

SHORE POINT ARCHITECTURE, PA

ELEVATION REPORT

Date: May 31, 2024
SPA Job Number: 2024-01 (Goon Residence)
Property Address: 22 Atlantic Avenue (Block 108, Lot 11)

Overall images of 22 Atlantic Avenue:

Front Elevation (North)



108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

Side Elevation (West)



Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

Rear Elevation (South)



Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732. 774.6900 F: 732.774.7250

Side Elevation (East)

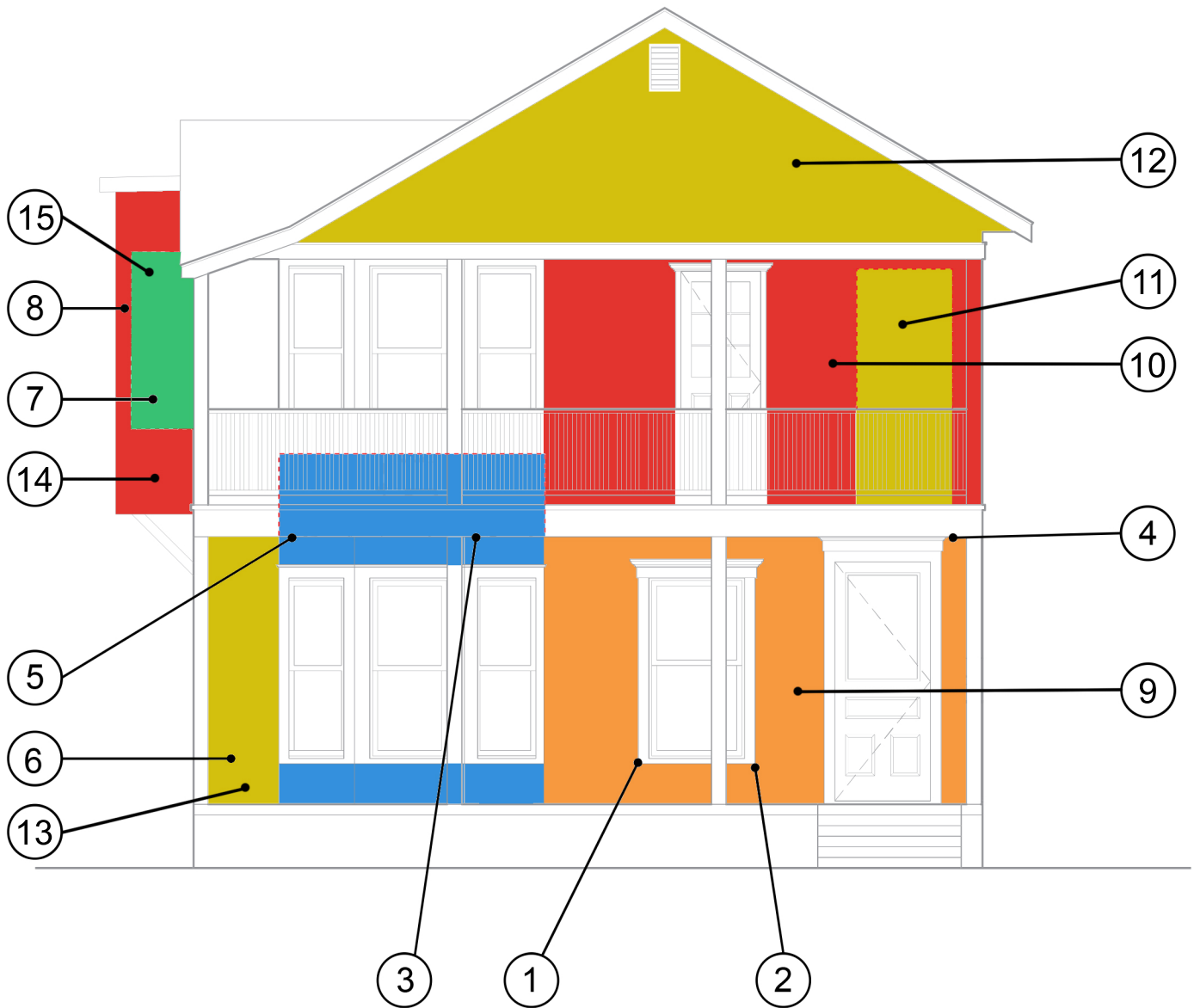


Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

The following pages include a diagram of the cladding on each elevation and photos of specifically documented areas. These photos are keyed onto the diagrammed elevations.

FRONT ELEVATION (NORTH)

22 Atlantic Avenue



- 4" EXPOSURE WOOD CLAPBOARD**
- 3" EXPOSURE WOOD CLAPBOARD**
- 1X6 P.T. SHEATHING BOARDS**
- 1X4 TONGUE AND GROOVE WOOD**
- WOOD SCALLOP SHINGLES**

FRONT ELEVATION (NORTH)



1: Sill extension cut to accommodate asbestos siding installation.



2: Sill extension cut to accommodate asbestos siding installation.



3: Evidence that the porch was added to the structure later because the scalloped shingles continue through the porch ceiling plane.



4: Evidence of rot and deterioration around the porch framing and corner of the structure on the first floor.



5: Cracked scalloped shingle as evidence of damage over the course of exterior alterations to the original house.



6: Evidence supporting the porch was enclosed as an addition. There was no siding behind the removed asbestos shingles.



7: Patchwork with tongue and groove boards completed on rear second floor projection.



8: Clapboard around patch on rear second floor projection appears to match primary material used throughout the structure but has been damaged and cracked over the course of the structures history.



9: 3" Exposure Wood Clapboard in fair condition below porch. Damaged boards around edges and many nail holes from "layering" of siding



10: 4" Exposure Wood Clapboard in fair condition below porch but many nailholes, rot around edge boards, and large patched areas where windows/doors were relocated



11: window/door openings patched with wood sheathing boards



12: wood sheathing boards at gable end of porch roof indicate this roof was added at a later date and was not original to historic structure



13: sheathing boards indicate areas of porch that were enclosed at a later date and are not original of the historic structure

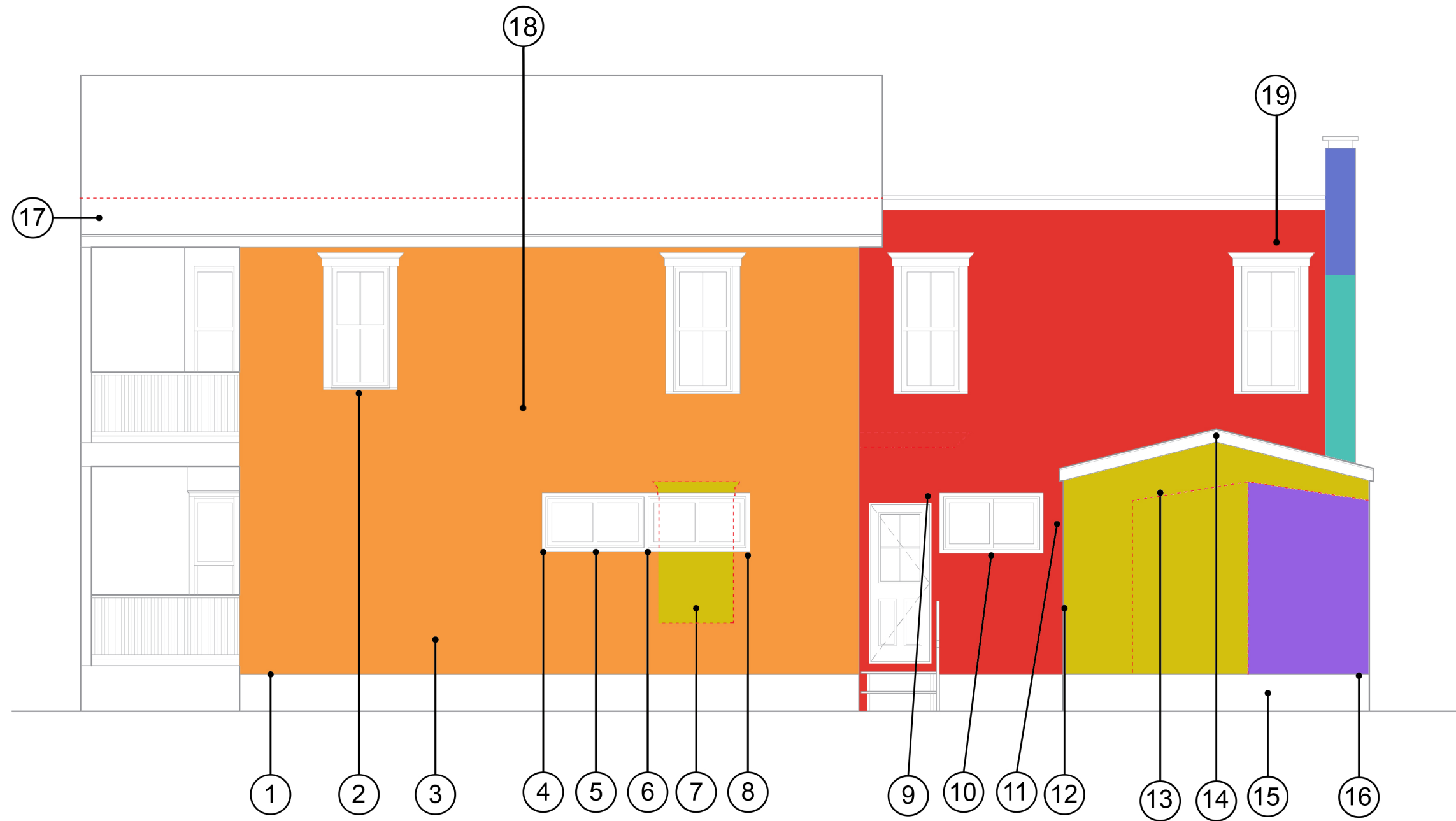


14: siding cut/in poor condition



15: window opening infilled with newer sheathing boards

SIDE ELEVATION (WEST)
22 Atlantic Avenue



- 4" EXPOSURE WOOD CLAPBOARD**
- 3" EXPOSURE WOOD CLAPBOARD**
- 1X6 P.T. SHEATHING BOARDS**
- 5-1/2" WOOD BEADBOARD**
- BRICK**
- STUCCO**

SIDE ELEVATION (WEST)



1: rot/deterioration at base. Excessive nail holes. Rot at corners.



2: window casings in poor/fair condition. Rot at underside of sill indicates signs of water infiltration.



3: Cracked boards throughout



4: significant window frame rot. Edges of siding cut haphazardly to accommodate newer window opening



5: significant window frame rot



6: significant window frame rot



7: recent wood patch where window size was modified. Rot/siding damage



8: significant window frame rot. Cracked siding boards. Haphazard cuts at siding edges to accommodate modified window openings



9: significant rot/deterioration at door casing and siding.



10: significant rot/deterioration at door casing and siding.



11: excessive rot/patchwork and infill of openings



12: haphazard cuts showing excessive damage to siding. New materials improperly joined with older materials allowing for water infiltration.



13: newer sheathing boards at recent additions



14: newer sheathing boards at recent additions



15: beadboard siding at rear in very poor condition



16: beadboard siding at rear in very poor condition

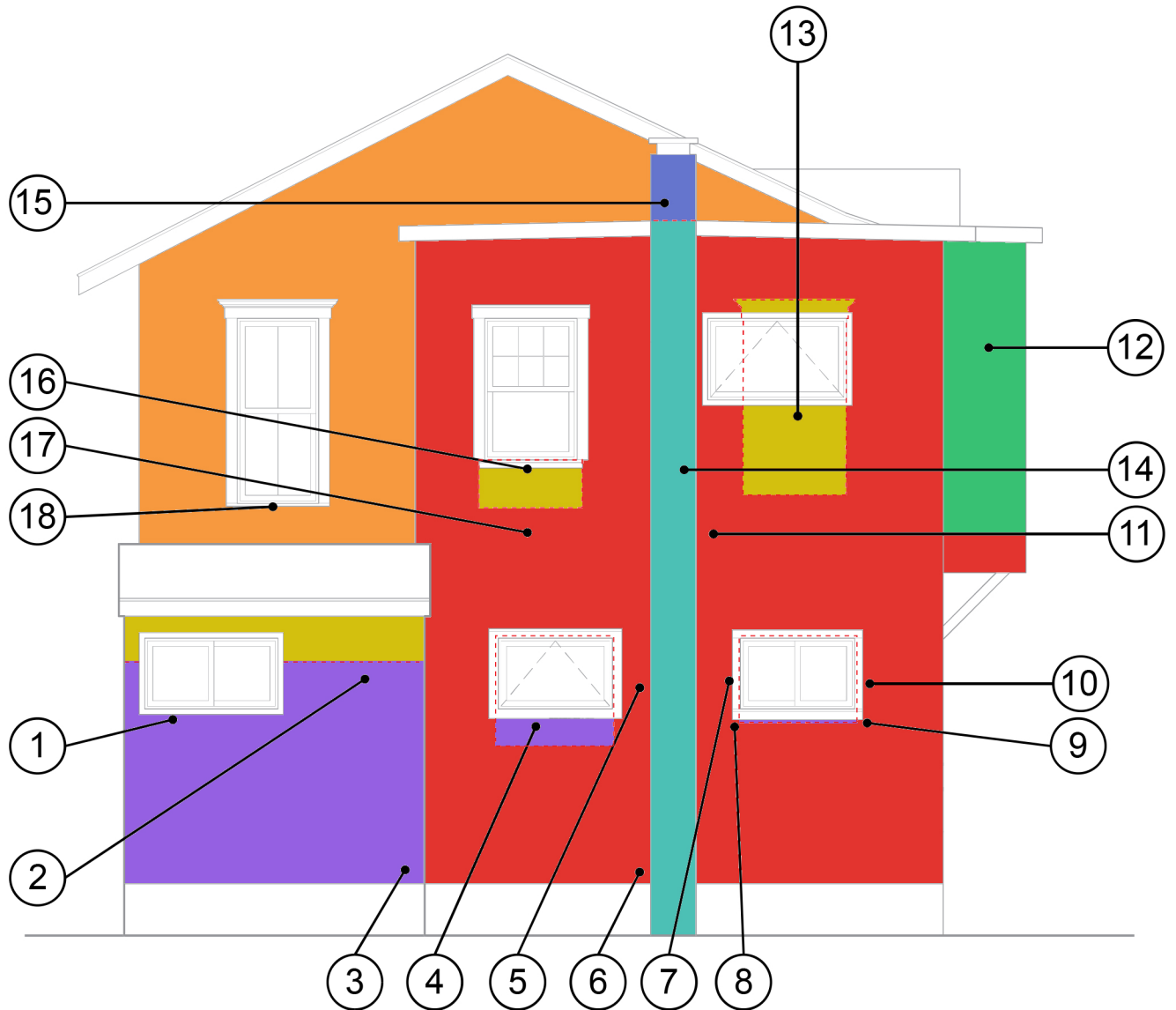


17: Siding in poor condition. Excessively nailed, patched, and cracked



18: Siding in poor condition. Excessively nailed, patched, and cracked. Window casings improperly installed, likely poor repair work.

REAR ELEVATION (SOUTH)
22 Atlantic Avenue

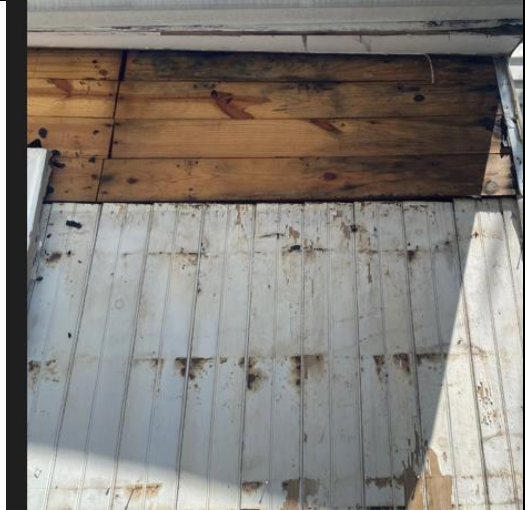


- 4" EXPOSURE WOOD CLAPBOARD**
- 3" EXPOSURE WOOD CLAPBOARD**
- 1X6 P.T. SHEATHING BOARDS**
- 1X4 TONGUE AND GROOVE WOOD**
- 5-1/2" WOOD BEADBOARD**
- BRICK**
- STUCCO**

REAR ELEVATION (SOUTH)



1: Combination of (rotting) beadboard and wood sheathing planks suggests this area was modified/expanded recently. Newer, modern window opening.



2: Combination of (rotting) beadboard and wood sheathing planks suggests this area was modified/expanded recently.



3: Siding in poor condition and cut/notched in many locations.



4: patching around window opening. clapboard cut to accommodate window installation.



5: cracked, rotted, and deteriorating siding between window opening and stucco chimney.



6: evidence of rot/deterioration severe at lowest courses of siding and around the chimney.



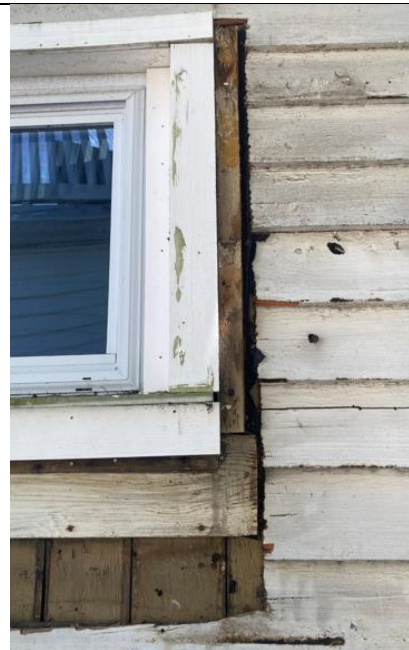
7: wood clapboard cut for window installation, split boards present, damage/rot along stucco chimney.



8: patched area around window opening with cut and split wood clapboard.



9: split clapboard with various patching materials for window opening



10: edges of siding cut haphazardly to accommodate newer window opening, trim was designed for asbestos siding and is not original.

	
<p>11: clapboard cut in various locations to facilitate openings and penetrations.</p>	<p>12: window opening infilled with newer sheathing boards</p>
	
<p>13: window opening infilled with newer sheathing boards. clapboard cut for sill extensions of original window opening. Generally in poor condition and not consistent in exposure/type throughout</p>	<p>14: Utilitarian, non-historic chimney at rear is in poor condition.</p>



15: Exposed brick at top of rear (non-historic) chimney in poor condition



16: recent wood patch where window size was modified. clapboard cut for sill extensions around original opening. trim cut for asbestos siding installation.

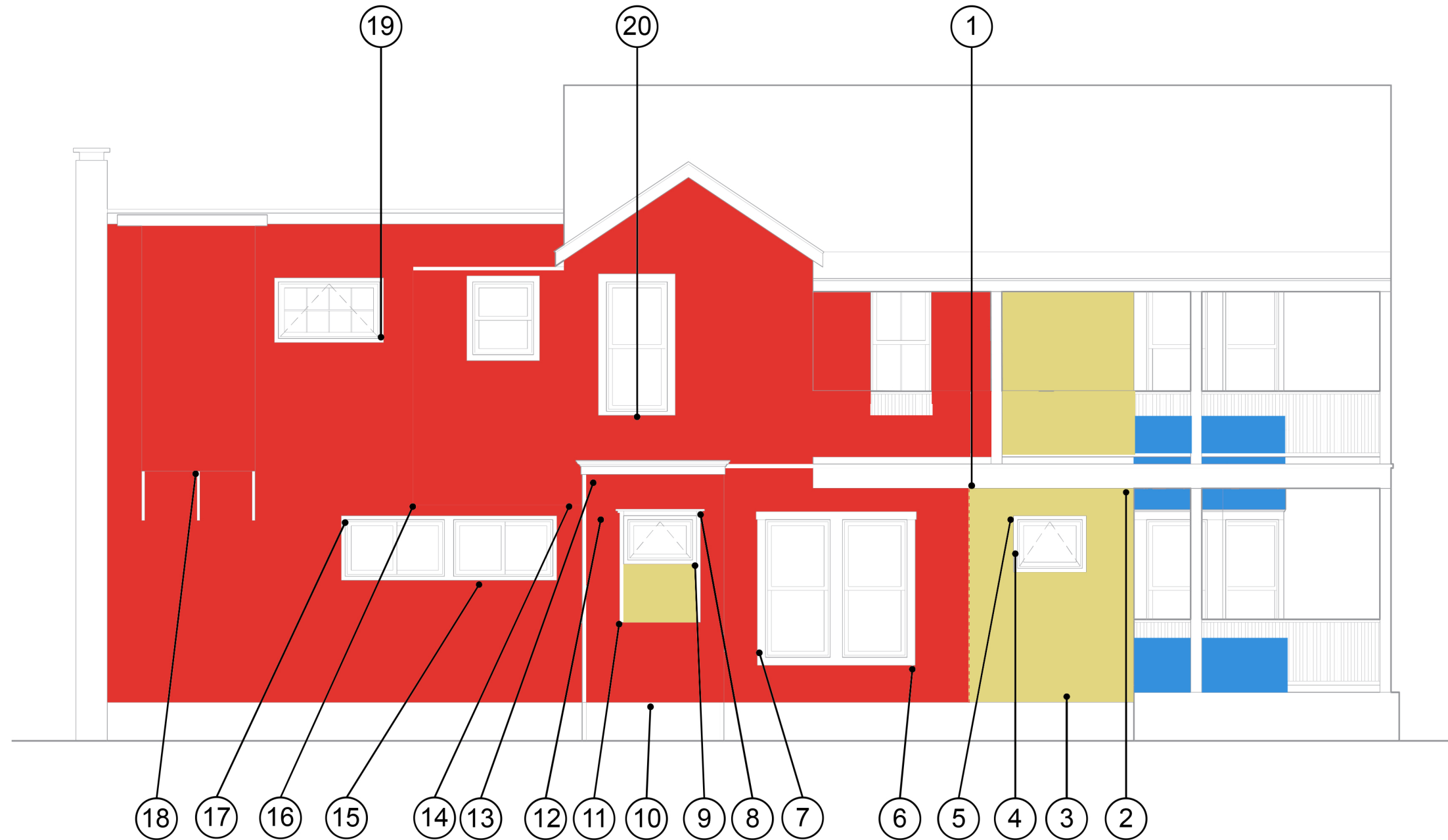


17: siding in poor condition, excessively nailed, patched, and cracked.



18: existing trim with deterioration and cut sill extensions to accommodate asbestos siding.

SIDE ELEVATION (EAST)
22 Atlantic Avenue



4" EXPOSURE WOOD CLAPBOARD
1X6 P.T. SHEATHING BOARDS
WOOD SCALLOP SHINGLES

SIDE ELEVATION (EAST)



1: trim and clapboard cut haphazardly to meet wood sheathing infill



2: haphazard patching of sheathing boards with large gaps between siding/sheathing



3: wood clapboard cut and patched. Excessive nailing. Rot evident at lowest courses and around windows/doors.



4: cracked, deteriorating window trim. Not original.



5: Windows in additions (newer wood sheathing) are in poor condition as well



6: sill extensions cut to accommodate asbestos siding installation. Rot around window casings.



7: Siding/trim is cut/notched around exterior utilities.



8: clapboard is cut, cracked, and missing. clapboard shows evidence of original window trim profile. Current trim is deteriorating and broken, most likely designed after asbestos siding installation.



9: sill profile not present, original opening most likely patched and trim designed to accommodate asbestos siding.



10: Old porch closed in to become living space. Poor condition



11: sill extensions of original window trim cut. window opening was patched/modified and new trim accommodates asbestos siding



12: clapboard siding cracked and missing, original profile of trim shown, suggesting opening was modified



13: cuts in clapboard for penetrations



14: severe deterioration and rot of elements around area. daylighting is occurring at bottom of projection.



15: siding haphazardly patched, courses are not aligned, proportions suggest an original window opening that was modified.



16: severe deterioration and rot at bottom of projection creating a daylighting condition.



17: patchwork around frame in poor condition. siding was cut to accommodate new window opening.

18: split and damaged clapboard. Bottom of projection shows evidence of rot and deterioration.



20: window frame showing rot and deterioration. sill extensions not present, trim is proud of siding and does not match historic profile, suggesting a newer window opening.



21: window trim in poor condition and was cut to accommodate asbestos siding.