

SHORE POINT ARCHITECTURE, PA

RESPONSE TO “INCOMPLETE” ITEMS

Date: May 31, 2024
SPA Job Number: 2023-21 (Stone Residence)
Property Address: 14 Abbott Avenue, Ocean Grove (Block 247, Lot 3)

HPC Item #5: Demo 2nd story bay on west elevation. Please provide information about whether this bay is historic or part of an earlier addition. Request for more information.

SPA Response: The second-floor “box bay” was an addition constructed over top of a first floor pre-existing “angeled” bay style bump out which itself may or may not be original when you compare its size, shape and location to the Sandborn map provided. Both bays were likely once in the location of a wrap around porch (re: sanborn). The framing style (studs on the flat) and sheathing materials of the second floor “box bay”, is not consistent with the few existing historic areas of the home. The fact that both from the inside and outside the first floor tin roofing still present shows that the second floor bump out was added at a later time. Pictures provided:

- (a) Roofing occurs between the first and second floor addition, suggesting the second floor addition occurred after the first floor addition.
- (b) Inside of the bump out (facing north) was cut in later, as shown by the clapboard in the wall.
- (c) Inside of the bump out (facing south) was cut in later, as shown by the clapboard in the wall.
- (d) Framing on flat bump out cut into existing framed wall, with sheathing and metal framed roof.



(a)



(b)



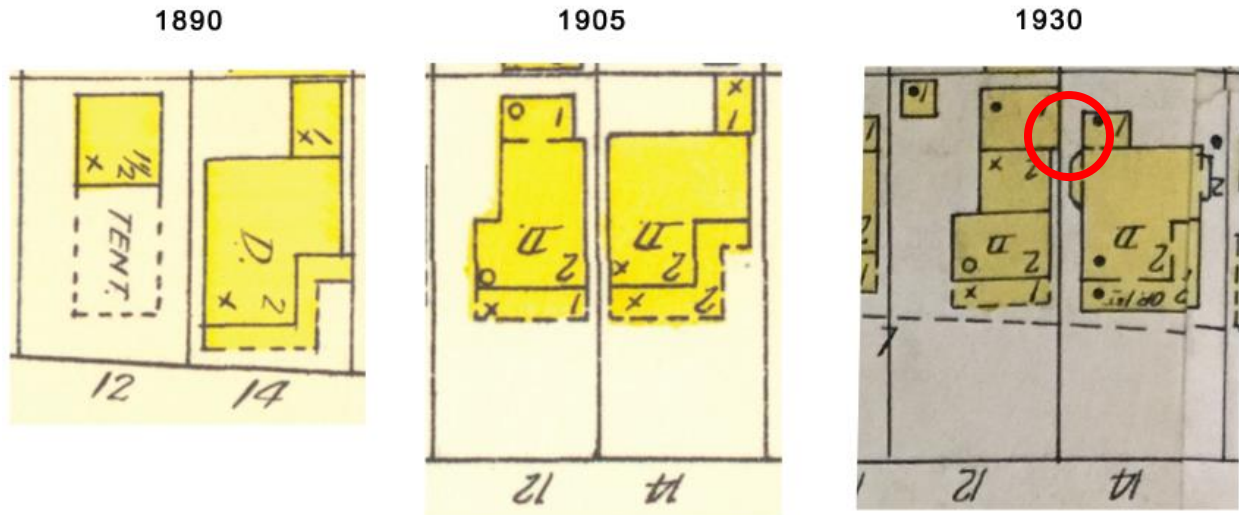
(c)



(d)

HPC Item #6: (a) Demo existing 2nd floor uncovered Juliet balcony at south elevation and extend the existing shed roof. Roof to have a rolled roof cladding. Please provide information about whether this balcony is historic or part of an earlier addition. **(b)** Also, please specify the color the proposed rolled roof. Request for more information.

SPA Response: (a) Per the Sanborn maps provided, the Juliet balcony exists in an area that was historically an open alleyway (circled in red, below), therefore it is not original or historic. It was likely constructed when the houses were joined, sometime in the 1990's.



(b) Rolled roofing to be LIBERTY Self-Adhering Cap Sheet by GAF in "Slate". Color elevation (attached) now includes roll roofing color swatch.

HPC Item #7: Modify and/or infill multiple windows and door openings, as shown on the drawings, at the south, west, and east elevations of the drawings. Request for more information, please indicate which windows are historic/original and which are part of earlier alterations.

SPA Response: See the amended "Window / Exterior Door Catalog" which includes more information after collaborating/meeting on-site with Contractor, Jayson Urig

HPC Item #8: Install new T&G Aeratis decking on all 1st porches and landings. Please indicate color.

SPA Response: As previously indicated on the Cut-Sheets submitted with the initial application's "HPC Application Text" (page 9/12), T&G Aeratis decking shall be Weathered Wood. This is now indicated on the color elevation, as well (attached).

HPC Item #9: Install new fiberglass flooring on all 2nd and 3rd floor porches. Please indicate color.

SPA Response: Fiberglass flooring on all 2nd and 3rd floor porches shall be a stock greytone as shown in the color elevation (attached).

HPC Item #10: New beadboard ceilings on all 1st floor porches. Please indicate color.

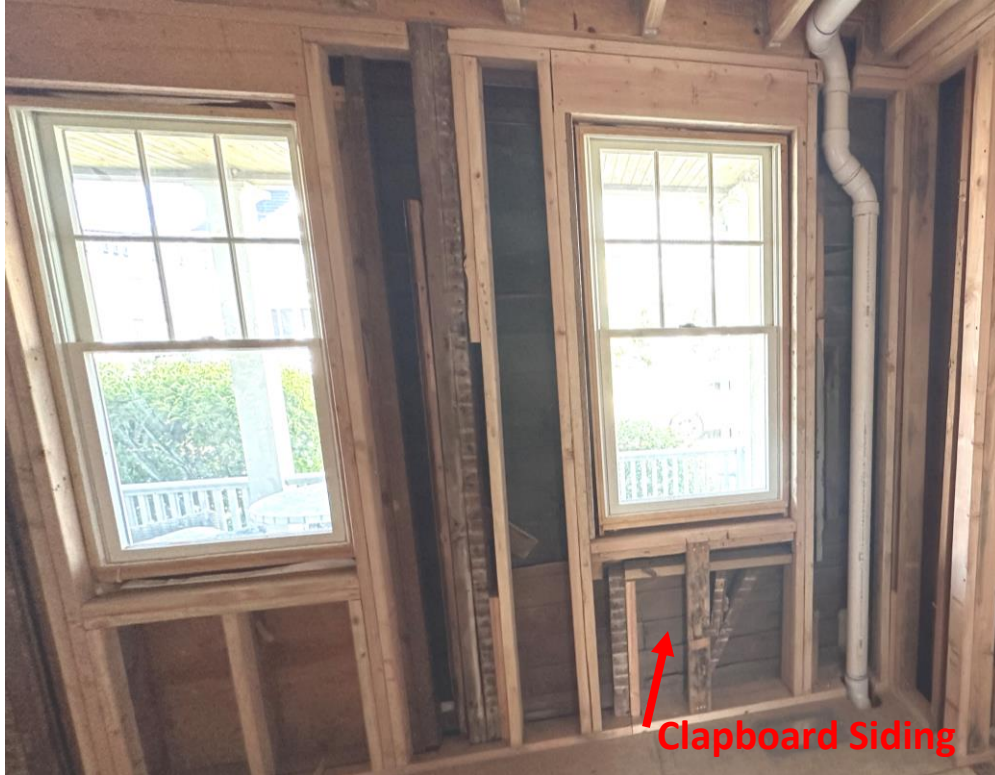
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SPA Response: Beadboard shall be painted Philadelphia Cream (HC-30) to match trim, provided on the key of the color elevation (attached).

HPC Item #11: Install Eastern white cedar shingle, 5" exposure, straight bottom, cladding on the entire house. A historic photo in the file suggests the original cladding was of shingles with variable exposure (as seen on an existing portion of the dwelling.) Please modify the drawings to reflect this historic cladding pattern and update the narrative. Heather: Please send Andrea a copy of the photos in the file.

SPA Response: The house identified as #14 on the Sanborn map currently has standard pattern cedar shake on the front and rear façade and variable pattern shake on the west side façade only. The shake on the front and rear façade was done in the 1990's when the houses were joined together. The variable pattern shake on the west side was done earlier than that most likely in the 50's, 60's or 70's and is not the original siding on the house. The original siding on the house was clap board and approximately 50% is still present below the cedar shake on all 3 sides and can be seen throughout since the house was gutted. The existing clap is in non-salvageable condition. The areas that were modified over time which are the closing of the first and second floor north/west wrap around porches, the west side first and second floor bump outs referenced in item#5, the change of roof line in the south/west corner, third floor dormer, second floor newly created porch entry and the first floor rear addition with a shed style roof have either plywood sheathing or individual 1x6 or 1x4 slat sheathing. Pictures provided. The house identified as #12 on the Sanborn map currently has standard pattern cedar shake on the front, rear and east façade. The shake on the facades was done in the 1990's when the houses were joined together which is evident by the amount of design changes to the structure and the presence of plywood sheathing under all shake except (1) approximately 7'x 8' area on the second floor east side which appears to be the original siding which is a combination of 1x8 vertical board and 1 x 4 horizontal board. The variable pattern shake that is shown in the series of pictures (pictures from 70's or 80's) provided to SPA and J.Urig Contracting was most likely done in the 50's 60's or 70's and was not original. Pictures provided.

Original Clapboard Siding (Sanborn # 14)



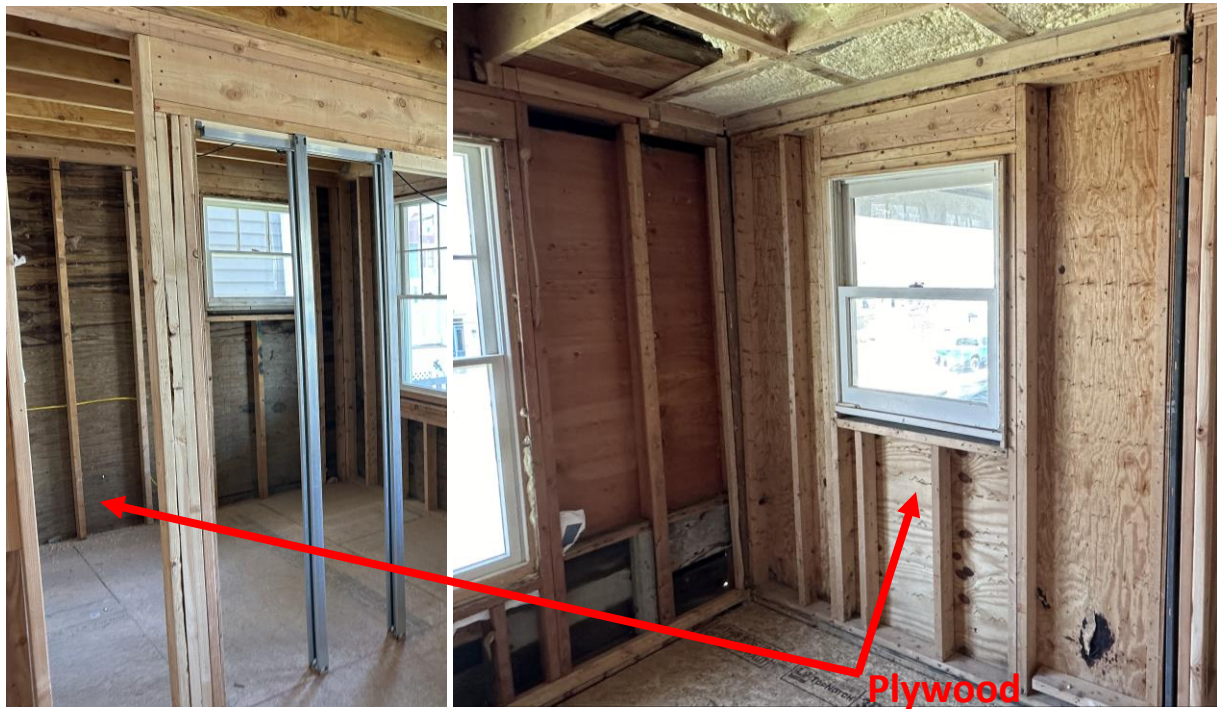
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Original Calpboard (Siding Sanborn #12)

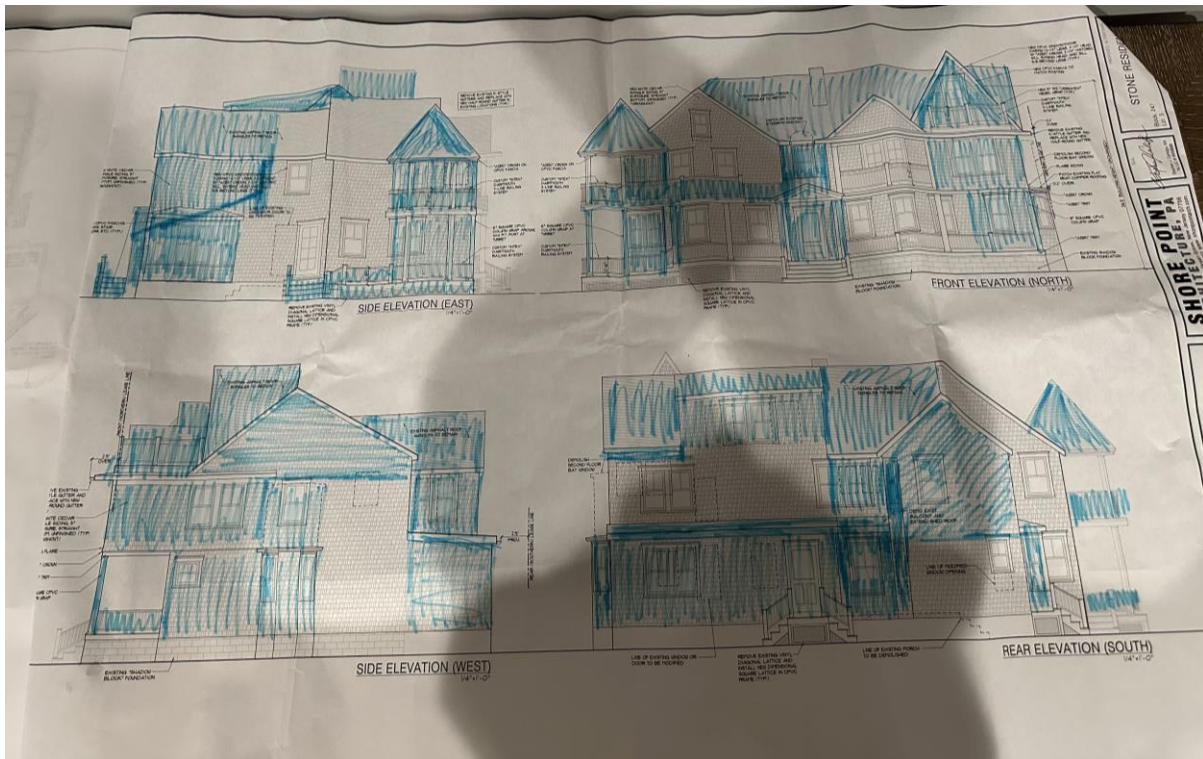


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**Closing of First and Second Flor North/West Wrap Around Porches
(Plywood Sheathing)**



**Markup of New Additions/Alterations to Home
(All Blue Markings Are Unoriginal to Home)**



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HPC Item #19: Proposed palette is raw shingle cladding (naturally aged shingles), Trim painted HC-30 Philadelphia Cream with Accents painted HC-136 Lafayette Green. Please indicate where accent colors will be applied.

SPA Response: Please see the supplemental colored elevation (attached).
