEST CHIMNEY





WEST CHIMNEY



#6

\*WE HAVE EXAMINED THE FENESTRATION GUIDELINES  
AND WE WILL COMPLY WITH THEM AS WRITTEN.

WE FEEL OUR PROPOSAL IS IN LINE WITH THOSE  
GUIDELINES.

\*PLEASE ADVISE IF THAT IS NOT THE CASE.



Towers, turrets, various gables and dormers are also often featured in these designs. Low and high profile hip roofs and high pitched gable roofs are most common.

In brief, the roof type of a residential building or structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain and restore all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof cresting should be preserved.
2. Repeat and replicate existing elements of the original design where additions or alterations are proposed. The design of all new gable roofs should observe proportions and roof pitch consistent with period prototypes.

The restoration or inclusion of new dormers, roof eyelids or other similar roof elements consistent with architectural ornamentation and style is encouraged.

The introduction of modern skylights and solar collectors visible from the street are not acceptable.

3. Utilize either formed copper, slate, wood shake or dimensional asphalt shingles on all pitched roof surfaces. Roofing materials which emulate wood or slate shingles are acceptable. The choice of material type in the application of rolled or built-up roofing on flat roofs is unrestricted.

4. Avoid use of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color, such as white or green.

5. Avoid introduction or application of any new mansard type facade treatments without historic precedence.

6. Avoid placement of TV Satellite and other mechanical devices visible to public view.

7. Avoid removal or alteration of historic or original roof overhangs, pent roofs, dormers, gables, soffits, eyelids, cupolas, turrets and towers unless requiring reconstruction and so approved by the HPC. Such proposal for removal without justified cause or plan for replacement is unacceptable.

#### **D. Doors**

The size, shape and location of the door and its aesthetic relationship must be proportionate to the dwelling's scale and be historically correct. This is very important.

The retention of original or introduction of new transoms or arched windows should be appropriate to the structure and architectural style and period.



Specifically, the door or doors, of a residential structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain the original size and shape of the doorway, and preserve or reconstitute the design of transoms, fanlights, sidelights, related pilasters, entablatures, hardware and trim. Double leaf doors are acceptable where application is appropriate.
3. Retain or replicate the panel and glazing configuration of the door design as per the original or otherwise determined to be historically appropriate.
4. Reflect historic proportions at arched or squared headers.
5. Avoid all unfinished aluminum or anodized aluminum doors and windows which are unacceptable in any residential application.
6. Avoid use of doors featuring modern and artificial glazing patterns and all sliding glass doors and doors commonly found in suburban sub-divisions with contemporary glazing patterns. All such doors are unacceptable.
7. Be fabricated of hardwood, or other solid core wood. Metal or vinyl clad doors with a solid paint color will be considered but are discouraged. Natural wood finish doors are preferred. Door trim and surrounds may be ornamented, grooved or be of simple design. Door trim and surrounds should be painted wood or synthetic polymer type materials which accurately replicate appropriate wood trim detail. All door surrounds should harmonize with exterior trim and window surrounds.
8. Colonial style doors, generally with 6 or more recessed or raised panels or with cross buck pattern or an "x" shaped panel trim are not acceptable.
9. Avoid change of existing or historic door opening to accommodate new or stock door size. Use of such door and alteration of any such door opening will be deemed unacceptable by the HPC.
10. Avoid clip on muntins, door grilles or grids. True divided light door assemblies are preferred. Simulated divided light (SDL) door glazing pane assemblies are acceptable.
11. Where a garage currently exists the garage door should be "*Carriage House*" in type and design and may be overhead, swing or folding type. "*Carriage House*" garage doors utilizing solid wood panels or narrow vertical tongue and groove wood facing are preferred.

"*Carriage House*" garage doors may be fabricated with either decorative cross board supports or be of raised panel designs. The garage doors may also feature true divided lights where natural light or visibility into the garage is required.



12. The use of modern day unfinished aluminum storm/screen doors is unacceptable. Acceptable storm/screen doors should be Victorian style with decorative elements common to that era, or be of plain wood door frame construction with insect screen inserts.

Screen door frames should follow the general design and disposition of the inner door to the extent feasible and be constructed of either wood with natural finish, wood with painted finish or other material appropriately replicating period style screen doors.

Color coordination of screen doors with window trim and sash is always preferred.

13. Barrier-free accessibility requirements may mandate the replacement of narrow original doors with a minimum door width of 32 inches or even require introduction of a ramp. In such cases, intervention and placement should be sensitive to the character of the structure and be minimize visual impact. Historic hardware and trim should be reused to the extent feasible.

## **E. Windows**

Windows express the identity of a building more than any single feature. Altering the window shape, pattern and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement.

The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, moldings, exterior shutters and associated window hardware.

The late 19th Century and early 20th Century buildings feature a wide variety of window configurations both in residential and commercial building types, however, most prominent is the double-hung window. Double-hung windows are rectangular or low-profile arched top sash with combined sash configurations of either 2/2 (*two over two*), 1/1 (*one over one*), 2/1 (*two over one*), or other multi-paned Victorian style glazing patterns.

Casements, jalousie or other inappropriate or historically unprecedented sash combinations such as 12/12 (*twelve over twelve*), 6/2 (*six over two*) or 8/4 (*eight over four*), bow and composite picture windows are not acceptable.

Proposed replacement with inappropriate window types or sash configurations will deem the application unacceptable by HPC.



All windows in areas of new construction or the introduction of new window locations in any new residential building or structure will require compliance with the recently adopted **2000 International Residential Code - New Jersey Edition** and any amendments, supplements, revisions or updates thereto, and any other applicable sub codes.

In accordance with these regulations, windows are required to be manufactured of impact resistant (triple plated) glazing and meet all requirements as set forth by that code. Specifically, window and door openings and use of impact resistant glass must be as per Section R613.0 of that code and comply with the Large Missile Test ASTM E 1996.

Simply, the use of impact resistant glass is now required for all residential construction within one mile of the oceanfront where new construction is proposed, or new window locations are indicated in renovations of existing dwellings, or existing window openings are specified to be enlarged.

However, options to the use of impact resistant glass are available to the residential property owner. In lieu of compliance, windows may be protected from wind borne debris in accordance with Section R301.2.1.2., which allows for storage of pre-cut plywood panels and necessary fasteners on-site in the event of an anticipated storm. A list of required fasteners and spacing for the plywood option is provided in Table R301.2.1.2., of the **2000 International Residential Code - New Jersey Edition** and any amendments, supplements, revisions or updates thereto, and any other applicable sub codes.

Windows with impact resistant glass may have historically unsuitable frames. Consultation with your design professional and/or Neptune Township Construction Code Official is recommended.

As to The Design Guidelines specifics, windows in residential buildings or structures undergoing repair, restoration, renovation, alteration, addition or proposed as new, must:

1. Make every effort to repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version will be considered by the HPC when window size and shape is of the same proportion or configuration appropriate to the historic character of the dwelling.
2. Retain existing window locations in existing structures.
3. Retain the original size and shape of all existing window frame and sash.
4. Preserve or reconstitute window transoms, associated hardware and trim.

5. Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be historically appropriate. Introduction of art glass must be appropriate to the architectural period.
6. Avoid installation of windows which are inappropriate types, usually including contemporary casements, hopper or awning types, greenhouse window boxes and all variations of jalousie.
7. Avoid clip on muntins, window grilles or grids. True divided light window pane assemblies are preferred. Simulated divided light window pane assemblies are acceptable.
8. Design and position new windows to reflect historic patterns that complement adjacent dwellings.
9. Fabricate all replacement or new windows in historic proportions. Windows should be manufactured in wood but could be clad in either metal or vinyl as an Owner's choice. However, wood windows are always preferred.
10. Avoid unfinished or anodized finished aluminum windows, frames, trim and hardware. Such use or application is historically incorrect.
11. Avoid use of modern window types and glazing patterns such as skylights and sliding glass doors. Hinged double leaf or traditional French Wood doors will be considered where application is architecturally appropriate.
12. Unfinished aluminum storm/screen windows solutions are unacceptable. Acceptable storm/screen windows are to be Victorian style with decorative elements common to that era. Storm/screen frames should follow the general design and disposition of the inner window sash. As a option, screen frames may be as fabricated of either metal with matching window color painted finish.
13. Avoid installation of window shutters which are either too short, long, wide or narrow. When applied, shutters should either be functional or give the appearance of being functional with hinged hardware. Shutters may be attached to the window frame but should always be dimensioned so as to be just above the sill and below the lintel. Shutter width should also be calculated so that, if closed, the two leaves would meet at the center line of the window. Shutters are preferred to be wood, however, if formed of aluminum or vinyl or other synthetic material, shutter width should be at least 1 inch thick.



**#7**

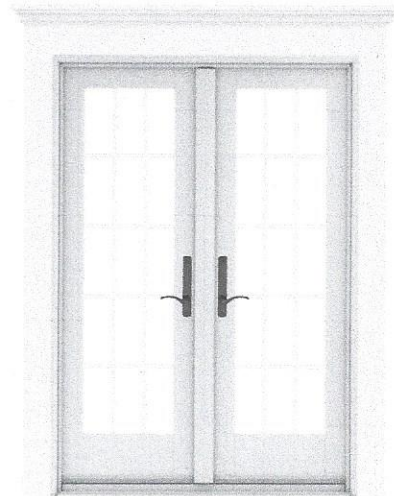
**\*PLEASE FIND THE ELEVATION SHOWING THE PROPOSED  
FRENCHWOOD HINGED DOOR WITH RELATED STAIRS  
AND LANDING**



## 400 SERIES FRENCHWOOD® HINGED PATIO DOOR



Interior



Exterior

### Summary

Product ID#	FWH5468
Unit Width	63 1/4"
Unit Height	79 1/2"
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Newbury®, Satin Nickel
Blinds Between Glass	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Door Color	White
Exterior Trim Profile	4.5" Flat w/ 3 5/8" Cornice Top
Exterior Trim Color	White



6. Avoid any use of synthetic siding with simulated wood grain in either re-siding or new construction applications.
7. Avoid any work which obscures, removes or otherwise encases existing cornices, decorative brackets, ornamental overhangs, fascia or soffits.
8. Address re-pointing of all existing masonry joints where mortar has deteriorated or fallen away.
9. Re-set any removed architectural ornament from the existing building or structure upon completion of siding repair or replacement.
10. Avoid all use of exterior synthetic wall panels, long spans of vinyl or wood clapboard siding, painted or stained T-111 vertical grooved plywood panels.

In summary, restoration, replication or reconstruction of original materials and ornamentation is most desirable and highly encouraged.

## **G. Porch and Balcony**

Ocean Grove is known as a front porch community. The predominant feature in most of Ocean Grove dwellings is the full and, in some cases, wrap around porches. The front porch style and the application of "full" porches is appropriate for all proposed improvements to existing homes and in new construction.

Re-opening and restoration of any enclosed porch and balcony is fundamental to the reclamation of the "*Spirit*" of the Ocean Grove Historic District. Once the enclosure is removed, any such porch or balcony must remain open and may not be re-enclosed.

Any new construction should incorporate a full porch and railing detail along the entire street front facade with a minimum of two-thirds of the total porch floor area being useable porch space. Covered porches are preferred. Open air balconies are discouraged.

Whether the scope of porch or balcony improvement is restoration, renovation or new construction, appropriate flooring materials must be specified.

Specifically, all first level porches, visible from sidewalk level, should be painted or stained narrow hardwood plank. Mahogany tongue and groove wood plank material is preferred. Generally, porch flooring planks or boards were painted gray. Existing slate porches at ground level may be restored.

Upper level porches may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass use on balcony floors is permitted when such applications

is not visible from the street. Fiberglass membrane deck solutions require application of trim boards at the outer edge perimeter.

Porch and balcony flooring treatments at all residential buildings undergoing repair, maintenance, restoration, renovation, alteration, addition or proposed as new, should:

1. Utilize painted or stained narrow tongue and groove wood decking to the extent feasible in all locations.
2. Avoid application of fiberglass or synthetic products from view at sidewalk level.
3. Specify and apply trim boards at the outer edge perimeter at upper levels.
4. Avoid applications of painted concrete, outdoor carpet and ceramic tile.
5. Always be proportionate to the size and scale of the dwelling or structure.

#### **H. Ornamentation, Columns, Railings, Chimneys and Trim Details**

The use of classic elements such as decorative tower elements, gable details, cresting, articulated parapets, ornamental cornices and other features, common to the "*Victorian Era*" and "*Seaside Vernacular*", should be retained, restored, identified as missing and replaced. Incorporation and replication of various commonly used details is encouraged in instances of new construction, where appropriate.

In cases where ornament is lavish, the detailing was often crafted in wood and almost always in an assemblage of smaller pieces. Frills and lacework may be repaired and replicated, especially where pieces have been nailed, glued or screwed together. It is usually possible to remove the deteriorated pieces and replace them with new sound pieces, thereby allowing the trim detail or assembly, to continue its life as part of the building or structure.

Specifically, ornamentation, column, railing and other detailing solutions for either existing or proposed buildings or structures should:

1. Retain, restore or replicate historic architectural elements and ornament including corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots and ornamental newel post caps.
2. Visibly express structural elements including piers, posts, columns and



changes in floor levels so as to architecturally define building segments from the exterior.

3. Either consider fabrication of exterior ornament and details in wood or opt for replacement with appropriate and equal forms, castings and moldings as currently manufactured in synthetic materials.
4. Avoid vinyl clad, cast aluminum, cast iron, wrought iron railings, and railings that are pressure treated lumber or measure as a nominal 2 x 4 inches in cross section dimension.
5. Verify railing height Compliance with Code. Exemptions based upon historic premises and allowances reviewed and certified by a licensed design professional to assure safety will be considered. A 30 inches minimum high railing is always required where a finished porch deck is 30 to 48 inches above grade.
6. Wood railings are preferred. Balusters must be either turned or jig-sawed flat slat type, or be 2 inches square (actual size allowed 1 1/2 x 1 1/2 inches) and be spaced so as not to permit a space or gap between vertical spindles of more than 4 inches, however, gaps between spindles of 2 to 3 inches may be more appropriate. Iron pipe may be utilized at handrails on early 20th Century buildings.
7. Vinyl coated railings are not preferred but may be acceptable when all of the following design criteria are met:
  - a. *Top and bottom rails, spindles and balusters must accurately depict historic original forms and contours.*
  - b. *End of top and bottom railing guards must be fastened to building, structure, column or newel post without use of metal or vinyl sleeve, pocket or hanger visible to the eye, nor shall any screws or other fastening devices be left visible.*
  - c. *Counter-sink all nails and screws with appropriate plugs and paint or stain to match railing assembly.*
8. Avoid use of vinyl, aluminum, plywood and gypsum board at outdoor soffits, porch and balcony ceilings. Allow for the expression of rafter tails, exposed structural undersides at balconies and handsome narrow tongue and groove wood porch and balcony ceiling treatments where possible.

9. Utilize narrow tongue and groove hardwood boards on all outdoor porches and balcony ceilings. Boards may be painted sky blue, gray or white, be oiled or stained or be varnished.
10. Avoid use of fiberglass, outdoor carpet, poured concrete, brick pavers and modern pressure treated wood plank deck treatments on all porches and entries visible from the street and within general public view.
11. Utilize narrow tongue and groove hardwood boards on outdoor porch and balcony floor decks. Boards may be painted, stained or be varnished. All finishes are subject the further review by HPC.
12. Avoid use of brick, concrete block, cast iron and aluminum posts on porches and balconies, and any post under the size of 4 x 4 inches in dimension except at base piers.
13. Utilize wood, fiberglass or polymer (square, turned, tapered or round) columns. Many pre-molded synthetic architectural ornaments, columns, railings and trim details are readily available for replacement of deteriorated or missing components. Use of such products is acceptable.

Property Owners and Architects should become familiar with existing or proposed structures within the Ocean Grove Historic District in order to design improvements appropriately. Pre-design workshops with HPC and their authorized representatives may be helpful in this effort.

## **I. Exterior Lighting, Lamp Post and Yard Lighting**

Exterior mounted lighting should be positioned so as not to impede passage by, or inflict harm to pedestrians nor create a visual barrier along the street. Wall mounted porch lanterns and other ceiling surface mounted fixtures are generally acceptable.

Finishes on exterior lighting fixtures should complement the architectural color schemes selected and reflect accurate period color choices. Jaded copper, antique metal finishes and black are generally preferred color choices. Polished brass is a poor choice in that ocean salt air promotes pitting and discoloration of such finishes.

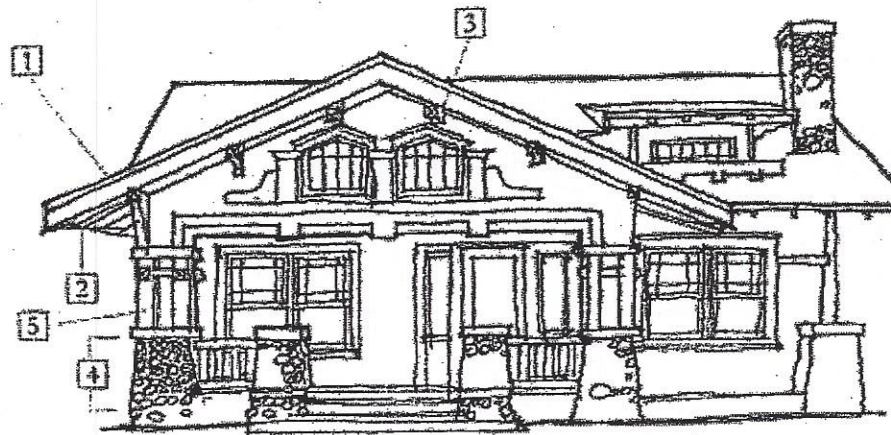
Individual lamp posts are permitted but must be reviewed by HPC prior to installation.

Use of low voltage path lighting is discouraged but will be reviewed by HPC.

In brief, the exterior lighting of a any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, should be:



# Craftsman Style Detail



## IDENTIFYING FEATURES

- 1 LOW-PITCHED GABLED ROOF (OCCASIONALLY HIPPED) WITH WIDE, UNENCLOSED EAVE OVERHANG
- 2 ROOF RAFTERS USUALLY EXPOSED
- 3 DECORATIVE BEAMS OR BRACES UNDER GABLES
- 4 PORCH SUPPORT BASES EXTENDING TO GROUND LEVEL (WITHOUT BREAK AT LEVEL OF PORCH FLOOR)
- 5 PORCH SUPPORTS USUALLY SQUARED AND SOMETIMES SLANTING INWARD

