

103 Franklin Avenue

**14 January 2025**

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

The applicant is proposing new construction on a now vacant lot. We met with Andrea Fitzpatrick, Architect, for a Concept meeting on 12 November 2024 to discuss possible ideas for this new single-family house. She presented a number of sketches and offered various solutions for our consideration.

The resulting application reflects the items discussed with her by the Tech Review Team during Concept and appears substantially Conforming to the requirements of the Guidelines.

1.) The property is on a high grade with a retaining wall. Setback requirements will require 8 risers to porch level (an unusually high rise for Ocean Grove) with a retaining wall requiring deeper setbacks than usual. To balance these setbacks at the front elevation, the architect proposed a projection at the east elevation, midway back from the front of the building. Such a projection would eliminate the need for a retaining wall in this area and would offer some visual relief to an otherwise high-set structure. The retained wall would need to be reintroduced at the rear (northeast) corner of the lot. Conforming

The ridgeline of the rear portion of the house has been stepped down in a manner that suggests typical houses in the districts that have, over time, had additions appended to them. In addition, another small, shed roof is added at the rear over a partially recessed shower and storage area.

At the attic level two proposed two dormers are located below the ridgeline and set back from the front plane of the building in a typically historic fashion.

The 2nd floor front elevation has a small, cantilevered area over the front porch. This was deemed atypical by the Tech Review members. The applicant conceded this was unusual, but did provide

an example of a similar configuration elsewhere in the district.

A brick chimney is proposed on the east elevation to add interest and to balance to the other architectural forms. Tech felt the location of this chimney helped ground the design and aided in the overall streetscape of a building that sits higher than usual above street grade.

Four art-glass windows are included to further reference the period appropriate style of the new house and the surrounding neighborhood.

Two faux windows are proposed, one at the west and one at the north elevations.

A review of the submitted cat/cuts of materials along with a review of the elevations found the propose elements, including the siding, gutters, windows, columns, rails, lighting fixtures, decking and porch flooring, roof, and brick veneer appear substantially conforming with the requirements of the Guidelines.

Items to be discussed:

Honeycomb shingles are used in the gable areas where typically Tech would expect to find clapboard used.

The elevations do not indicate proposed placement of lighting (though lighting fixtures have been included with the application materials).

The use of a solid door at the rear of the property appears noticeably modern. Given the elevation of the structure, it may be highly visible from the street. A ½ glass door might be more in keeping with the style of the house.

The proposed front door is a 2/3 glass wood door with clear “chicklets” muntins above a single panel. The side door is a Thermatru fiberglass ½ glass door without a matching muntin pattern, above two panels. Given the prominence of the building and its location on a corner, Tech suggested the two doors should better relate, stylistically.

At the very least, the side door should be wood (like all visible doors).

As for glass and muntin patterns, the choice is left to the application but the two should match (i.e. 2/3 glass with chicklets, 1/2 glass without muntins, or some other combination).