

Application #: **HPC** 2021-215

Application Date: 12/9/21

Historic Preservation Commission Certificate of Appropriateness Application

reva 12/14/21

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> AC UNIT
<input checked="" type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS / BANNERS
<input type="checkbox"/> FOUNDATION

<input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input checked="" type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|--|---|--|

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.
Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

PROPERTY IDENTIFICATION

ADDRESS: 17 Webb Avenue
 BLOCK: 288 LOT: 13 QUALIFIER: HD-O

OWNER INFORMATION

NAME(S): Ivan Barkhorn
 ADDRESS: 87 Heck Avenue, Ocean Grove NJ 07756
 PHONE: 732-774-6900 EMAIL: abf@shorepointarch.com

APPLICANT INFORMATION

☐ Check if same as Owner
 NAME(S): Andrea Fitzpatrick, AIA COMPANY: Shore Point Architecture
 ADDRESS: 108 S Main St. Ocean Grove, NJ 07756
 PHONE: 732-774-6900 EMAIL: abf@shorepointarch.com

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☒ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1889 ARCHITECTURAL STYLE: Eclectic

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A

ZONING PERMIT ID# (from Zoning Permit): 556432747

DATE APPROVED: 11/30/21

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

(PLEASE SEE ATTACHED)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

IVAN BARKHOORN

OWNER NAME – Please PRINT

Barkhoorn

OWNER SIGNATURE

12/6/21

DATE

Andrea Fitzpatrick, AIA - Shore Point Architecture

APPLICANT NAME – Please PRINT

A Fitzpatrick

APPLICANT SIGNATURE

12/6/21

DATE

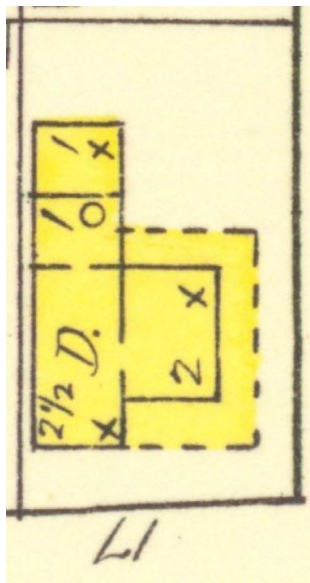
SHORE POINT ARCHITECTURE, PA

17 Webb Avenue
HPC CoA Application Text

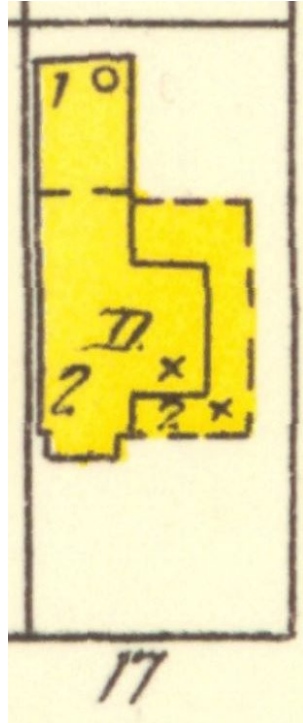
Date	Revision / Submission
12/9/21	HPC Submission (Initial Release)

HISTORY OF SITE

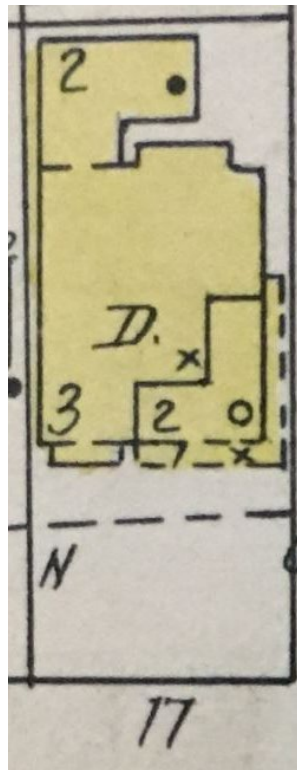
According to the tax records, 17 Webb Avenue was constructed in 1889. The Sanborn maps appear to support this construction date, however the house was expanded and the form was modified numerous times, to date. The Sanborn maps depict the evolution of this structure, with the final diagram representing the existing site conditions.



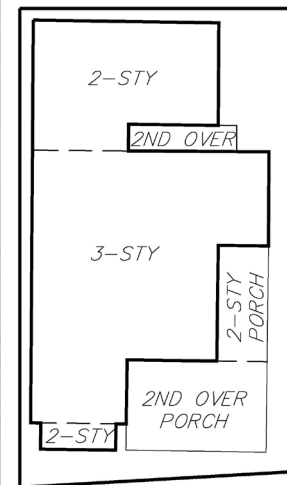
1890



1905



1930



CURRENT DIAGRAM

BIRDS-EYE VIEWS OF EXISTING HOUSE, COLOR CODED TO DEPICT AGE OF ADDITIONS



Birdseye from south-east



Birdseye from east

LEGEND:



Portions of Building that likely existed on 1890 Sanborn



Portions of Building that likely existed on 1905 Sanborn



Portions of Building that likely existed on 1930 Sanborn



Portions of Building likely to have been constructed beyond 1930

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

HOUSE STYLE:

Due to the large number of additions and due to the fact that the entire structure has been covered in vinyl siding / covered in aluminum coil stock, it is difficult to identify a specific style for this house, therefore our classification is “eclectic”. The red (1905) areas appear to have a gothic influence (steeply pitched 14:12 gable roof, “L” shaped plan). The purple areas (1905-1930) appear to have an Italianate influence with a large pent roof at the porch level (possibly added at this time) and a three-story hip-roof turret on the east elevation. The green (newer) additions include the enclosing of a portion of an open two-story porch and a rear addition with a non-uniform flat roof configuration.

PHOTOS OF EXISTING CONDITIONS:



FRONT



SOUTH-EAST



EAST



SOUTH-WEST



NORTH-EAST



EASTSIDE YARD AREA



CLOSE UP OF PORCH FROM SOUTH-EAST



CLOSE UP OF DETERIORATED COLUMN BASE

OUTLINE OF PROPOSED WORK:

1. Addition / Alterations:

Remove the roof of the existing (newer) two-story portion at the rear of the structure. Infill the open air first floor "alcove" with a one-story addition. Expand the first and second floor at the rear to align with the east face of the existing second floor cantilever projection. Construct a new 4:12 hip roof above this expanded rear two-story area. The new roof to contain an alcove in the center for an AC condenser (will not be visible from the street) to allow for the relocation of an existing AC condenser that is currently positioned in the east side yard (street facing) but is concealed from street view by a six-foot height vinyl stockade fence (to be removed).

Construct a new one-story addition on the east side of the house that includes a covered entry to a side door.

2. Siding replacement, exterior trim replacement, other exterior upgrades:

In 1992, the existing house was approved for installation of vinyl siding over (what the applicant documented as) 5" exposure wood clapboard. Small sections of the vinyl were recently lifted and various exposures of 4" and 4-1/2" were found. As part of this application, we propose the removal of all existing siding layers and replacement with new Hardie Plank clapboard siding, smooth finish, 4-1/2" exposure. We understand the HPC will require a site visit to arrange for the observation of original wood clapboard in select areas and we will schedule this at the appropriate time.

After removing select areas of aluminum coil stock from existing windows, it was determined that the existing window casings contain 4-1/2" (actual) width legs. We propose removal and replacement of all existing window and door casings and replacement with new CPVC trim components to match the existing profile sizes (4-1/2"). Additionally, new CPVC corner boards, fascias, rakes, and other trim components are proposed as indicated.

Gutters: Includes removal of existing "k-style" gutters and replacement with new prefinished aluminum half-round gutters and round leaders.

Roofing: Removal and replacement of existing roof shingles with new "Timberline" asphalt roof shingles.

3. Window and Door Replacements/Removal:

Please refer to the included "Window Catalog" for a detailed outline of the existing windows and doors and the modifications proposed.

4. Porch upgrades:

At first floor front (wrap around) porch, we propose to remove and replace the existing round fluted columns. The corner column was replaced in 2014 by Ocean Grove hardware with a new Permacast fluted column to match the historic design. All other columns are wood (possibly) original and are in poor condition (see photo above). The existing porch pent roof is in poor

condition and will be repaired / restored. New 16"x8" decorative foundation vents will be installed in the (currently) fully enclosed masonry porch foundation wall, as there is limited airflow below the porch flooring. New T&G mahogany porch flooring is proposed as the existing flooring has buckled due to the lack of airflow mentioned above. The existing brick stair on south elevation is to be replaced with new wood framed stair with mahogany treads and CPVC risers and trim. Existing wood railings are in very poor condition and we propose to relace them with a new custom wood railing system, 30" height, with 5" sq. CPVC "Versatex" newel wraps, where indicated.

Existing second and third floor porches to receive new "Intex" 36" height railings, as indicated; new fiberglass decking; new trim; new CPVC beadboard ceilings (2nd floor); new 5" square CPVC "Versatex" newel wraps.

5. Site Improvements

Removal and replacement of concrete walkway on east side of house, as indicated. Removal of vinyl stockade fence along Beach Avenue, as mentioned above. Removal and relocation of AC condenser from east side yard (along Beach Ave.) to roof at rear. Demolish existing outdoor shower on east side, facing Beach Avenue.

6. Other

Construct new gable roof dormer on third floor, east elevation, to allow for the headroom required for the installation of a new door to access the existing uncovered third floor balcony.

Block: 228

Lot: 13

Qual:

Prop Loc: 17 WEBB AVE

District: 1335 NEPTUNE TOWNSHIP

Class: 2

Owner: IVAN BARKHORN REVOCABLE TRUST

Street: 1542 HIGH STREET

City State: BOULDER, CO 80304

Square Ft: 2382

Year Built: 1889

Style: 5

Prior Block: 18

Prior Lot: 680

Prior Qual:

Updated: 03/16/22

Zone: HD-O

Acct Num: 00003650

Mtg Acct:

Bank Code: 0

Tax Codes: F02

Map Page:

Additional Information

Addl Lots:

Land Desc: 30X52

Bldg Desc: 3SF

Class4Cd: 0

Acreage: 0

EPL Code: 0 0 0

Statute:

Initial: 000000 Further: 000000

Desc:

Taxes: 16109.22 / 0.00

Sale Date: 02/23/22

Book: 9582

Page: 3712

Price: 1

NU#: 25

Sr1a

Date

Book

Page

Price

NU#

Ratio

Grantee

[More Info](#)

11/01/21

9558

1275

920000

26

84.30

BARKHORN, IVAN

[More Info](#)

02/23/22

9582

3712

1

25

0

IVAN BARKHORN REVOCABLE TRUST

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	17 WEBB AVE	433600	0	805700	2
		372100			
		805700			
<u>2021</u>	17 WEBB AVE	489500	0	775600	2
		286100			
		775600			
<u>2020</u>	17 WEBB AVE	489500	0	760600	2
		271100			
		760600			
<u>2019</u>	17 WEBB AVE	409500	0	663900	2
		254400			
		663900			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

PROPOSED ADDITION/ALTERATIONS:

BARKHORN RESIDENCE

17 Webb Avenue
Ocean Grove, NJ 07756
Block: 228 Lot: 13

PROJECT INFORMATION

BUILDING CODES:

REHABILITATION SUBCODE (NJAC 5:23-6)

INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:

USE GROUP: R-5

CONSTRUCTION CLASS: 5B

NUMBER OF STORIES: 3

WIND SPEED (VULT): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VULT DOES NOT EXCEED 130 MPH)

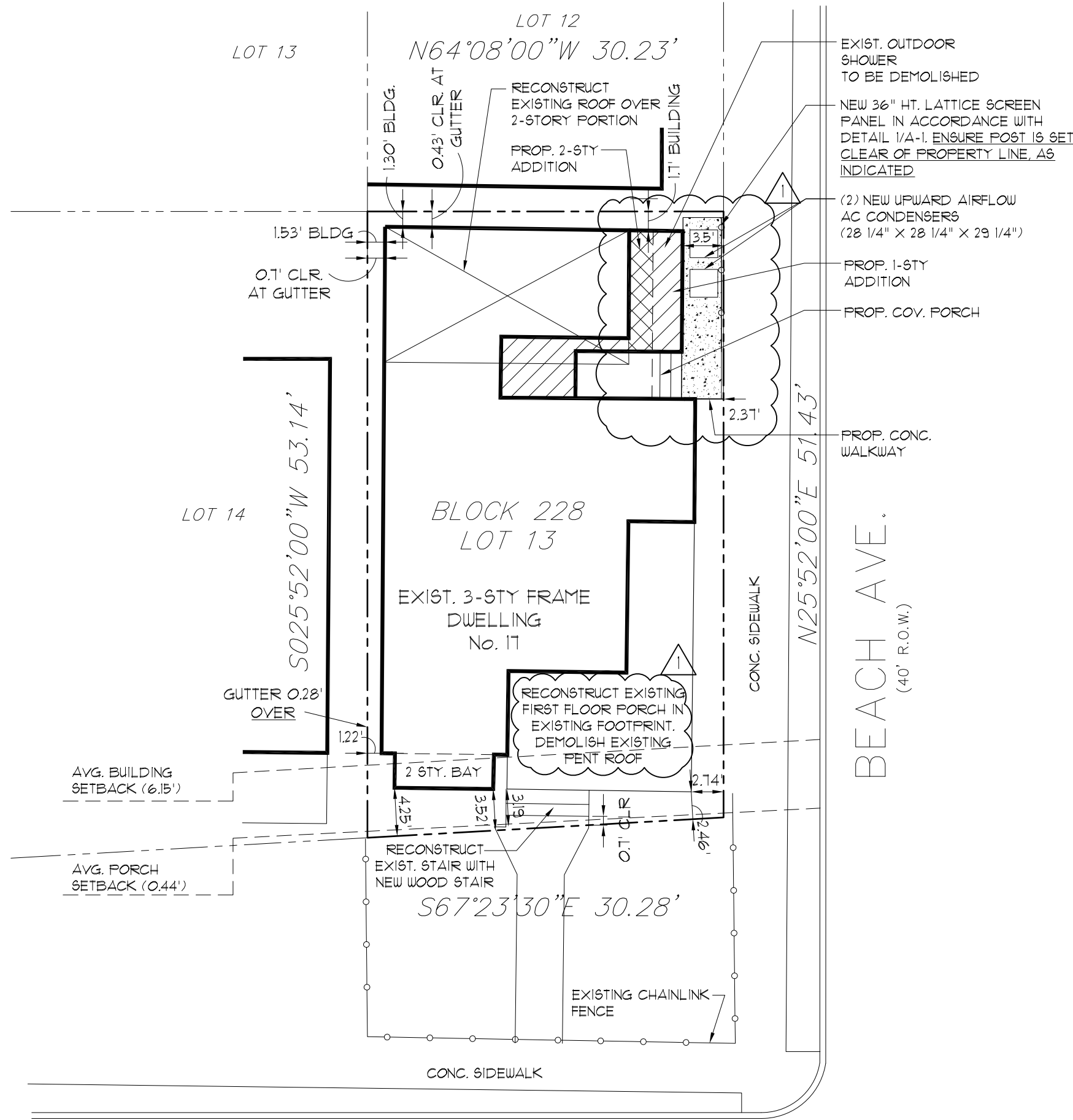
FLOOD HAZARD DATA: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	840 SQ. FT.	83 SQ. FT.	923 SQ. FT.
SECOND FLOOR AREA	1,005 SQ. FT.	26 SQ. FT.	1,031 SQ. FT.
THIRD FLOOR AREA	551 SQ. FT.	0 SQ. FT.	551 SQ. FT.
TOTAL HABITABLE AREA	2,396 SQ. FT.	124 SQ. FT.	2,520 SQ. FT.
CONSTRUCTION VOLUME	23,712 CU. FT.	2,348 CU. FT.	26,060 CU. FT.

ZONING INFORMATION			
REQUIREMENTS FOR HD-O DISTRICT (HISTORIC DISTRICT - OCEANFRONT)			
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	2,321 SQ. FT.	2,321 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30.23 FT.	30.23 FT.
MINIMUM LOT FRONTAGE	30 FT.	30.28 FT.	30.28 FT.
MINIMUM LOT DEPTH	60 FT.	76.38 FT.	76.38 FT.
MIN. FRONT YARD SETBACK (AVG.):	6.15 FT.	3.52 FT.	3.52 FT.
PORCH SETBACK (AVG.):	0.44 FT.	2.46 FT.	2.46 FT.
MIN. SIDE YARD SETBACK- EAST: BUILDING: PROJECTIONS (INCL. GUTTERS):	2 FT.	2.31 FT.	2.31 FT.
WEST: BUILDING: PROJECTIONS (INCL. GUTTERS):	2 FT.	0.36 FT.	0.36 FT.
MIN. COMBINED SIDE YARD SETBACK:	4 FT.	3.59 FT.	3.59 FT.
REAR YARD SETBACK	3.1 FT.	1.30 FT.	1.30 FT.
PROJECTIONS	2 FT.	0.43 FT.	0.43 FT.
MAX. % BLDG. COVERAGE	85%	53.3%	52.0%
MAX. % TOTAL LOT COV.	90%	68.6%	65.6%
MAX. NUMBER OF STORIES	2.5	3	3
MAX. BUILDING HEIGHT (MP.)	35 FT.	28.3 FT.	28.3 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		
EXISTING NON-CONFORMITY, UNCHANGED			

DRAWING INDEX	
A-1	PROJECT INFORMATION, SITE PLAN, DEMOLITION CALC'S
A-2	EXISTING CONDITIONS
A-3	FLOOR PLANS
A-4	ELEVATIONS



PROPOSED SITE PLAN

SITE INFORMATION TAKEN FROM
SURVEY PREPARED BY ROBERT
F. HOGAN, PLS LIC. NO. 34860
DATED 9/20/08. (REVISED 2/2/17)

EXIST. COVERAGE CALCS.

LOT AREA: 2,321 SQ. FT.
BUILDING COVERAGE: 1,254 SQ. FT. (53.9%)
LOT COVERAGE: 1,596 SQ. FT. (68.6%)

PROPOSED COVERAGE CALCS.

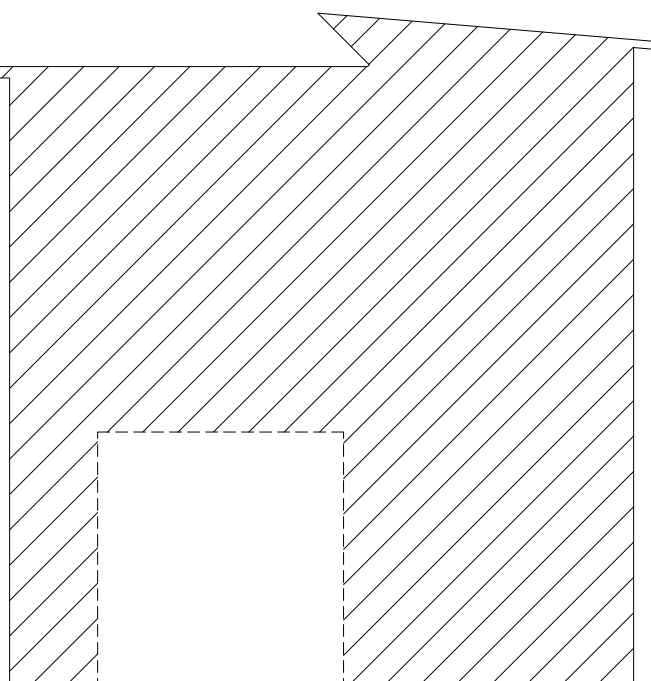
LOT AREA: 2,321 SQ. FT.
BUILDING COVERAGE: 1,211 SQ. FT. (52.0%)
LOT COVERAGE: 1,526 SQ. FT. (65.6%)

LATTICE DETAIL

1/4"=1'-0"

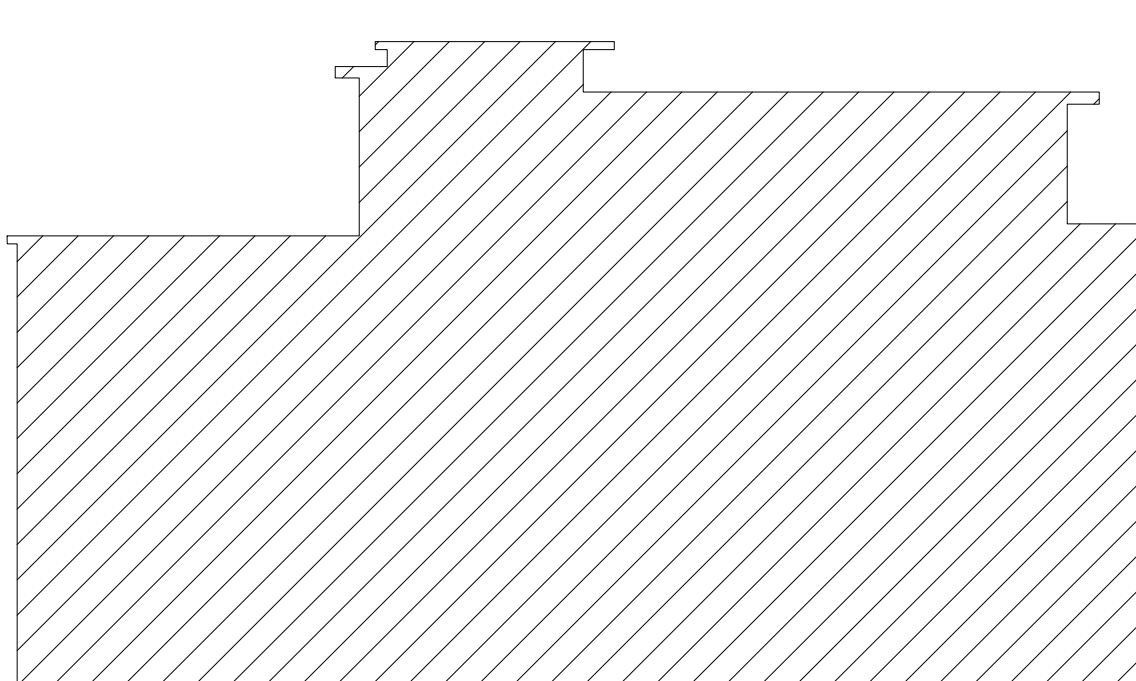
HPC DEMOLITION CALCULATIONS

TOTAL AREA = 4,648 SQ. FT.
DEMO AREA = 683 SQ. FT.
PERCENTAGE = 14.7%
'DEMOLITION' (PARTIAL OR FULL) IS NOT REQUIRED FOR THIS APPLICATION



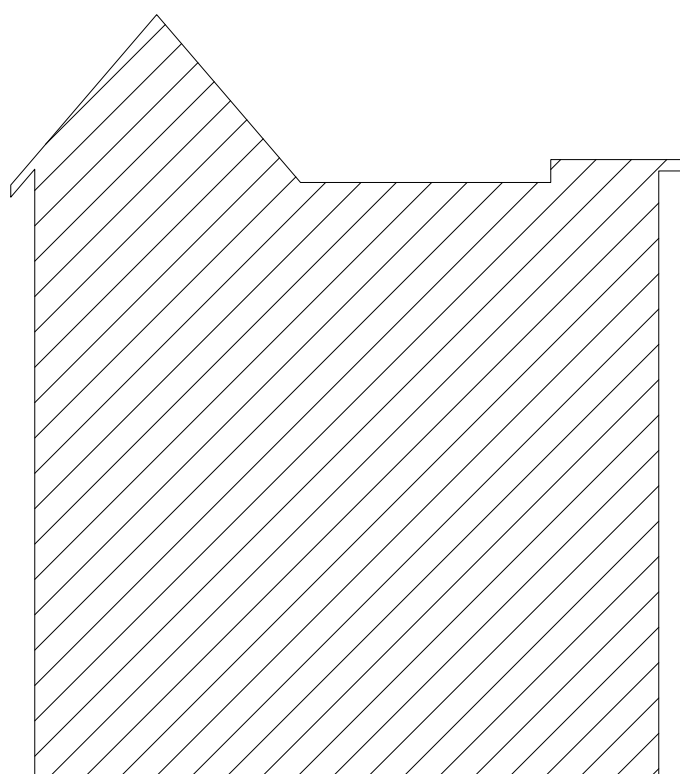
REAR (NORTH)

TOTAL AREA = 1,073 SQ. FT.
DEMO AREA = 0 SQ. FT.



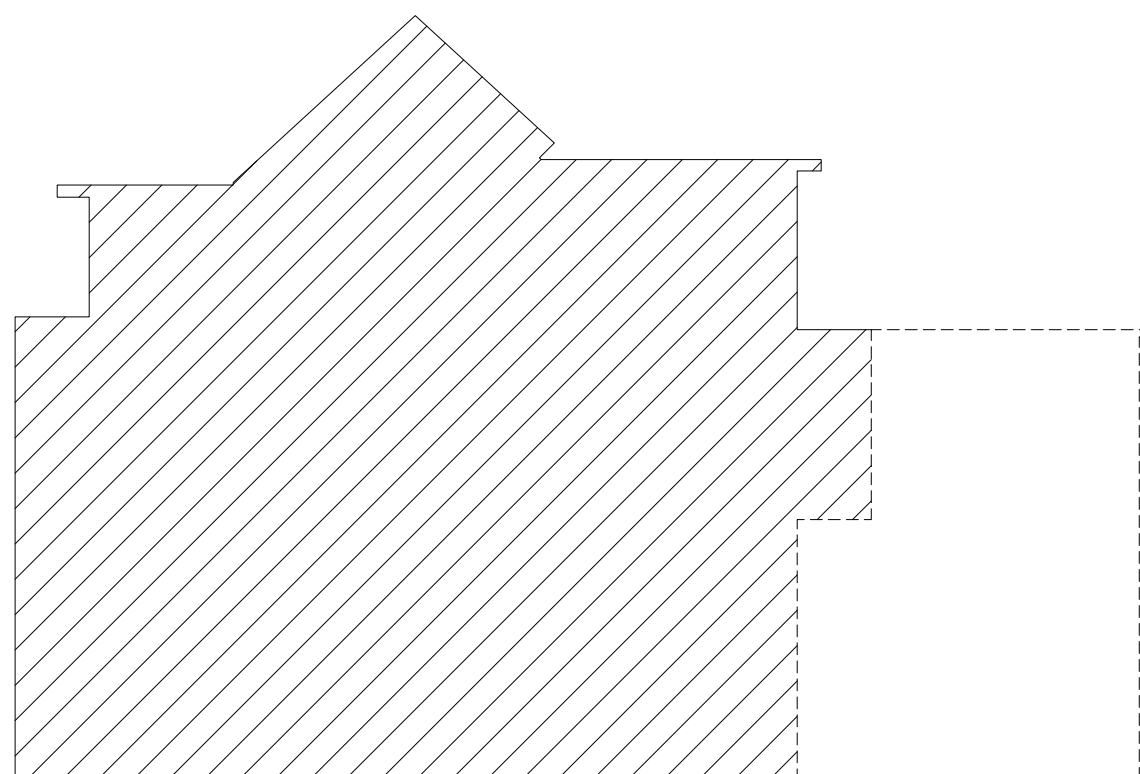
SIDE (WEST)

TOTAL AREA = 1,073 SQ. FT.
DEMO AREA = 0 SQ. FT.



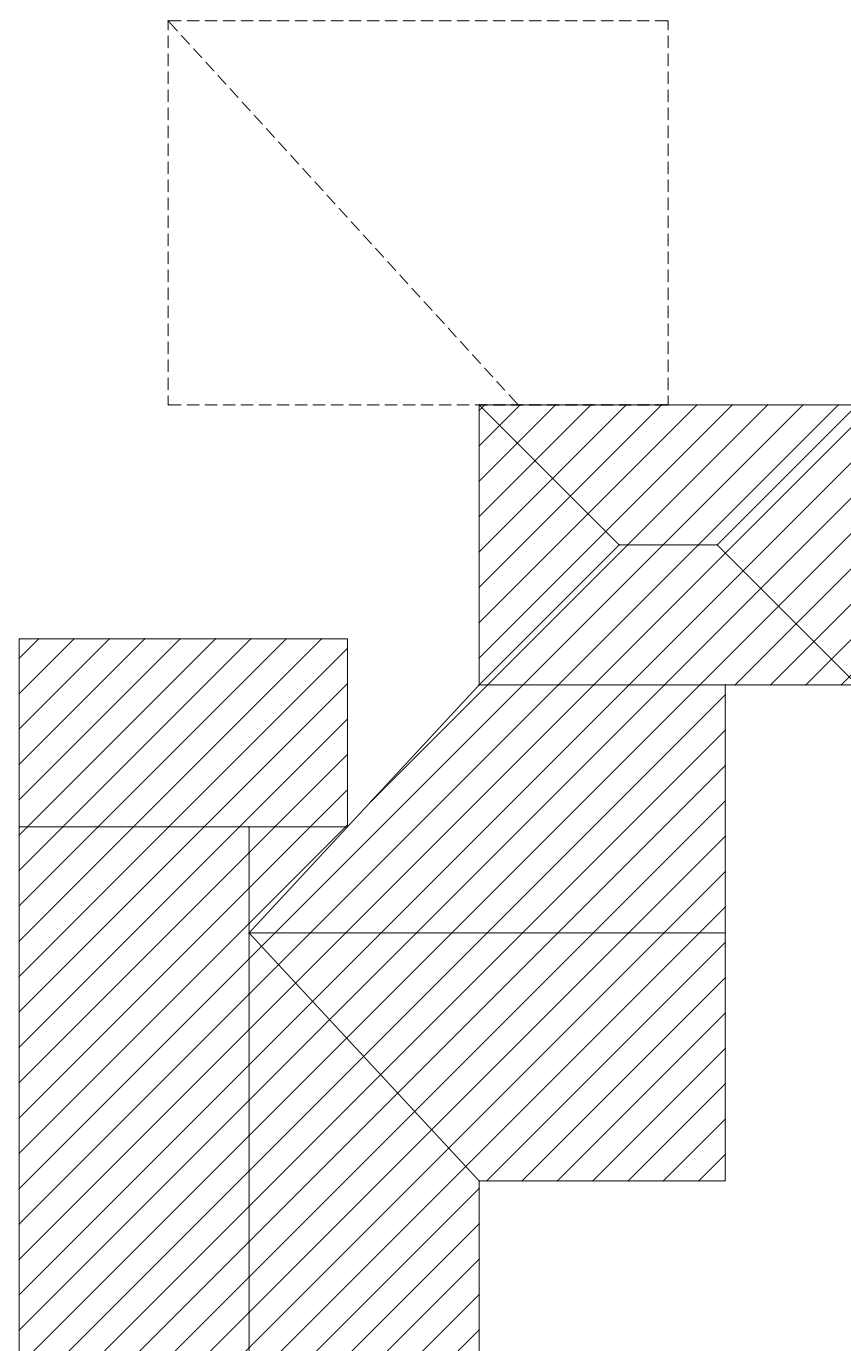
FRONT (SOUTH)

TOTAL AREA = 1,119 SQ. FT.
DEMO AREA = 0 SQ. FT.



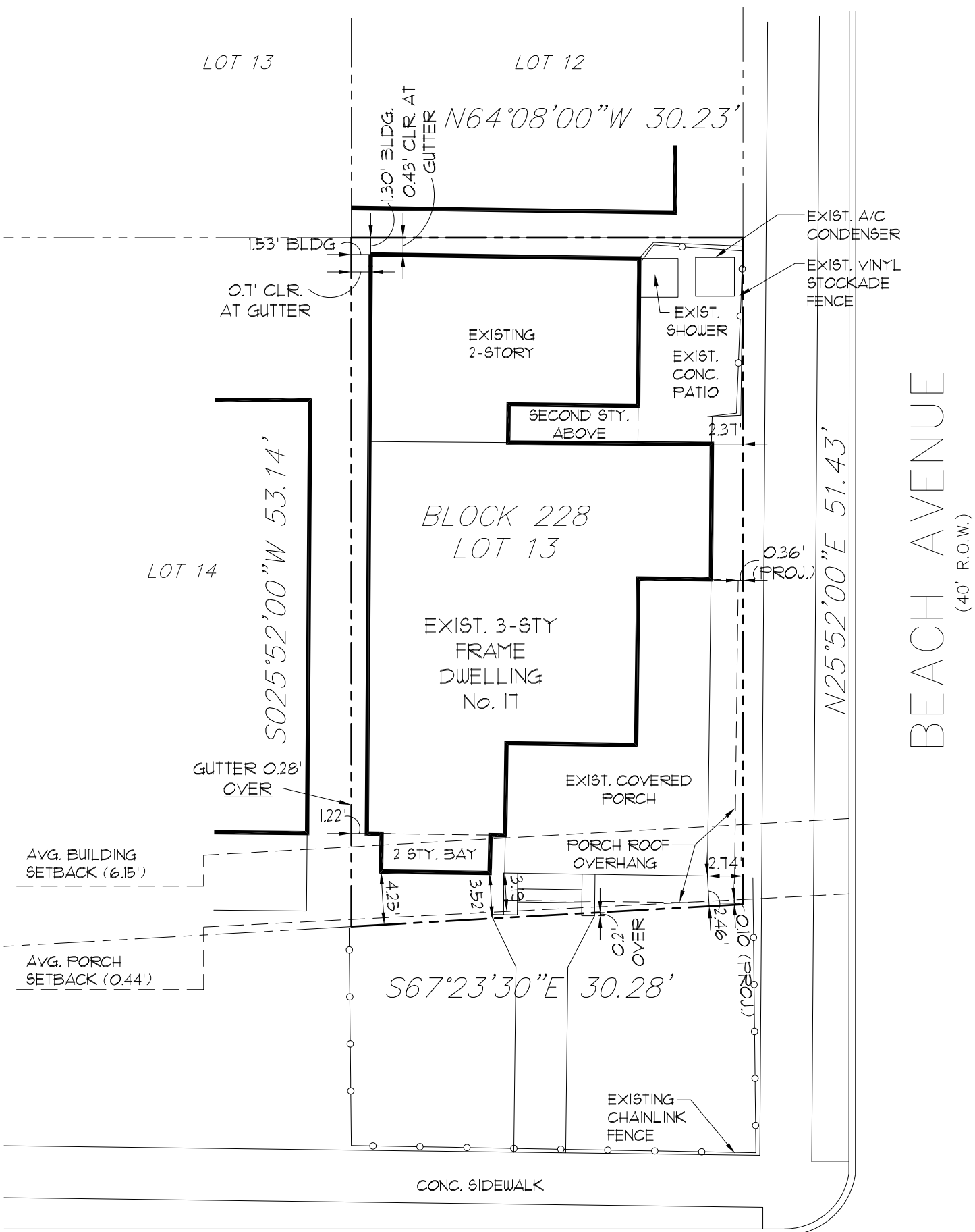
SIDE (EAST)

TOTAL AREA = 1,119 SQ. FT.
DEMO AREA = 242 SQ. FT.



ROOF

TOTAL AREA = 1,074 SQ. FT.
DEMO AREA = 333 SQ. FT.



EXISTING SITE PLAN

SITE INFORMATION TAKEN FROM
SURVEY PREPARED BY ROBERT
F. HOGAN, PLS LIC. NO. 34860
DATED 9/20/08. (REVISED 2/2/17)

PROPOSED ADDITION/ALTERATIONS:
BARKHORN RESIDENCE
17 Webb Avenue
Ocean Grove, NJ 07756
Block: 228
Lot: 13

SEAL:
Robert F. Hogan
Robert F. Hogan, PLS
NJ LIC # A00868

SHORE POINT
ARCHITECTURE, PA
105 South Main Street, Ocean Grove, New Jersey 07756
P: 332.774.6900 F: 732.774.7250 www.shorepointarch.com

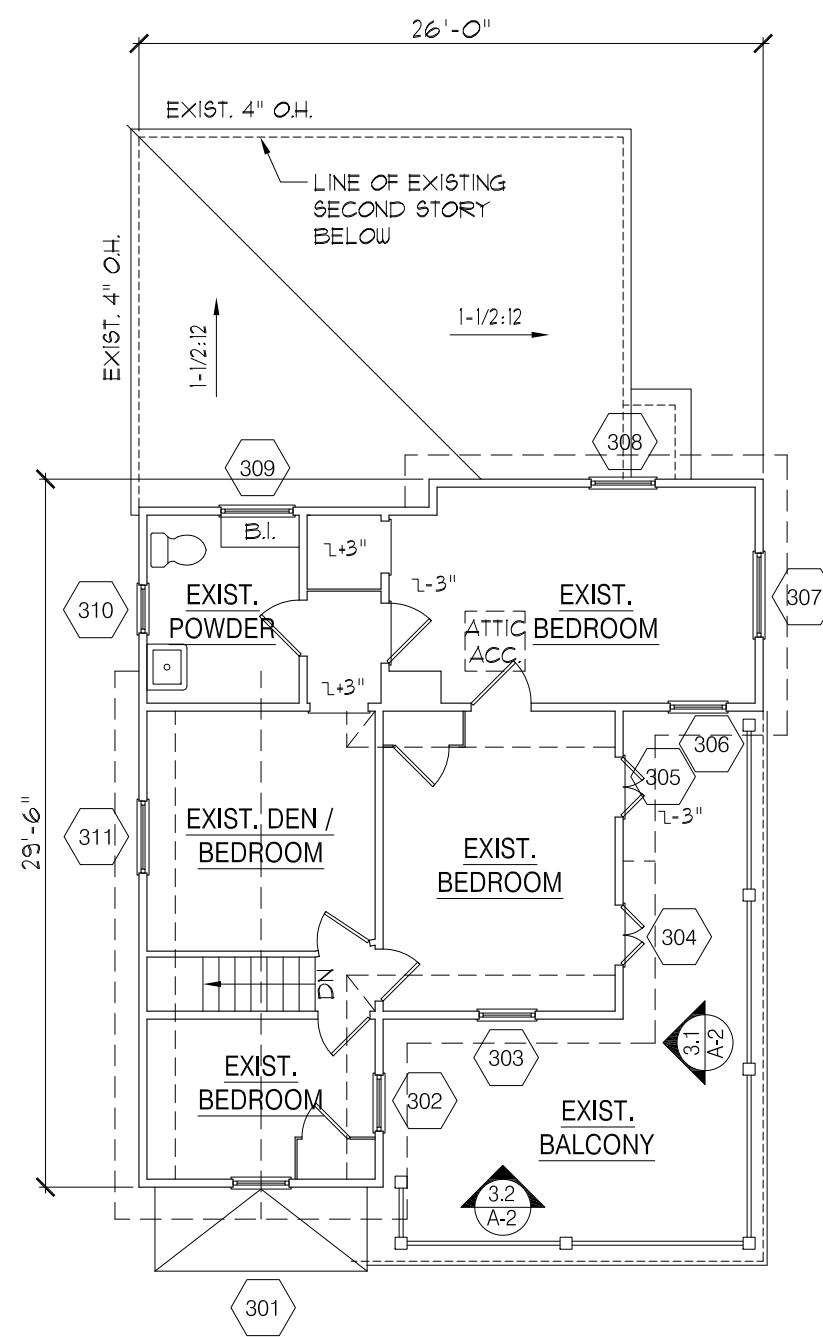
**SITE PLAN,
PROJECT INFORMATION**
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION
11/22/2021	ZONING SUB - INITIAL RELEASE
03/31/22	R1 - HPC REVISIONS

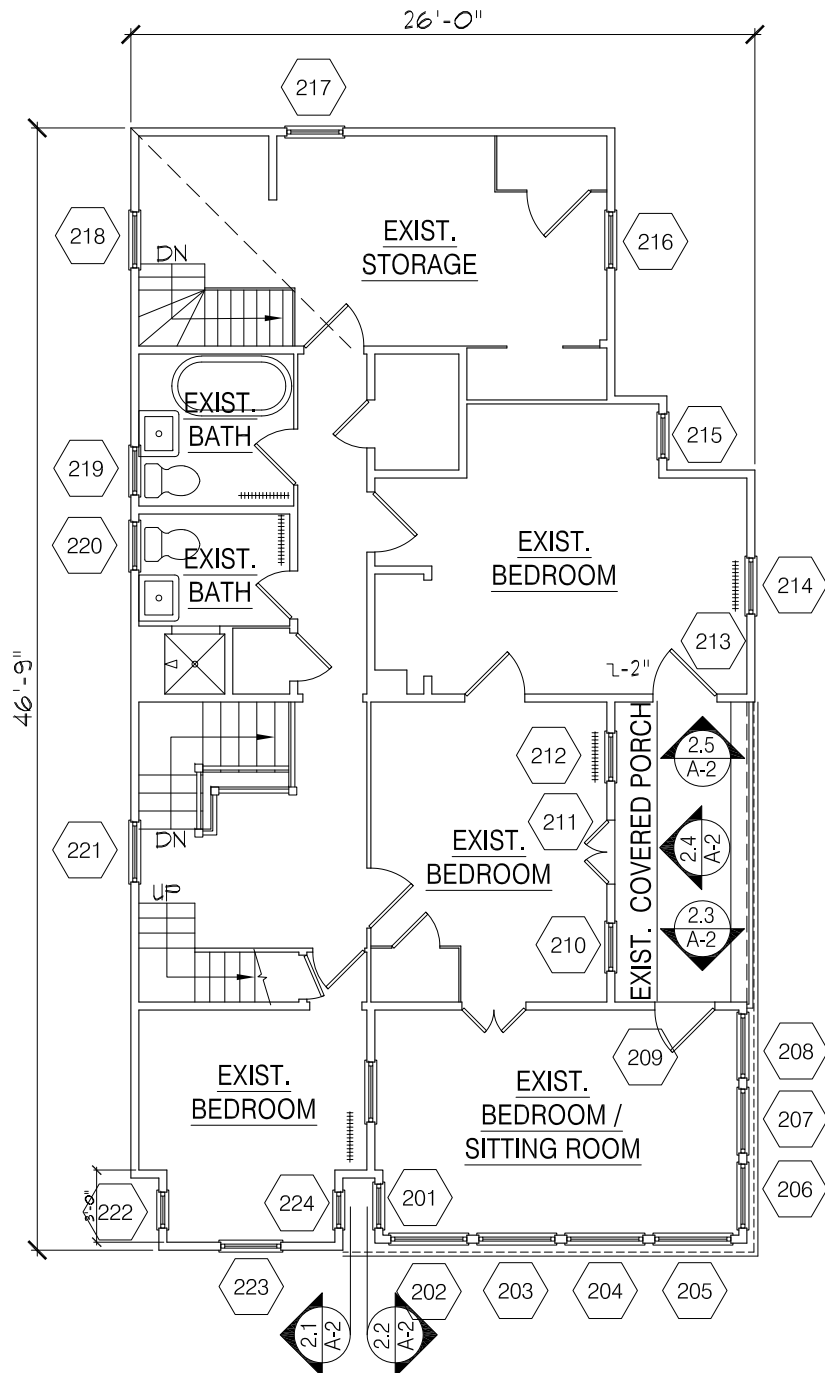
JOB NUMBER
2021-22

A-1
BARKHORN

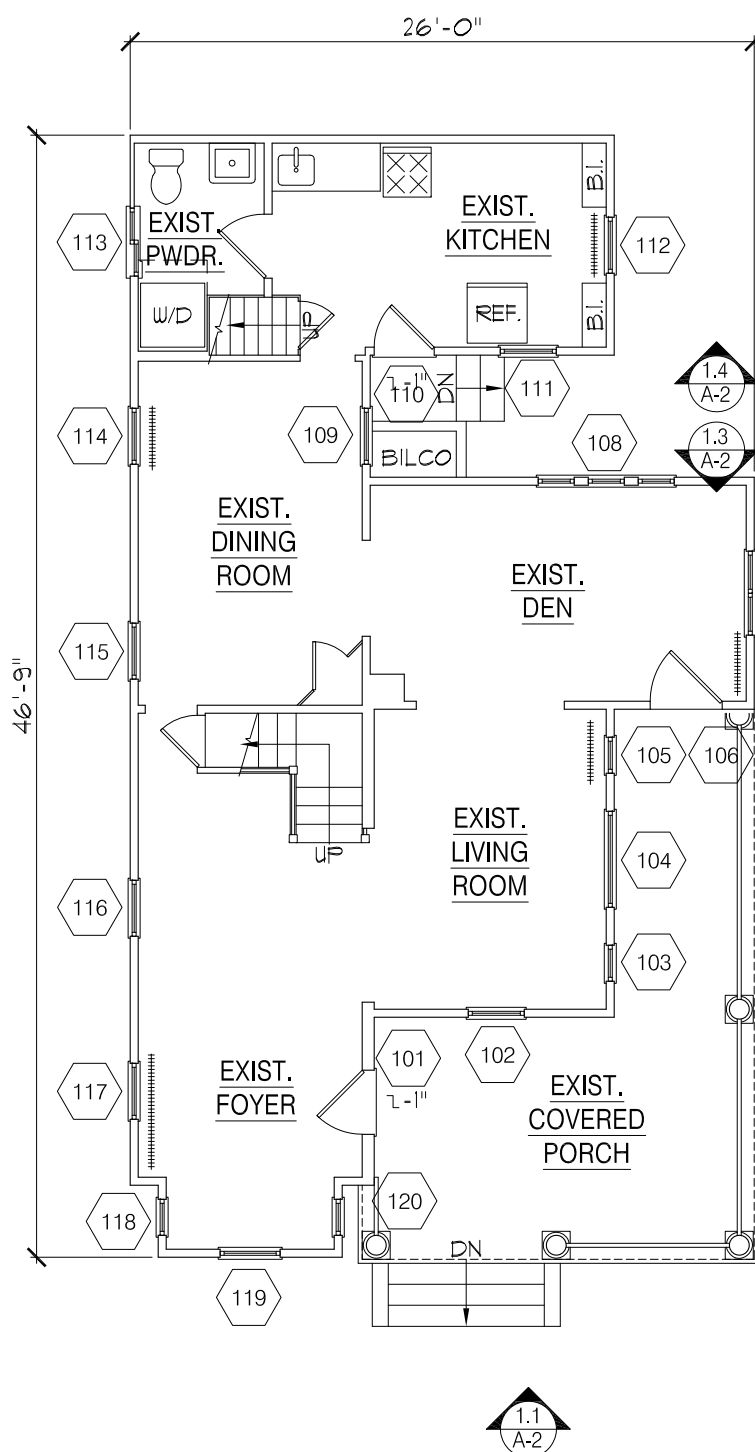
EXISTING CONDITIONS



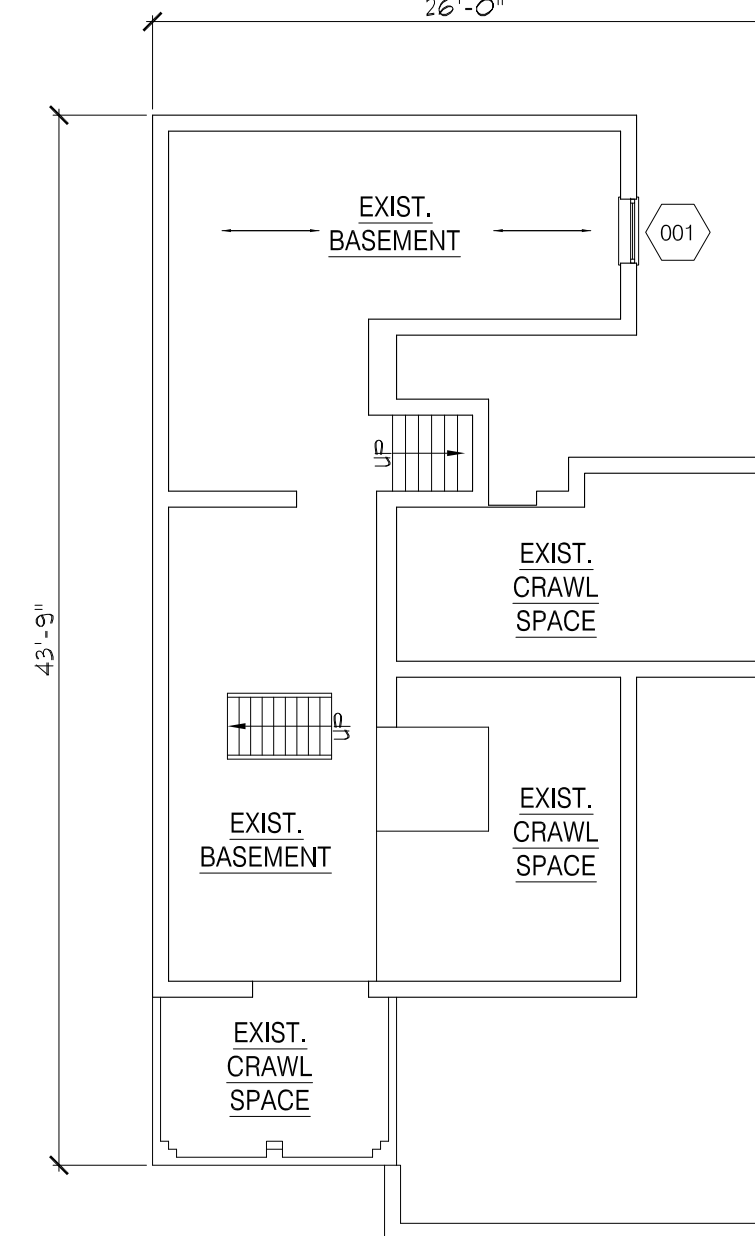
EXIST. THIRD FLOOR PLAN
1/8" = 1'-0"



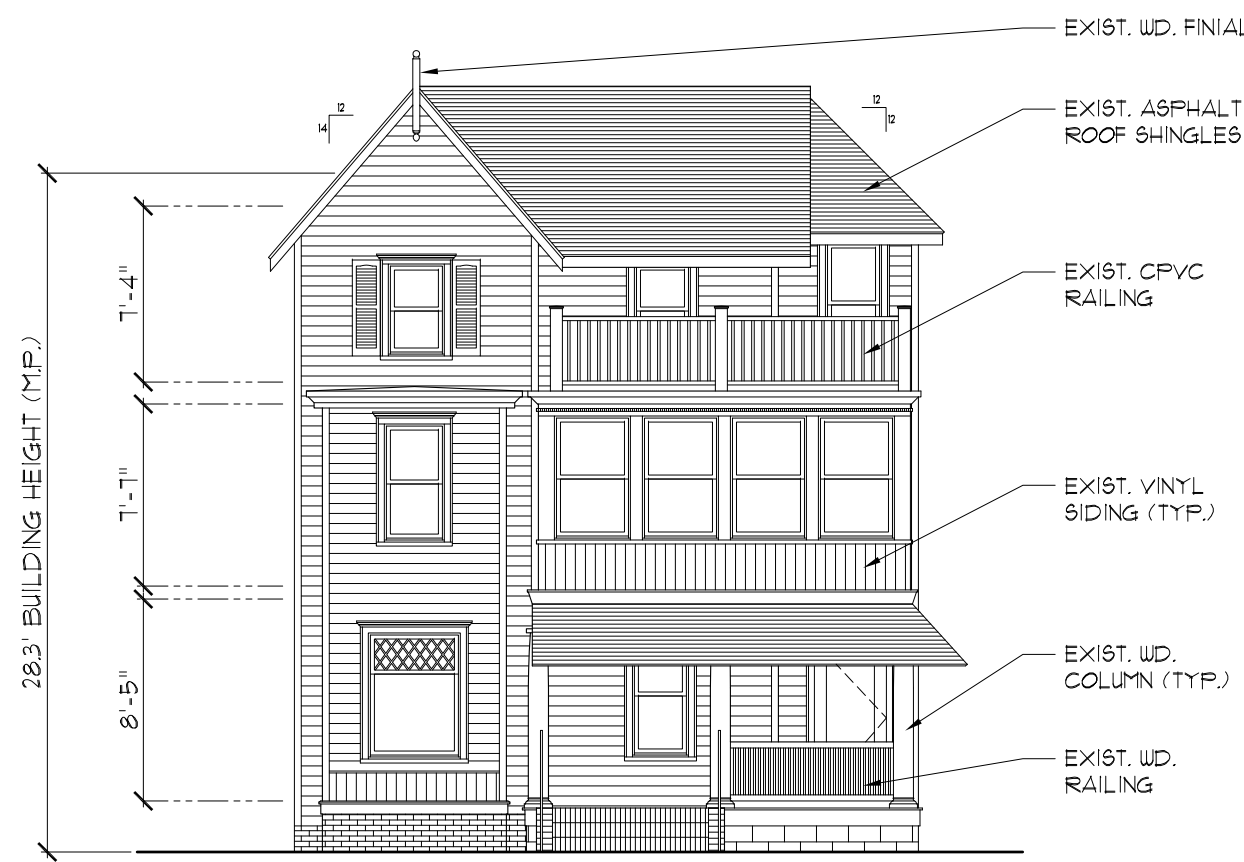
EXIST. SECOND FLOOR PLAN
1/8" = 1'-0"



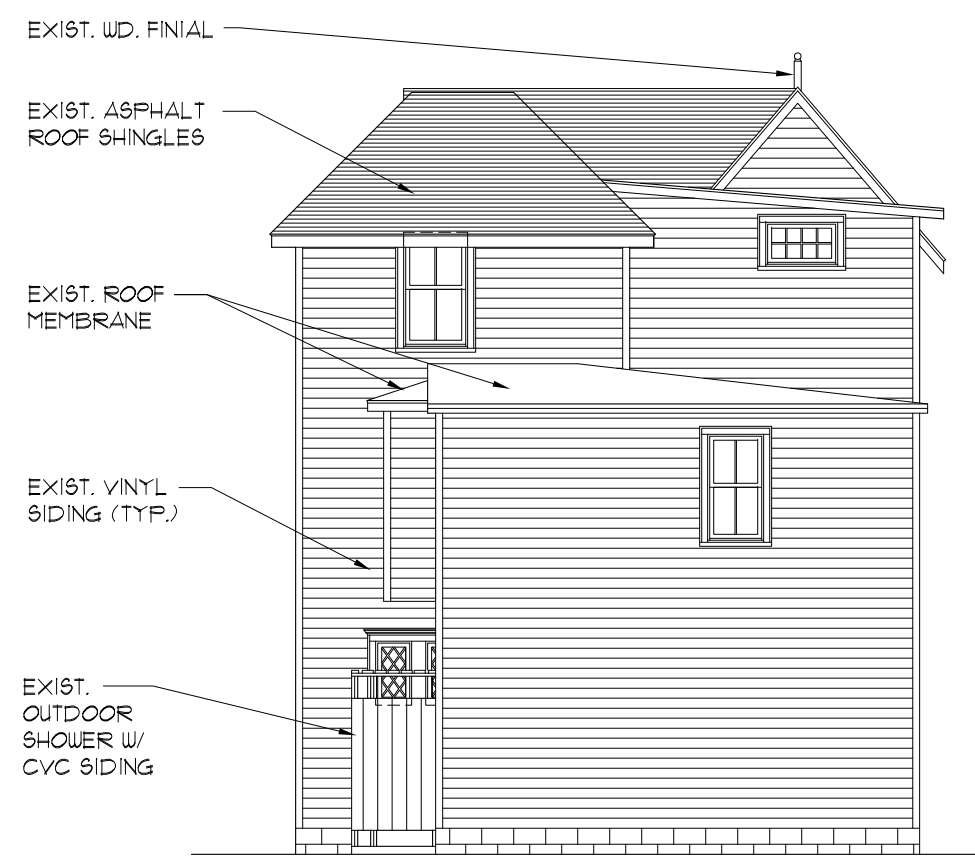
EXIST. FIRST FLOOR PLAN
1/8" = 1'-0"



EXIST. BASEMENT PLAN
1/8" = 1'-0"



EXIST. FRONT ELEVATION
1/8" = 1'-0"



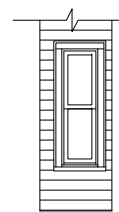
EXIST. REAR ELEVATION
1/8" = 1'-0"



EXIST. SIDE (WEST) ELEVATION
1/8" = 1'-0"



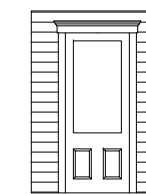
EXIST. SIDE (EAST) ELEVATION
1/8" = 1'-0"



2.1 PARTIAL ELEVATION
1/8" = 1'-0"



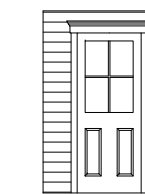
2.2 PARTIAL ELEVATION
1/8" = 1'-0"



2.3 PARTIAL ELEVATION
1/8" = 1'-0"



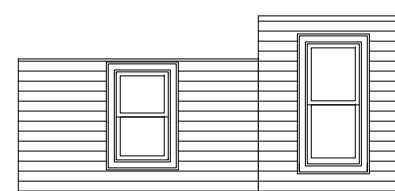
2.4 PARTIAL ELEVATION
1/8" = 1'-0"



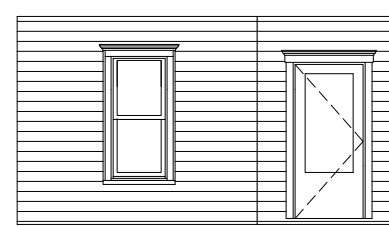
2.5 PARTIAL ELEVATION
1/8" = 1'-0"



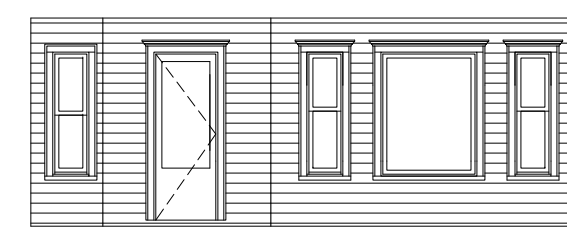
3.1 PARTIAL ELEVATION
1/8" = 1'-0"



3.2 PARTIAL ELEVATION
1/8" = 1'-0"



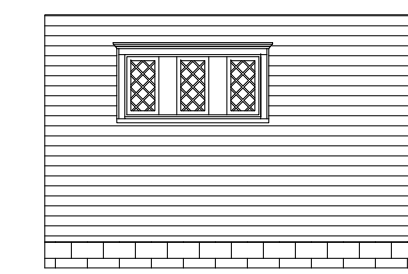
1.1 PARTIAL ELEVATION
1/8" = 1'-0"



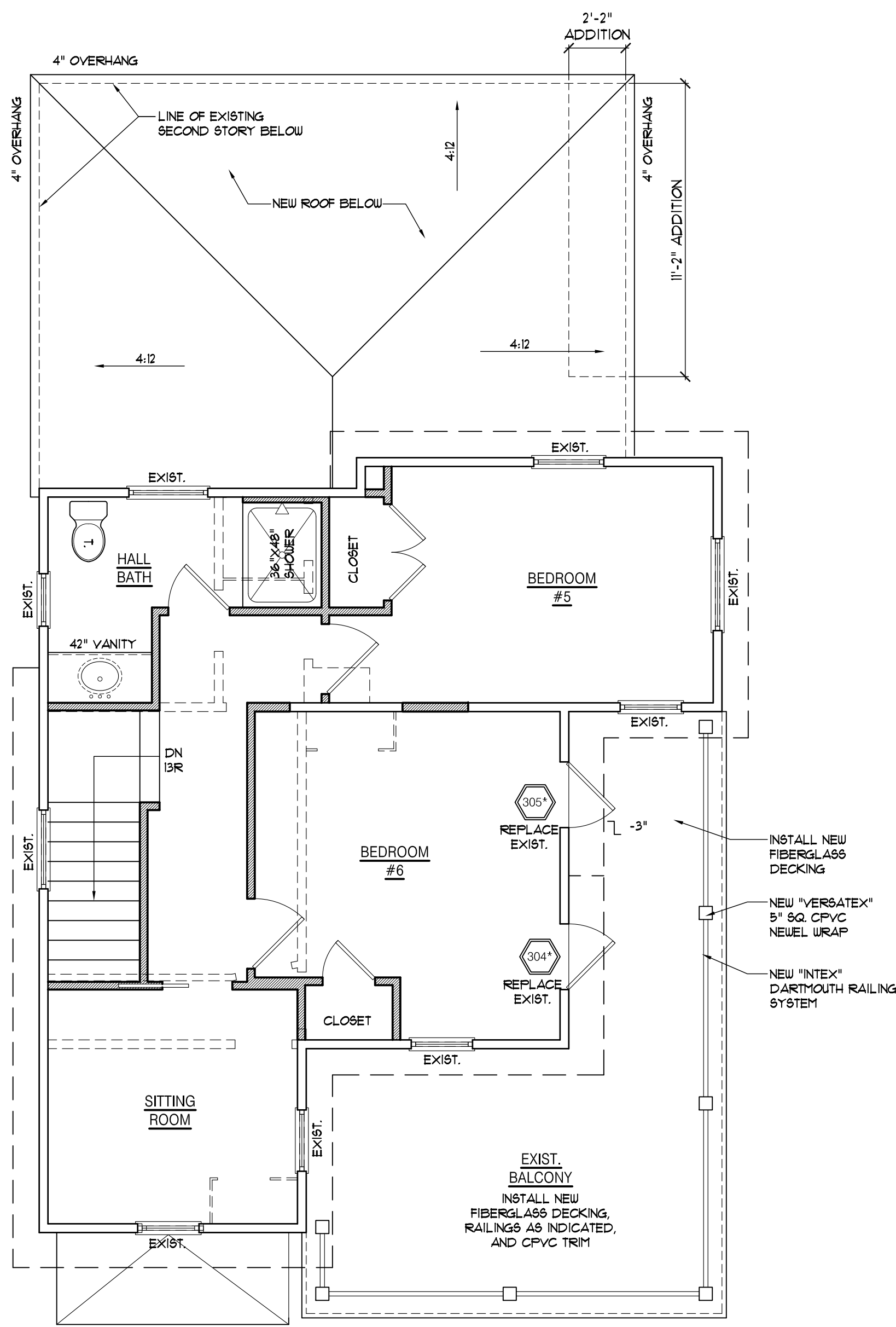
1.2 PARTIAL ELEVATION
1/8" = 1'-0"



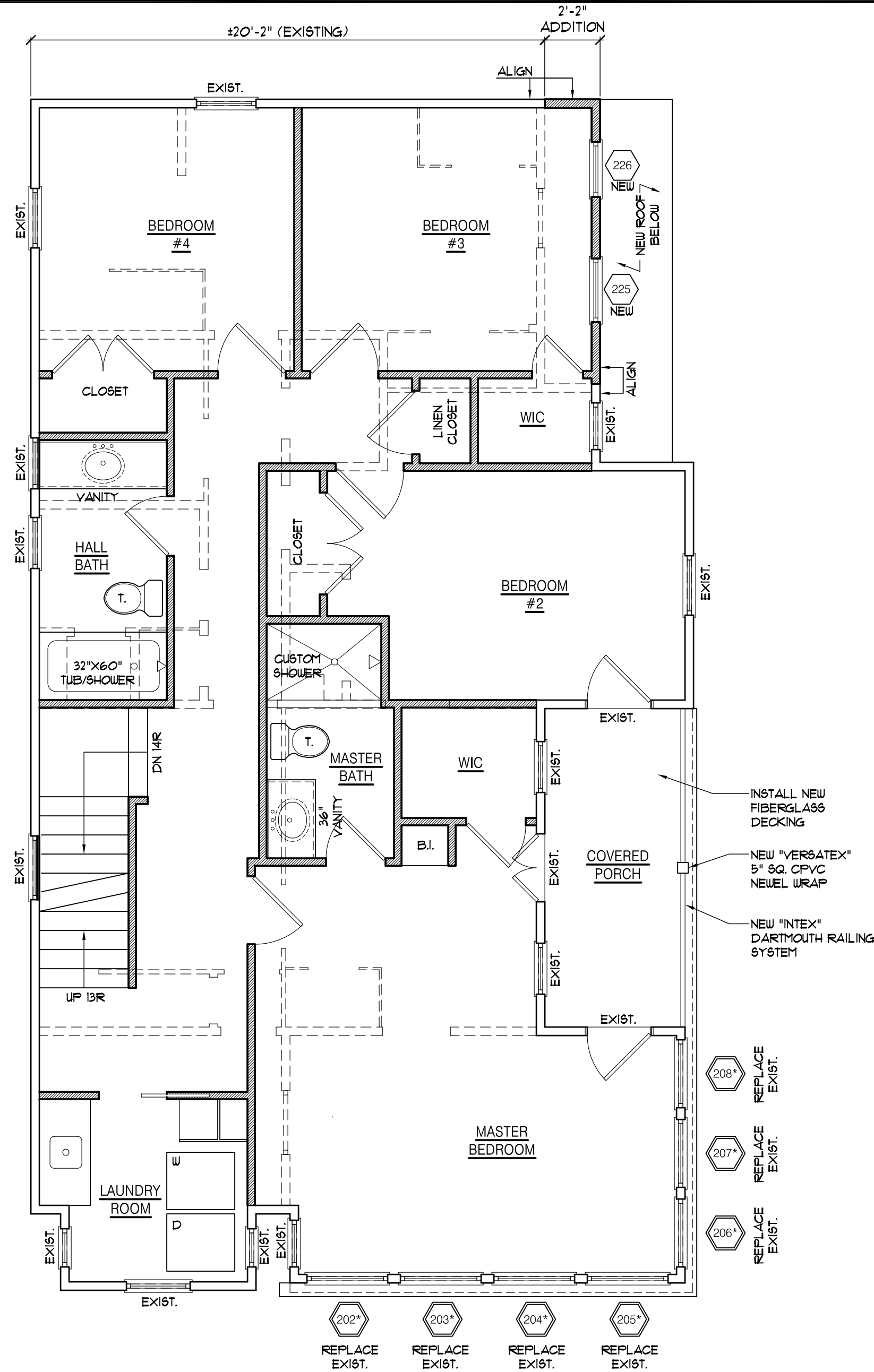
1.3 PARTIAL ELEVATION
1/8" = 1'-0"



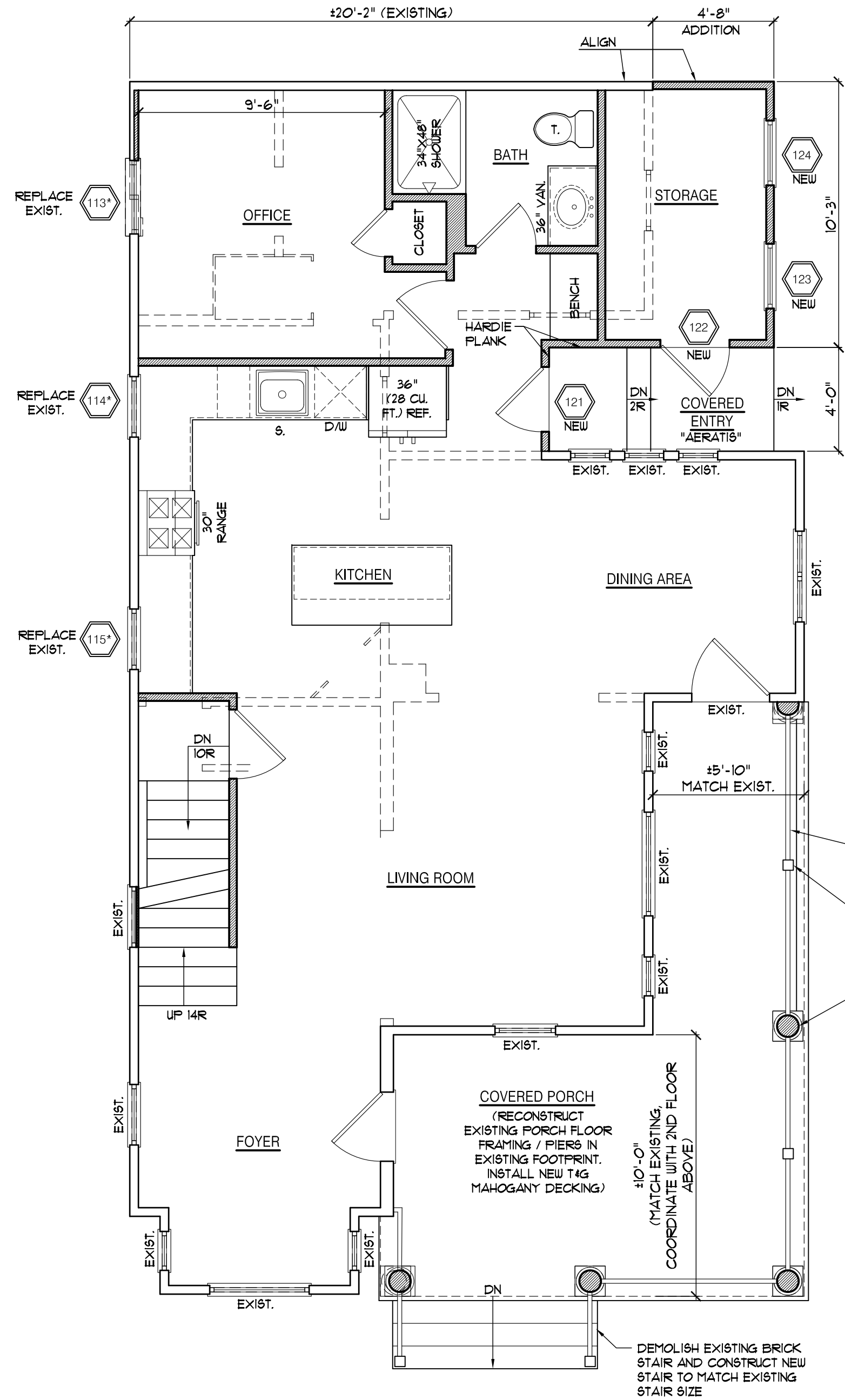
1.4 PARTIAL ELEVATION
1/8" = 1'-0"



THIRD FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"


LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW WD. FRAME WALL CONSTRUCTION

NOTE: * DESIGNATES AN EXISTING WINDOW/EXTERIOR DOOR WHERE A MODIFICATION IS PROPOSED, REFER TO "CATALOG OF WINDOWS AND EXTERIOR DOORS" FOR ADDITIONAL INFORMATION

DATE	REVISION/SUBMISSION
11/22/2021	ZONING SUB—INITIAL RELEASE
03/31/22	R1—HPC REVISIONS

DATE 11/22/2021		JOB NUMBER 2021-22	
DATE 11/22/21	ZONING SUB-INITIAL RELEASE 03/31/22	REVISION/SUBMISSION R1-HPC REVISIONS	SCALE: AS SHOWN
ELEVATIONS		DRAWN: ABE	

SHORE POINT ARCHITECTURE, PA
 108 South Main Street, Ocean Grove, New Jersey 07756
 P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SEAL: 

BARKHORN RESIDENCE
 Block: 228
 Lot: 13
 17 Webb Avenue
 Ocean Grove, NJ 07756

PROPOSED ADDITION/ALTERATIONS:

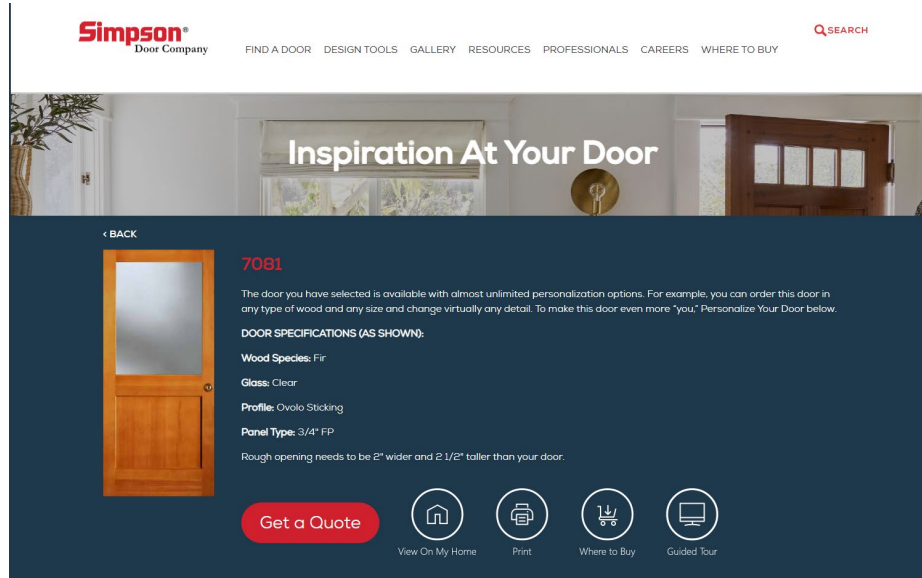
SHORE POINT ARCHITECTURE, PA

Cut-sheets for HPC CoA Application

SPA Project #: 2021-22 Barkhorn (17 Webb)

Date	Revision / Submission
12/9/21	HPC Submission (Initial Release)

Front Door:



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

Side Doors:

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

FRAME

- ① The sill is made with three-piece construction. The sill is made of Fibrex® material, and the sill stop is solid oak. The exterior sill member is made of extruded aluminum with an attractive wear-resistant, heat-treated finish in neutral gray. This combination of materials combines durability and low maintenance with excellent insulating characteristics.
- ② All basic exterior frame members are fiberglass-reinforced composite, which maintains an attractive appearance while minimizing maintenance.
- ③ The exterior frame members are attached to a water-resistant pressure-treated wood subframe for long-lasting protection and performance. The subframe is grooved to accept exterior panels.

PANEL

- ④ Panel exterior surfaces are unfinished pine veneer. Unfinished maple or oak veneers are available as options. Low-maintenance finished white interiors are also available.
- ⑤ Hinged inswing operating panels are left-hand active, right-hand active or two-panel active-passive (jamb hinged).

HARDWARE OPTIONS

Sold Separately



HARDWARE FINISHES



*See andersenwindows.com/hardware for details.
 **PSB style 112 is not available in black-anodized aluminum.
 FSB® is a registered trademark of Franz Schneider GmbH GmbH & Co. Matching hinges are available for inswing patio doors.

150

Mortise-and-Tenon Joints



GLASS

- ⑥ In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- ⑦ Panels are silicone bed glazed and sealed with an interior wood stop.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS	INTERIOR OPTIONS
White	Pine
Sandstone	Maple
Tanstone	Oak
Forest Green	White

- ⑧ High-Performance options include:
 - Low-E4® tempered glass
 - Low-E4 HeatSoak® tempered glass
 - Low-E4 SmartSun® tempered glass
 - Low-E4 Sun-tempered glass
- Additional glass options are available. Contact your Andersen supplier.
- A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies loading at the job site.
- Patterned glass options are available. See page 12 for more details.



400 SERIES

ACCESSORIES

Sold Separately

FRAME

Interior Extension Jamb
 Standard jamb depth is 4 1/2" (114). Pine, maple and oak veneers, or unfinished white extension jamb are available in 1 1/2" (38) increments between 5 1/2" (129) and 7 1/2" (181). Interior extension jamb on inswing units will restore the full opening of the door.

Exterior Extension Jamb

Exterior extension jamb system is available for the following wall thicknesses: 5 1/2" (138), 6 1/2" (167) and 7 1/2" (192). In walls over 4 1/2" (114), the exterior all-weather door and exterior extension jamb system allows the unit to be installed flush to the interior, so the hinged doors will open flat against the interior wall. Color matched to the exterior of the finished unit, this system provides a low-maintenance, finished exterior appearance. An extended double-insect screen track is available for jamb-hinged doors that require gliding insect screens. Exterior extension jamb kit is one available with or without the double insect screen track.

Threshold

A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert

Ramped sill in maple or oak provides smooth transition from interior to exterior. Ramped sill cannot be used with insect screens. Check with local and regional officials to determine if product meets accessibility codes. Shown with a Frenchwood® gliding patio door.

Sill Support

An aluminum sill support is designed to lock into a channel under the sill and tie the sill into the wall. This offers support to the exterior sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock

A six-pin key cylinder lock is available in styles and finishes that coordinate with the hardware. This lock allows the hinged patio door to be locked and unlocked from the exterior.

Handle Extension

Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes one handle extension and spindle. A second extension may be added to increase the length an additional 1" (25) to a 2" (51) total extension. Extensions are available in finishes that coordinate with hardware.

Strike Plate Extensions

Bright brass, antique brass, polished chrome, oil rubbed bronze, brushed chrome and satin nickel strike plate extensions are available for the following thicknesses: 5 1/2" (133), 6 1/2" (167), 7 1/2" (181) and 7 3/4" (192).

Construction Lock

This hardware can be used on all Andersen® hinged doors to help secure the structure during the construction phase of the project. It features an undrilled extruded aluminum plate, which makes on-site leveling easier.

Panel Stop

This hinged door panel stop helps prevent wall damage when opening the inswing door. Available in finishes that coordinate with the hardware.

GLASS

Andersen® Art Glass
 Andersen art glass panels come in a variety of original patterns. Available for stationary panels, sidelights and transoms. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

All insect screens have a long-lasting fiberglass screen mesh with a charcoal finish, and frames are color matched to the exterior of the door unless otherwise specified.

Gliding Insect Screen

Available for all two- and three-panel doors. Features Delrin® molded injection molded bottom rollers with self-contained leveling adjusters.

Double-Insect Screen Track

A double insect screen track is required for two-panel active-passive or passive-active doors. Gliding insect screens are not available for 4" (102) wide doors.

An extended insect screen track is required for two-panel active-passive or passive-active hinged doors that use gliding insect screens.

Hinged Insect Screens

Available for single-panel hinged doors, and two-panel active-passive or passive-active doors.

GRILLES

Available in a variety of configurations and widths. See page 155.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 127.

SIDELIGHTS & TRANSOMS

Andersen Frenchwood patio door sidelights and transoms feature elegant lines that match our Frenchwood hinged patio doors. See pages 150-152 for details.

CAUTION:
 • Painting and staining may cause damage to gelcoat.
 • Do not paint 400 Series patio doors in white, cream, sandstone, dark bronze, forest green or black exterior colors.
 See page 143 for a complete list of painting, staining and refinishing practices.

"Gelcoat" is a registered trademark of L. du Pont de Nemours and Company. Andersen patio doors are not intended for use as entrance doors. Dimensions in parentheses are in millimeters.

*Exterior extension jamb for hinged inswing patio doors must be applied before installing into opening.
 **See andersenwindows.com/hardware for details.

151

Asphalt Shingles:



We protect what matters most®

Roofing Shingles

All Products

For Homeowners

For Pros

About GAF



Roofing Products Residential Roofing Products Shingles Timberline® Roofing Shingles Architectural Timberline® HDZ™



Timberline® HDZ™ Shingles

The look people know and love, now featuring LayerLock™ Technology



SEE ALL COLORS >

Showing products available near 07712 CHANGE >

★★★★★ 4.8 (15182) WRITE A REVIEW

FIND A CONTRACTOR

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

Siding:

SidingTrimSoffitHardieWrap®Finishing Touches

● HardiePlank® Lap SidingHardiePanel® Vertical SidingHardieShingle® Siding


HardiePlank®


Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim® 5/8 x 3.5 in. Arctic White

HardiePlank® 6.25 in. Smooth Arctic White



 JamesHardie
Siding | Trim


ABOUT JAMES HARDIE

PRODUCTS

COLOR

SidingTrimSoffitHardieWrap®Finishing Touches

● HardiePlank® Lap SidingHardiePanel® Vertical SidingHardieShingle® Siding



SMOOTH

Countrylane Red

Thickness5/16 in.

Length12 ft. planks

Width5.25 in. 6.25 in. 7.25 in. 8.25 in.

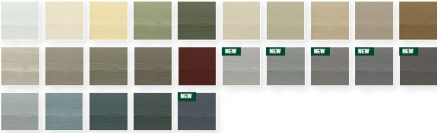
Exposure4 in. 5 in. 6 in. 7 in.

ColorPlus Pcs./Pallet324 280 252 210


Prime Pcs./Pallet360 308 252 230

Pcs./Sq.25.0 20.0 16.7 14.3

Available Colors



View all HardiePlank Lap Siding Products

 JamesHardie
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

Columns:

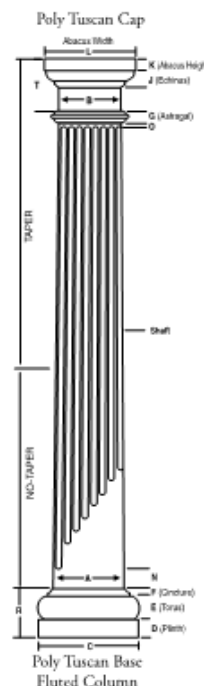


Round **PERMA**Cast® Columns

ROUND PERMACAST® COLUMN DIMENSIONS (IN INCHES)*

COL. SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	LENGTHS AVAILABLE (ft.)
6"	5 1/4"	4 1/4"	9"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	8"	1"	6 1/4"	3 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4, 6, 8
8"	7 1/4"	6 1/4"	10 1/4"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	9 1/4"	1 1/4"	8 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	4 1/4"	5, 6, 8, 10
10"	9 1/4"	8 1/4"	12 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	11 1/4"	1 1/4"	10 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	6, 8, 10, 12
12"	11 1/4"	10 1/4"	14 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	13 1/4"	1 1/4"	12 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6, 8, 10, 12, 14
14"	13 1/4"	12 1/4"	16 1/4"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2"	2"	15 1/4"	1 1/4"	14 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	8, 10, 12, 14, 16, 18
16"	15 1/4"	14 1/4"	18 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	17 1/4"	1 1/4"	16 1/4"	8 1/4"	8 1/4"	8 1/4"	8 1/4"	8 1/4"	8 1/4"	8 1/4"	8 1/4"	10, 12, 14, 16, 18, 20
18"	17 1/4"	16 1/4"	20 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1 1/4"	18 1/4"	9 1/4"	9 1/4"	9 1/4"	9 1/4"	9 1/4"	9 1/4"	9 1/4"	9 1/4"	12, 14, 16, 18, 20, 22, 24, 26
20"	19 1/4"	18 1/4"	22 1/4"	4 1/4"	4 1/4"	2"	2"	2 1/4"	2 1/4"	21 1/4"	1 1/4"	20 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	14, 16, 18, 20, 22, 24, 26
22"	21 1/4"	20 1/4"	24 1/4"	5 1/4"	5 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	23 1/4"	1 1/4"	22 1/4"	11 1/4"	11 1/4"	11 1/4"	11 1/4"	11 1/4"	11 1/4"	11 1/4"	11 1/4"	16, 18, 20, 22, 24, 26
24"	23 1/4"	22 1/4"	26 1/4"	5 1/4"	5 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	25 1/4"	1 1/4"	24 1/4"	12 1/4"	12 1/4"	12 1/4"	12 1/4"	12 1/4"	12 1/4"	12 1/4"	12 1/4"	18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	33 1/4"	1 1/4"	32 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	20, 22, 24, 26, 28, 30
30"	29 1/4"	26 1/4"	41 1/4"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	35 1/4"	1 1/4"	34 1/4"	16 1/4"	16 1/4"	16 1/4"	16 1/4"	16 1/4"	16 1/4"	16 1/4"	16 1/4"	22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Ornamental Capital dimensions. Standard Fluted Column (Fluted in mold)



COLUMN-LOC™

Column-Loc™ creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8 and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod.



ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/4"	6 1/4"
10"	7 1/4"	8 1/4"
12"	9 1/4"	10 1/4"
14"	11 1/4"	12 1/4"
16"	13 1/4"	14 1/4"
18"	15 1/4"	16 1/4"
20"	17 1/4"	18 1/4"
22"	19 1/4"	20 1/4"
24"	21 1/4"	22 1/4"
28"	25 1/4"	26 1/4"
30"	27 1/4"	28 1/4"

PLUMB-FIT®

To make installation even easier our 6-12" round and square poly Tuscan Cap and Base Sets with flashing cap now come with the Plumb-Fit® installation system included.

SPLIT COLUMN ASSEMBLY KITS (FLANGE KIT)

HB&G offers a split column assembly kit that utilizes a mechanical fastening system for easy and secure assembly. This kit can be purchased separately when ordering a factory split column or they can be ordered pre-installed on factory split columns. This kit is available on select sizes.

Decking:

AERATIS

Products ▾

Requests ▾

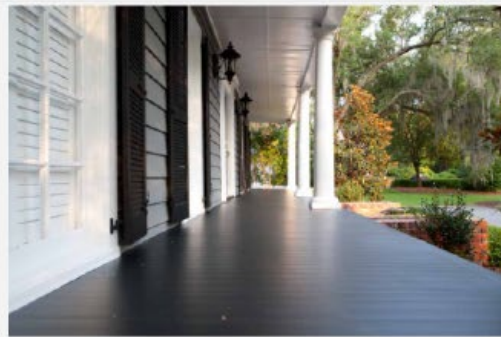
Where to buy

Installation ▾

Aeratis Porch Gallery

Solutions ▾

Aeratis Traditions



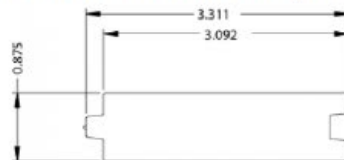
An Aeratis Traditions installation. Click here for the Aeratis photo gallery.

Aeratis Traditions tongue and groove porch flooring/ porch decking is a paint ready alternative to inferior wood products like pine, fir and mahogany. Competitively priced at the time of install, Aeratis Traditions T&G porch flooring offers an unsurpassed warranty, endless design capabilities, significantly lower maintenance than wood and an appearance that not even the most discerning historic official could tell it is not a wood porch when your project is complete.

Simply said, "Only a rich man can afford to install a wood porch floor today". This saying has a lot of truth. Not only is the life cycle of pine and fir significantly shorter than it was in years past, many consumers forget the actual annual cost of maintenance. On average many porch owners pay between \$4-\$9 per square foot annually on maintenance and upkeep.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically to replace wood tongue and groove products. Traditions can be painted or stained in any color. Unlike the Classic or Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain the warranty.

Aeratis Traditions T&G Porch Flooring Dimensions



Lengths: 10', 12', or 16'
Width: 3-1/8" (3.092)
Thickness: 7/8"

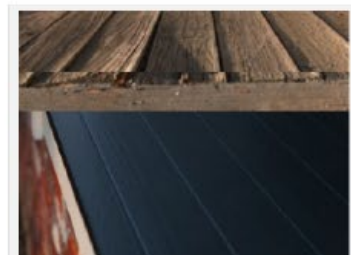


Aeratis Traditions 5-A Paint Adhesion

When painted, Aeratis Traditions maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). This means that you can enjoy the same low maintenance porch that matches the look and feel of your authentic wood porch that is right for you with a 20-year warranty. Most Traditions porches will hold paint

Once Aeratis is painted, it is hard to tell it is not an authentic wood porch. We engineered Traditions to be used on new and historic homes without being able to tell it is not a real wood porch. Review the two porch floors below. See if you can tell which porch has a wood floor and which porch has a Traditions porch floor. Take into consideration, both porch floors are on historic homes and both were 3 years old at the time of the photo.

Compare the two porches side by side and decide how you would like your painted porch to look after 3 years. The best benefit of Aeratis Traditions is, it is competitively priced to wood at the time of install. On top of a competitive price, you get the paint for FREE (see paint rebate under resources on the right-hand side of this page) and a 20-year warranty.



A 3 year comparison of wood (top) and Aeratis Traditions (bottom).

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

Windows:



400 SERIES



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White Canvas Sandstone Terracotta Forest Green Dark Bronze Black

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

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



AWNING WINDOWS

Built on the same platform as our legendary casement window, 400 Series awning windows deliver the same performance and beauty. Their solid wood frames and sash provide strength, while the vinyl covering and weather-tight construction keep the window and your home protected from the elements. On the inside you have the choice of natural pine or a low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille, hardware and art glass options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series awning windows have options that makes them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black Interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. *ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

Newel Posts:

VERSAPWRAP



YOU'LL GET WRAPPED UP IN US.

When contractors and remodelers asked us to make covering wood posts easier, we delivered. VERSAPWRAP saves time without sacrificing esthetic options.

VERSAPWRAP

EXPERIENCE THE VERSAPWRAP

At VERSATEX, we pride ourselves on coming up with innovative ways to make the builders' lives easier during installation. When we were asked to make covering wood posts more efficient with still improving aesthetics, we delivered the VERSAPWRAP.

The unique design of VERSAPWRAP features a product cut with pre-mitered grooves and friction fit joints. The joints are inter-locking with a unique design to allow for easy alignment and additional surface area for bonding.

SAVE TIME & MONEY

Now, instead of cutting four individual joints or miterers in the field, you can wrap smarter

with VERSAPWRAP column wraps. No more field cutting and struggling to match seams. The VERSAPWRAP line includes Classic and Raised Panel designs as a one-piece wrap with accessory options, and a four-piece Tapered design that includes Craftsman-style accessories.

GO BEYOND...

Our Classic and Raised Panel styles are created from a single piece of VERSATEX cellular PVC with three pre-mitered grooves that fold around the structural post and lock together with a friction-fit miter lock joint. Just apply your PVC glue, fold the VERSAPWRAP around your structural column, secure in place, peel the tape, and walk away.

CLASSIC

Nominal Sizes	Actual Inside Dimension	Actual Outside Dimension
4" X 4" X 8'6"	3 3/4" X 3 3/4" X 8'6"	4 3/4" X 4 3/4" X 8'6"
4" X 4" X 10'	3 3/4" X 3 3/4" X 10'	4 3/4" X 4 3/4" X 10'
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	6 3/4" X 6 3/4" X 8'6"
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	6 3/4" X 6 3/4" X 10'
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	9 1/2" X 9 1/2" X 8'6"
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	9 1/2" X 9 1/2" X 10'
12" X 12" X 12'	9 3/4" X 9 3/4" X 12'	11 1/4" X 11 1/4" X 12'

• Special 10' Classic wraps available (minimum quantities apply)
• All 4", 6", and 8" VERSAPWRAPs are made from actual 1/2" thick VERSATEX; 12" wraps are made from actual 3/4" thick material.

RAISED PANEL

Nominal Sizes	Actual Inside Dimension	Actual Outside Dimension
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	6 3/4" X 6 3/4" X 8'6"
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	6 3/4" X 6 3/4" X 10'
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	9 1/2" X 9 1/2" X 8'6"
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	9 1/2" X 9 1/2" X 10'

• Panels start 16 1/2" from bottom with railing gap from 30 3/4" to 38 1/2".
• Clearance above the top panel measures 8 3/4".
• For best aesthetic results, painting is recommended to prevent dirt accumulation where panel is milled into product.



CLASSIC RAISED PANEL



versatex.com | 724.857.1111

CPVC Trim:

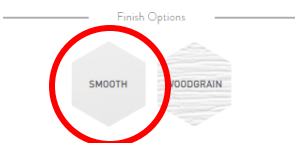
THE VALUE OF AZEK® PREMIUM TRIM

AZEK Trim provides long-term value through trusted durability and beautiful flexibility. Unlike wood, AZEK Trim doesn't need paint or stain for protection. Our trim comes in a beautiful semimatte white and has exceptional resistance to moisture, no matter the climate. Leave constant maintenance behind. Creatively curve and easily shape AZEK Trim through heat molding. Get truly premium value backed by our industry-best [Lifetime Limited Warranty](#).

AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- **Moisture-resistant**
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.
- **Unprecedented durability**
Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.
- **Rot-resistant**
Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.



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

Trim Boards

- AZEK CLASSIC TRIM
- AZEK TRIM WITH PAINTPRO® TECHNOLOGY
- AZEK RABBETED TRIM
- FLANGE SLOTTED WINDOW TRIM

Dartmouth

Elegant Profile with Modern Characteristics

Our new RS35 Dartmouth Extruded Rail System offers outstanding strength in a range of beautiful, standard designs – available for level and stair rail.



- > Improved Matte Finish Matches Our Liberty & Hampton Rails
- > 100% Extruded Cellular PVC with Aluminum Core
- > New RS35350 Beverage Friendly Flat Cap
- > 3 5/8" and 4" Rail Widths
- > Commercially Code Approved for 12' Span – 12' Spans contain heavy-duty aluminum
- > Hidden Stainless Steel Fasteners
- > 1 1/2" Square Edge Balusters and Square Edge Posts
- > 5" Standard Newel Cover; 6", 8", 10" and 12" Optional
- > Multiple Newel Caps Available
- > Painting is not necessary, but can be painted – No dark colors – LRV 55 or greater
- > In House Custom Radius Capability

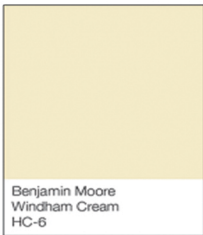
Date	Revision / Submission
12/9/21	HPC Submission (Initial Release)



Partial Front Elevation



GAF TIMBERLINE HDZ SHINGLES
PEWTER GRAY
ROOF SHINGLES



BENJAMIN MOORE
WINDHAM CREAM (HC-6)
SIDING AND 2ND FLOOR PANELS



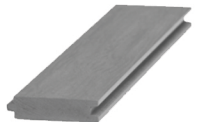
SHERWIN WILLIAMS
EXTRA WHITE (SW 7006)
ALL TRIM COMPONENTS



METAL ROOFING SYSTEMS, INC.
REGAL WHITE
GUTTERS



Partial Rear Steps Elevation



AERATIS HERITAGE T&G PORCH FLOORING
BATTLESHIP GRAY
REAR STEPS



Catalog of Existing Windows and Exterior Doors
and Proposed Modifications
17 Webb Avenue, Ocean Grove

Notes:

This document was prepared by Andrea Fitzpatrick, AIA of Shore Point Architecture. To the best of her professional knowledge, the windows / exterior doors deemed historically significant are identified. If a historically significant window/door is proposed for removal as part of this application, the window / exterior door tag number is highlighted in yellow, below. A “condition report” for these windows / exterior doors, if required by the HPC, should be prepared and submitted by Others and is not included as part of this document.

Date	Revision / Submission
12/9/21	HPC Submission (Initial Release)

SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
101	¾ clear glass in flush door slab	2'-8"x7'-0"	Clear glass / wood	N	Y	N	"Simpson" ½ clear glass, mahogany. Match exist size.

Existing Photo (Interior)



Existing Photo (Exterior)



Proposed Replacement
"Simpson" model #114



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
102	double-hung 1:1	2'-4"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

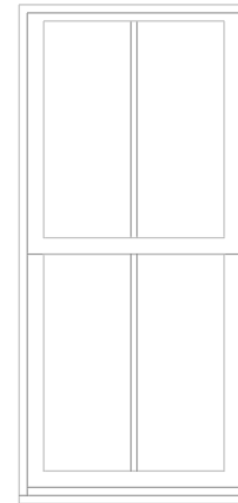
Photo (Interior)



Photo (Exterior)



Proposed Replacement
Andersen 400s DH 2:2 Custom



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
103	double-hung 1:1	1'-6"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

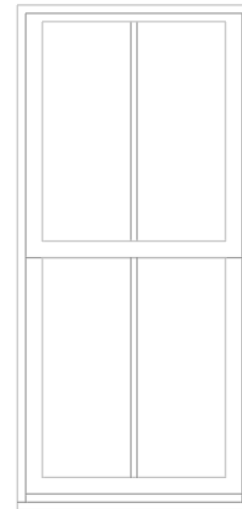
Photo (Interior)



Photo (Exterior)



Proposed Replacement
Andersen 400s DH 2:2 Custom



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
104	picture	4'-0"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, picture*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

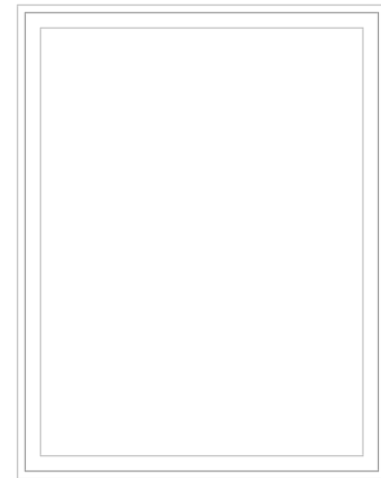
Photo (Interior)



Photo (Exterior)



Proposed Replacement
Andersen 400s Custom Picture Window



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
105	double-hung 1:1	1'-6"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

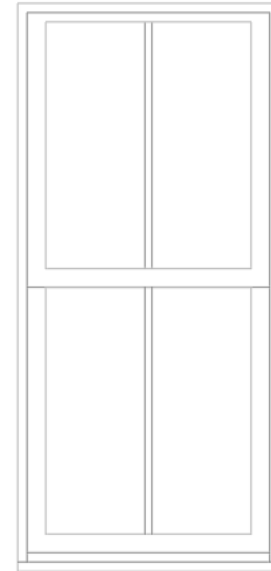
Photo (Interior)



Photo (Exterior)



Proposed Replacement
Andersen 400s DH 2:2 Custom



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
106	¾ clear glass in flush door slab	3'-0"x7'-0"	Clear glass / wood	N	Y	N	"Simpson" ½ clear glass, mahogany. Match exist size.

Photo (Interior)



Photo (Exterior)



Proposed Replacement:
"Simpson" model #114



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Additional info
107	Fixed with diamond lite pattern	3'-6"x2'-8"	Clear glass / wood	Y	N	N	Repair damaged components as required. Scrape, clean and repaint.

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
108	(3) fixed w/ diamond lite pattern	(3) 1'-6"x2'-8"	Clear glass / wood	Y	N/A	N/A	Demolish (due to construction of proposed addition)

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
109	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	N/A	N/A	Demolish (due to construction of proposed addition)

Photo (Interior)



Photo (Exterior)



Photo (Detail)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
110	Half Glass Door with 4 lite, 2-panel wood frame	2'-6"x6'-5"	Clear glass / wood	N	N/A	N/A	Demolish (due to construction of proposed addition)

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
111	double-hung 2:2	2'-4"x3'-0"	Vinyl Replacement	N	N/A	N/A	Demolish (due to construction of proposed addition)

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

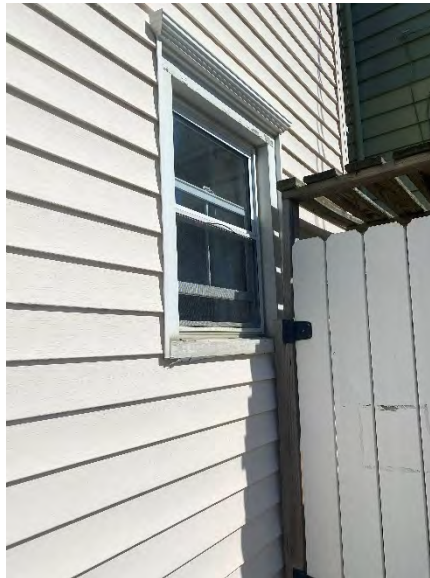
Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
112	double-hung 1:2	2'-4"x3'-0"	Vinyl Replacement	N	N/A	N/A	Demolish (due to construction of proposed addition)

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
113	Glider	2'-10"x2'-4"	Vinyl	N	Y	Y	Andersen 400s TW2032 DH, 2:2

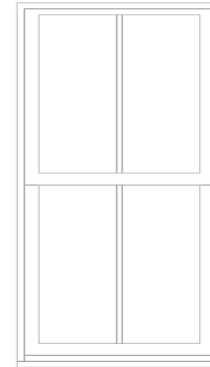
Photo (Interior)



Photo (Exterior)



Proposed Replacement:



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
114	double-hung 1:1	2'-4"x5'-2"	Clear glass / wood	Y	Y	Y (shorten only)	Andersen 400s custom size (match exist width), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing WIDTH (at Kitchen)

Photo (Interior)



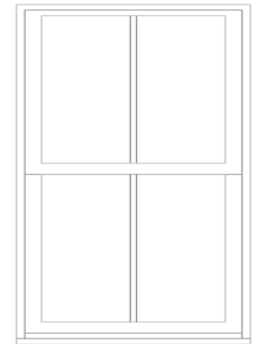
Photo (Exterior)



Photo (Detail)



Proposed Replacement:



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
115	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	Y	Y (shorten only)	Andersen 400s custom size (match exist width), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing WIDTH (at Kitchen)

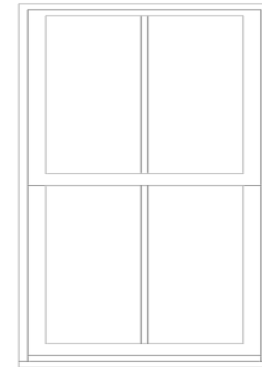
Photo (Interior)



Photo (Exterior)



Proposed Replacement:



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
116	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	N/A	N/A	Remove and Infill Opening due construction of new stair

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
117	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

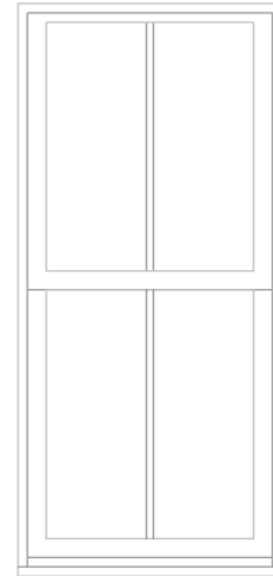
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
118	double-hung 1:1	1'-6"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

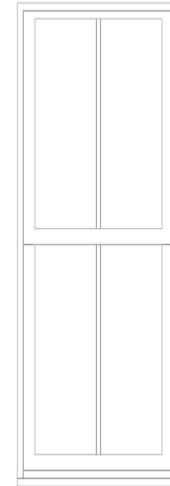
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Additional Info
119	Picture Diamond lite over clear glass	3'-10"x5'-3"	Clear glass / wood	Y	N	N	Repair damaged components as required. Scrape, clean and repaint.

Photo (Interior)



Photo (Exterior)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
120	double-hung 1:1	1'-6"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

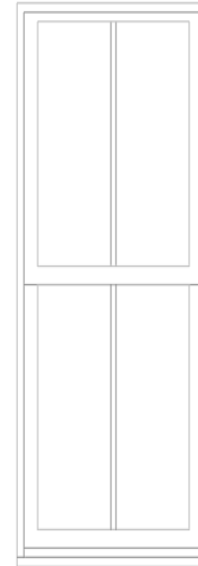
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Additional Information
201	double-hung 1:1	1'-10"x5'-2"	Clear glass / wood	N	N/A	N/A	Remove and Infill Opening

Photo (Interior)



Photo (Exterior)

Photo (Detail)

SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
202	double-hung 1:1	3'-2"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

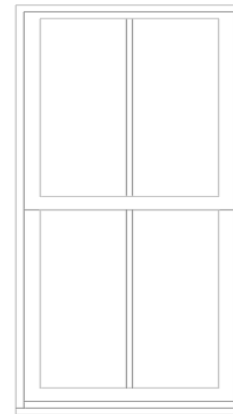
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
203	double-hung 1:1	3'-2"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
204	double-hung 1:1	3'-2"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
205	double-hung 1:1	3'-2"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

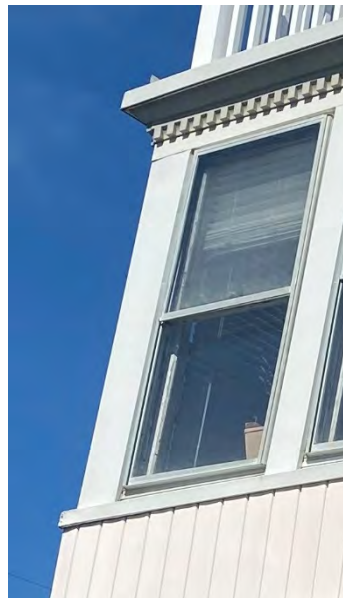
Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
206	double-hung 1:1	2'-8"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

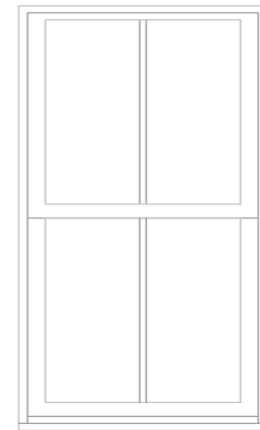
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
207	double-hung 1:1	2'-8"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
208	double-hung 1:1	2'-8"x5'-2"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

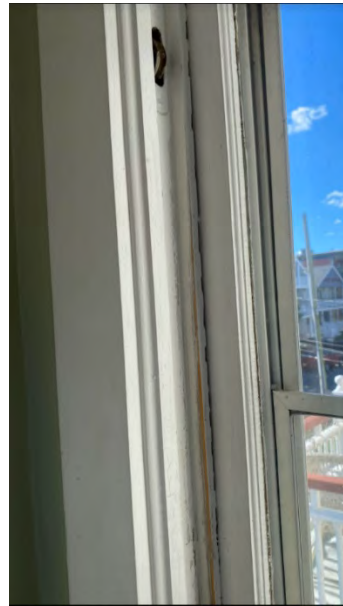
Photo (Interior)



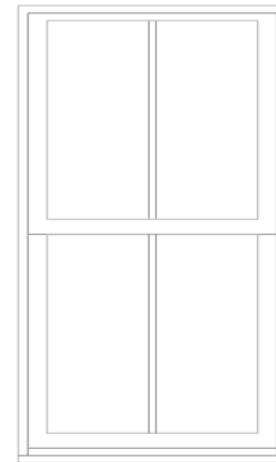
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
209	¾ Glass	2'-8"x6'-8"	Wood	N	Y	N	Andersen 400S FWH2668, SDL, 2wx3h

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

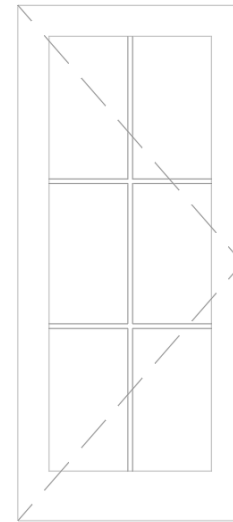
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
210	double-hung 2:2	2'-0"x4'-10"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



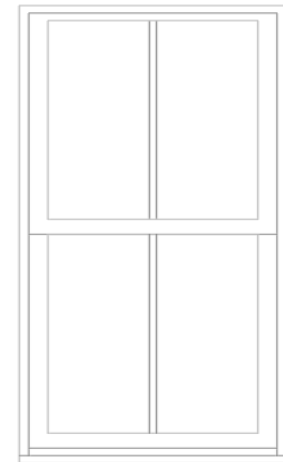
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
211	(2) French Doors 18 lite each	2'-8"x6'-8"	Clear glass / wood	Y	Y	N	Andersen 400S FWH hinged 2668, SDL, 2wx3h

Photo (Interior)



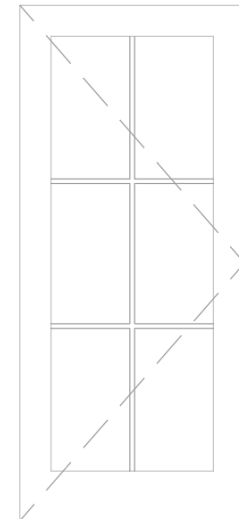
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
212	double-hung 2:2	2'-0"x4'-10"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

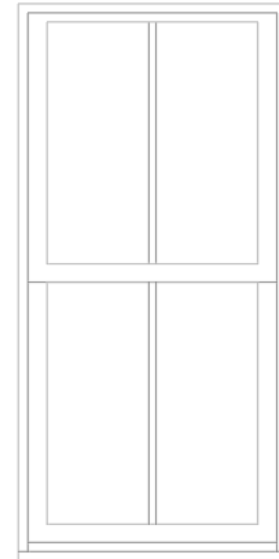
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
213	Half Glass Door 4 lite	2'-8"x6'-8"	Clear glass / wood	N	Y	N	Andersen 400S FWH 2668, SDL, 2wx3h

Photo (Interior)



Photo (Exterior)

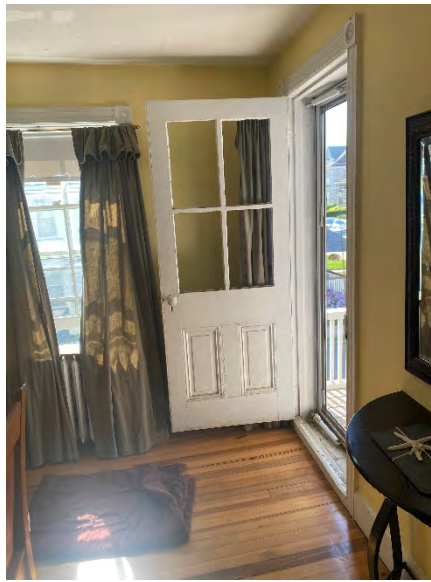
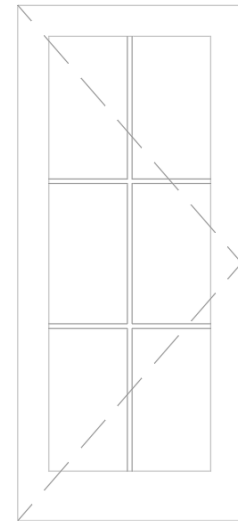


Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
214	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

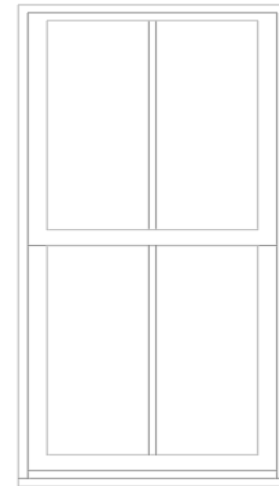
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Additional Info
215	Casement Diamond lite	1'-10"x2'-9"	Clear glass / wood	Y	N	N	Repair damaged components as required. Scrape, clean and repaint.

Photo (Interior)



Photo (Exterior)



Photo (Detail)

SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
216	double-hung 2:2	2'-4"x4'-6"	Clear glass / wood	Y	N/A	N/A	To be removed due to construction / placement of addition

NOTE: Glass is missing from both top and bottom sash.

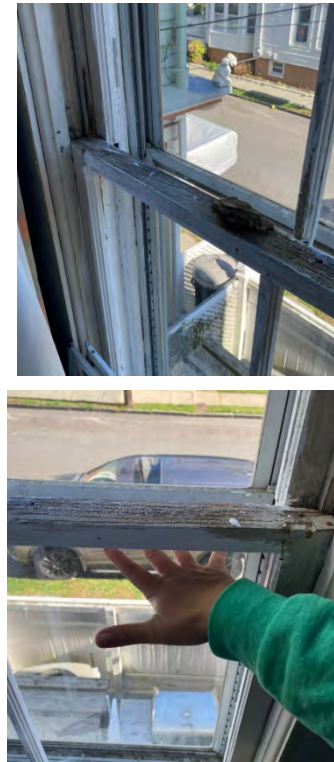
Photo (Interior)



Photo (Exterior)



Photo (Detail)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
217	double-hung 2:2	2'-4"x4'-6"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

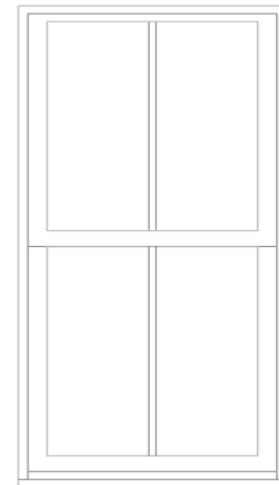
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
218	double-hung 2:2	2'-4"x4'-6"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



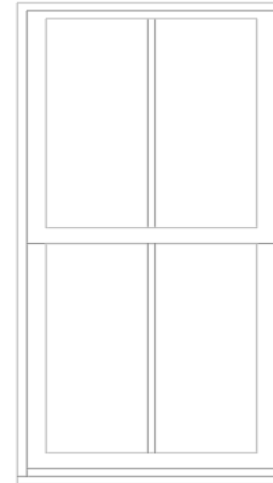
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
219	double-hung 2:2	2'-0"x3'-0"	Clear glass / wood	Y	N/A	N/A	Remove and Infill Opening

Photo (Interior)



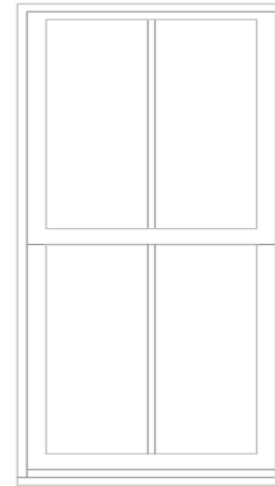
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
220	Inswing Casement 4 lite	2'-0"x2'-0"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 4 lite, Awning*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



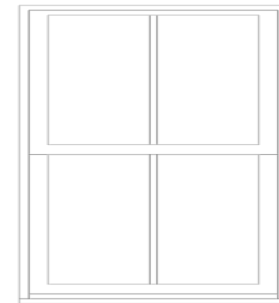
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
221	double-hung 2:2	2'-6"x4'-10"	Clear glass / wood	Y	Y	N	Remove and Infill Opening due to stair location

NOTE: Hardware has been removed

Photo (Interior)



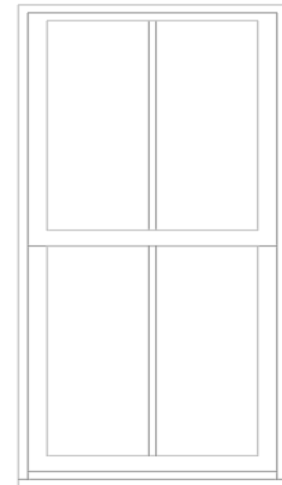
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
222	double-hung 1:1	1'-6"x4'-11"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

NOTE: Hardware Removed – not operational

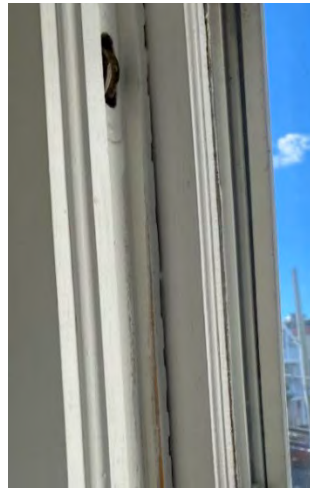
Photo (Interior)



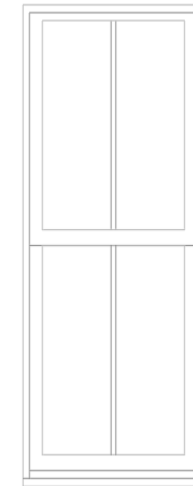
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
223	double-hung 1:1	2'-6"x4'-11"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



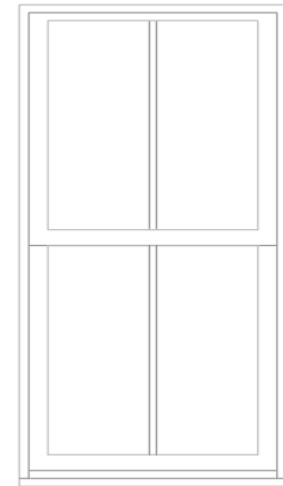
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

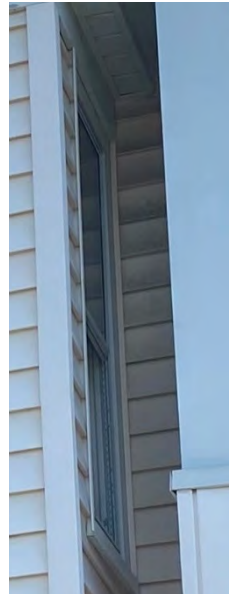
Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
224	double-hung 2:2	1'-6"x4'-11"	Clear glass / wood	Y	N/A	N/A	Remove and infill opening

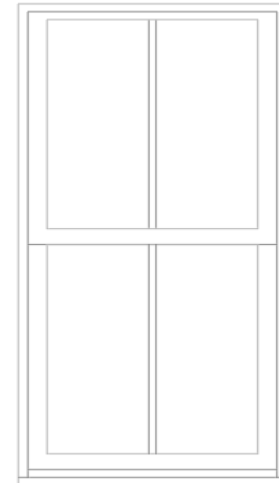
Photo (Interior)



Photo (Exterior)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
301	double-hung 2:2	2'-4"x3'-10"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

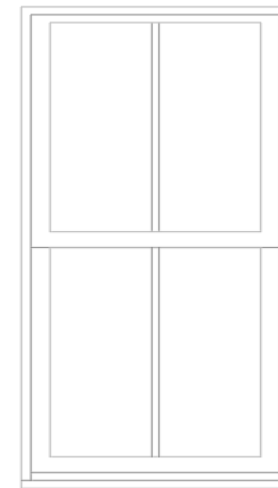
Photo (Interior)



Photo (Exterior)



Photo (Detail)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
302	double-hung 2:2	2'-4"x3'-10"	Clear glass / wood	Y	Y	Y	Andersen 400S FWH2068, SDL, 2wx3h

Photo (Interior)



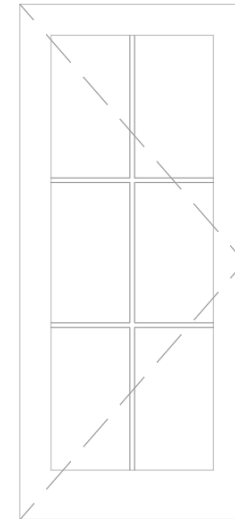
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
303	double-hung 2:2	2'-4"x3'-11"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



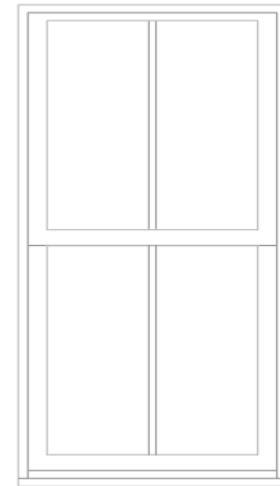
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
304	French Doors 3 lite each	(2) 1'-3"x5'-6"	Clear glass / wood	N	Y	Y	Andersen 400s 24310, full frame, 2:2, DH* (maintain exist. head ht)

Photo (Interior)



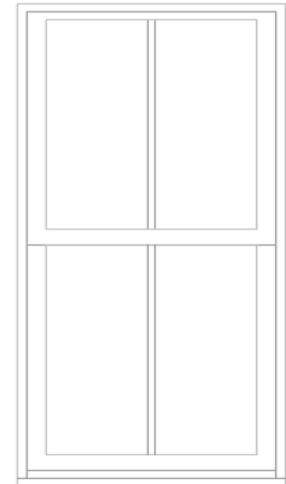
Photo (Exterior)



Photo (Detail)



Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
305	French Doors 3 lite each	(2) 1'-3"x5'-6"	Clear glass / wood	N	Y	Y	Andersen 400s 24310, full frame, 2:2, DH* (maintain exist. head ht)

Photo (Interior)

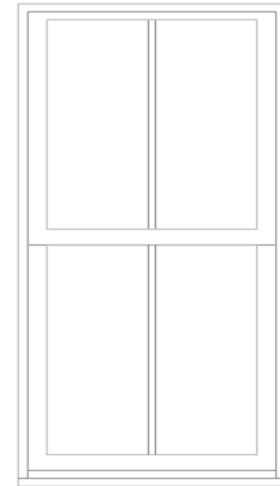


Photo (Exterior)



Photo (Detail)

Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
306	double-hung 2:2	2'-4"x5'-2"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)

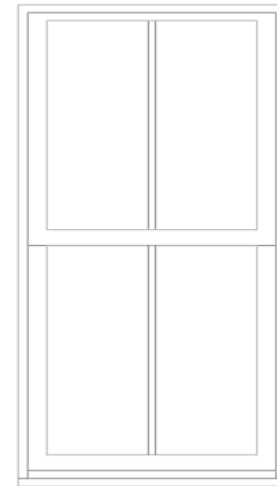


Photo (Exterior)



Photo (Detail)

Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
307	Picture	3'-6"x2'-2"	Clear glass / wood	N	Y	Y* Restore to original window size (re: ext. trim)	Andersen 400s custom size (match exist), full frame, 4 lite, Awning*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

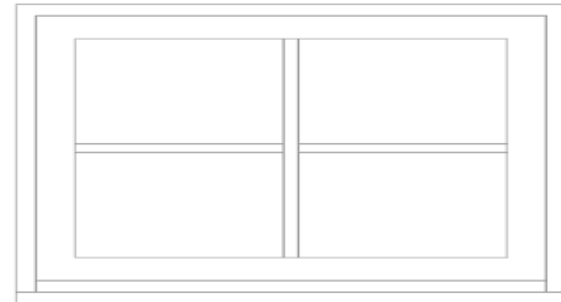
Photo (Interior)



Photo (Exterior)



Photo (Detail)



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
308	double-hung 2:2	2'-8"x4'-10"	Clear glass / wood	Y	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

NOTE: Hardware Removed

Photo (Interior)

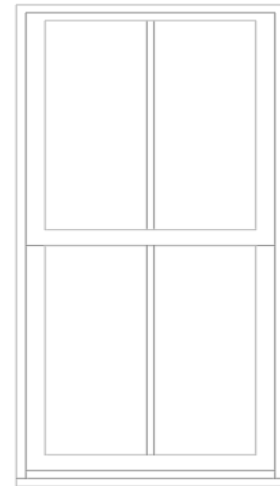


Photo (Exterior)



Photo (Detail)

Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
309	Picture 8 lite	3'-0"x1'-10"	Obscured glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 8 lite, Picture*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)



Photo (Exterior)



Photo (Detail)

Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
310	Awning 2 lite	2'-0"x1'-10"	Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 4 lite, Awning*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)

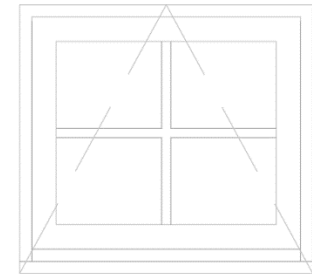


Photo (Exterior)



Photo (Detail)

Proposed Replacement



SHORE POINT ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

Tag number	Type	Size	Material	Significant	Replacement Proposed	Modified Opening	Replacement Info
311	double-hung 2:2	3'-0"x3'-9"	Newer Clear glass / wood	N	Y	N	Andersen 400s custom size (match exist), full frame, 2:2, DH*

* If the window replacement is approved by the HPC, the interior window trim is to be removed so contractor can verify existing window frame sizes to ensure new windows (custom size, as required) match existing.

Photo (Interior)

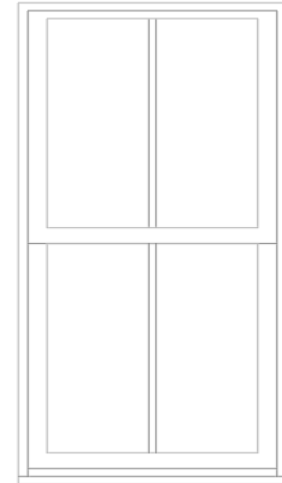


Photo (Exterior)



Photo (Detail)

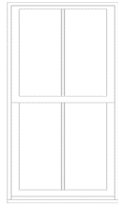

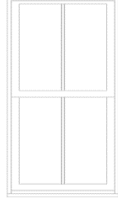
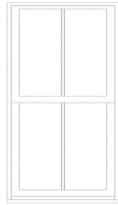
Proposed Replacement



SHORE POINT

ARCHITECTURE, PA

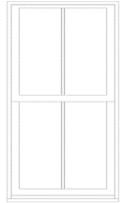
Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

New Windows in new openings at Proposed Addition				
Tag number	Type	Size	Proposed Window	Proposed Window Image
121	double-hung 2:2	2'-2"x3'-4"	Andersen 400s TW2032	
122	French Door 3 lite	2'-6"x6'-8"	"Simpson" ½ clear glass, mahogany.	
123	double-hung 2:2	2'-2"x3'-4"	Andersen 400s TW2032	
225	double-hung 2:2	2'-2"x4'-6"	Andersen 400s TW2042	

SHORE POINT

ARCHITECTURE, PA

Catalog of Existing Windows and Exterior Doors – 17 Webb Avenue, Ocean Grove

New Windows in new openings at Proposed Addition				
226	double-hung 2:2	2'-2"x4'-6"	Andersen 400s TW2042	

Condition Report for Significant Windows and Exterior Doors

17 Webb Avenue, Ocean Grove

Summary of the Condition of Significant Windows and Doors											
17 Webb Avenue											
Windows and doors facing the streets (corner lot)						Windows and doors that do not face the streets					
Tag	Proposal	Interior condition	Operating condition	Exterior condition		Tag	Proposal	Interior condition	Operating condition	Exterior condition	
107	Restore	Medium	Fixed	Aging		217	Replace	Poor	Difficult to open	Aging	
119	Restore	Poor	Does not open	Aging		218	Replace	Poor	Does not open	Badly aged	
215	Restore	Medium	Fixed	Badly aged		220	Replace	Poor	Difficult to open	Badly aged	
102	Replace	Good	Opens/shuts OK	Aging		306	Replace	Medium	Does not open	Aging	
103	Replace	Good	Opens/shuts OK	Aging		308	Replace	Poor	Difficult to open	Aging	
104	Replace	Good	Opens/shuts OK	Aging		114	Shorten	Medium	Does not open	Badly aged	
105	Replace	Good	Opens/shuts OK	Aging		115	Shorten	Medium	Difficult to open	Badly aged	
117	Replace	Medium	Difficult to open	Badly aged		108	Demolish/infill	Good	Fixed	Good	
118	Replace	Good	Opens/shuts OK	Badly aged		109	Demolish/infill	Poor	Difficult to open	Aging	
120	Replace	Good	Opens/shuts OK	Aging		116	Demolish/infill	Poor	Difficult to open	Badly aged	
210	Replace	Medium	Difficult to open	Aging		216	Demolish/infill	Poor	Does not open	Coming apart	
211	Replace	Medium	Opens/shuts OK	Aging		219	Demolish/infill	Medium	Opens/shuts OK	Aging	
212	Replace	Medium	Opens/shuts OK	Badly aged		221	Demolish/infill	Poor	Does not open	Badly aged	
214	Replace	Medium	Opens/shuts OK	Aging		224	Demolish/infill	Good	Opens/shuts OK	Aging	
222	Replace	Poor	Difficult to open	Coming apart							
223	Replace	Medium	Does not open	Aging		Notes: All but windows noted as "Fixed" are double-hung with one operating sash					
301	Replace	Medium	Difficult to open	Aging		Only windows in the lefthand table face the street					
303	Replace	Medium	Difficult to open	Badly aged							
302	Replace with door	Medium	Difficult to open	Aging							

NOTE:
This document was prepared by Homeowner, Ivan Barkhorn.

17 Webb Ave. Condition Report
22 February 2022
Joe Wierzbinsky and Jenny Shaffer

NOTE: Siding and window surrounds not considered because not visible for inspection

GENERAL VIEWS (west and north sides cannot be photographed)



south façade



east façade



southwest corner



northeast corner

FIRST FLOOR PORCH: columns and railings

GENERAL COMMENTS:

- conditions must also be inspected by commissioners themselves
- three historic columns and one historic half-column (the southeast corner column is a modern replacement) numbered 1-5 from southwest to northeast (#3 is replacement)
- unusual, fluted, Tuscan-esque columns in poor to fair condition
- shafts appear plastered/patched and over-painted; some shafts have splits; some abaci split and/or broken; some bases split and/or broken
- note pent construction and various railings and how they relate to column shafts
- historic railings in poor to fair condition; some top and bottom rails compromised; some balusters partially knocked loose



Column #1: fair



Column #2: poor (abacus split/rotted; column split at railing connection)

(Column #3: modern replacement/not pictured)



Column #4 and #5 half-column to left on east side: poor (visible splits on north side) and fair



south railing: fair (note connection to column)



east railing, south to north: poor to fair



WINDOWS – GENERAL COMMENTS

- the great majority of the numerous windows in the house are historic
- they chart the additive history of the structure, and thus date from the later decades of the nineteenth century into the first decades of the twentieth century
- they are, in general, in good/very good condition: retain/repair
- the majority of historic windows show no visible damage; a few are missing hardware
- the applicant kindly provided a window catalogue that includes photos of the windows as numbered on their elevations; we follow this numbering
- we took photos of every window (and door), but ask that commissioners refer to the applicant's catalogue for images; we can distribute more images if requested by commissioners
- our notes follow: please compare them to the designations and comments provided by the applicant in the window catalogue
- * – indicates applicant has asked to either replace, demolish, or change dimensions of opening, and thus these windows are to be discussed by board

FIRST FLOOR WINDOWS

- *102 – historic 1/1: retain (applicant wants to replace)
- *103 – historic 1/1: retain (applicant wants to replace)
- *104 – large picture window has historic surround/molding identical to historic windows (perhaps original entryway or double window modified?): retain (applicant wants to replace)
- *105 – historic 1/1: retain (applicant wants to replace)
- 107 – historic diamond lite pattern window: retain as applied for
- *108- historic 3 diamond lite pattern windows: retain? (applicant wants to demolish)
- *109 – historic 2/2: retain? (applicant wants to demolish)
- 111 – vinyl window: not historic
- 112 – vinyl window: not historic
- 113 – vinyl window: not historic
- *114 – historic 1/1: retain (applicant wants to shorten)
- *115 – historic 2/2: retain (applicant wants to shorten)
- *116 – historic 2/2: retain? (applicant wants to demolish)
- *117 – historic 2/2: retain (applicant wants to replace)
- *118 – historic 1/1: retain (applicant wants to replace)
- 119 – historic diamond lite over clear glass picture window: retain as applied for
- *120 – historic 1/1: retain (applicant wants to replace)

SECOND FLOOR WINDOWS

*201-208: older 1/1 wood windows that enclose what was once an open porch

- these wider windows are more modern than other wood windows in house
- question of date of enclosure to be discussed
- question of their removal goes beyond their condition?
- they are in generally good condition
- they are at times ill-fitting (see image)



*210 – historic 2/2: retain (applicant wants to replace)

*212 – historic 2/2: retain (applicant wants to replace)

*214 – historic 2/2: retain (applicant wants to replace)

215 diamond casement: retain as applied for

*216 – historic 2/2; frame missing glass: retain? (applicant wants to demolish)

*217 – historic 2/2: retain (applicant wants to replace)

*218 – historic 2/2: retain (applicant wants to replace)

*219 – historic 2/2: retain? (applicant wants to demolish)

*220 – historic 4-lite casement: retain (applicant wants to replace)

*221 – historic 2/2: retain/replace missing hardware (applicant wants to replace)

*222 – historic 1/1: retain/replace missing hardware (applicant wants to replace)

*223 – historic 1/1: retain (applicant wants to replace)

*224 – historic 1/1: retain (applicant wants to infill)

NOTE: unnumbered second floor window, now in interior, opened into porch before enclosed



THIRD FLOOR WINDOWS

- *301 – historic 2/2: retain (applicant wants to replace)
- *302 – historic 1/1: retain (applicant wants to modify)
- *303 – historic 2/2: retain (applicant wants to replace)
- *306 – historic 2/2: retain (applicant wants to replace)
- *307 – current window not historic/older; opening like one on first floor?
- *308 – historic 2/2: retain (applicant wants to replace)
- *309 – 8-lite textured glass/age unclear (applicant wants to replace)
- *310 – awning window/age unclear (applicant wants to replace)
- *311 – 2/2 age unclear (applicant wants to replace)

DOORS – GENERAL COMMENTS

- there are a number of old doors, some of which are clearly or possibly historic
- their ages are points for discussion
- most not from original house, but from later changes/additions to it
- doors generally are in good condition: retain/restore, depending on age
- photos of doors in window catalogue except where included below

*101 – front door with beveled glass appears historic; older storm/screen door (applicant asks to replace)



*106 – side door with beveled glass appears historic; another older storm door (applicant asks to replace)



*110- Half-glass door appears historic/older wooden storm door (applicant asks to demolish)



*209 – historic wooden door, 3/4 glass, to porch (applicant asks to replace)

*211 – historic narrow double French doors, possibly from original house

- note: another pair, also in good condition, in current interior opens into the enclosed porch



doors to second floor porch



second pair in room, now interior, once opened to porch

*213 – older wood 1/2 glass door (applicant asks to replace)

304 – newish sort of French doors: not historic

305 – newish sort of French doors: not historic

ZOOM CALLS

9:15am – 17 Webb Avenue – Andrea Fitzpatrick

Tech Review Team – Deb Osepchuk, Lucinda Heinlein and Jeff Ruddell

Deferred from 3.8.22 regular meeting to discuss proposal issues

Low slope hip roof – new roof 4:12 pitch – visually similar – NO ALCOVE –

AC condenser gone

Not enough room in side yard for A/C – addition has shrunken to allow for room. Pushed in 1 foot so now 4' 10" instead of 5' 10" which allows A/C in side yard without encroaching over the property line. Only allowed 30" in front yard area most condensers are taller than 30" – 2 lower units with 30" fence but could do 1 unit with taller fence. Up to Andrea and the Client with regard to condensers per Tech.

East elevation shared to show where condenser(s) will be located. They will utilize 2 smaller condensers.

Because we have pulled the addition back the roof is now bracketed instead of a column dropping down because roof overhang is not as deep anymore. Will provide a detail for the bracket (angle bracket)

Dormer – pulled from the project over 3rd story door.

Porch – originally tried to preserve pent roof – having issues with ventilation below the porch. Based on condition of porch – better solution is to take porch off and reconstruct. Pent roof is falling off right now. Columns are in poor condition. Rather than trying to preserve. Preferred solution. Will provide additional photos of the pent roof.

Windows & Doors – 55 windows & doors – 6 of the windows are requesting to be removed for this addition.

108 – triple diamond – 109 deep in alcove – 110 door into kitchen – 111 vinyl window in alcove – 112 vinyl window is area of addition – 216 double hung 2/2 clear glass wood in area of addition in bad shape.

Discussion takes place with regard to window 108 – not sure when it was installed but not original to the 1800's structure.

46 windows requesting to replace out of 49 windows – not acceptable to the Board – in revised submission reduced number down to 22 windows which need to be replaced – not visible locations 8 of them enclose the 2nd floor porch.

Windows reviewed elevation by elevation. Windows seeking to replace and seeking to keep.

Eliminate siding replacement – proposing residing 2 areas of this house on the east side 2-story portion of the house.

The north side of the house something can talk about – removing roof reframing it and putting an addition all 1 plane and aligns with the plane of the house. Would prefer to reside this area with hardiplank to match the original clap board portion. Will have to re-evaluate siding.

How do you resolve the trim pieces? Solution will never be perfect you can only do best you can come up with a detail where you project the casing past the vinyl and instead of butting up run vinyl behind it.

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

2201 Heck Avenue (Engineering/Planning Dept) - Neptune NJ 07753
(732) 897-4162 Ext. 200
tjames@neptunetownship.org

February 9, 2022

Sent via e-mail abf@shorepointarch.com and First Class Mail

Andrea Fitzpatrick, AIA
108 S. Main Street
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-215
BLOCK 228 LOT 13 ALSO KNOWN AS 17 WEBB AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, March 8, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: HPC Regular Meeting
Time: Mar 8, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/84839156633?pwd=c3Z0R0RYYWdQd1ZyTTRMQ1FJcFgwUT09>

Meeting ID: 848 3915 6633
Passcode: 961544
One tap mobile
+13126266799,,84839156633# US (Chicago)
+16465588656,,84839156633# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 848 3915 6633
Find your local number: <https://us02web.zoom.us/j/kiKwga365>

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items and/or provide any additional information requested.

Classification – Key Structure

As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

Description of Work

Applicant is proposing various alterations as outlined below.

Conforming Items:

1) Addition / Alterations:

- a) Remove the roof of the existing (newer) two-story portion at the rear of the structure. The roof on the existing rear addition appears non-historic in shape and slope. The Tech Committee does **not oppose** removing this roof.
- b) Infill the open air first floor "alcove" with a one-story addition. The Tech Committee agreed that the "alcove" at the rear addition is a viable location for the proposed expansion of the property. **Conforming.**
- c) Expand the first and second floor at the rear to align with the east face of the existing second floor cantilever projection. The expansion of this historic property at this rear location is **Conforming.**

2) Siding replacement, exterior trim replacement, other exterior upgrades:

- a) Roofing: Removal and replacement of existing roof shingles with new "Timberline" asphalt roof shingles. The proposed roof material and color are **Conforming.**

3) Porch upgrades:

- a) The existing porch pent roof is in poor condition and will be repaired / restored. **Conforming.**
- b) New T&G mahogany porch flooring is proposed as the existing flooring has buckled due to the lack of airflow mentioned. T&G Mahogany for the front steps only. **Conforming.** Aeratis in Battleship Gray will be used for the rear stair. **Conforming.**
- c) The existing brick stair on south elevation is to be replaced with new wood framed stair with mahogany treads and CPVC risers and trim. **Conforming.**
- d) Existing wood railings are in very poor condition and we propose to replace them with a new custom wood railing system, 30" height, with 5" sq. CPVC "Versatex" newel wraps, where indicated. In discussion with Andrea Fitzpatrick, these materials apply only to first floor railings/newels. **Conforming.** Balusters will be CPVC, 4" on center, painted. **Conforming.**
- e) Existing second and third floor porches to receive new "Intex" 36" height railings, as indicated; new fiberglass decking; new trim; new PVC beadboard ceilings (2nd floor); new 5" square CPVC "Versatex" newel wraps. **Conforming.**

4) Site Improvements

- a) Removal and replacement of concrete walkway on east side of house, as indicated. In discussion with Andrea Fitzpatrick, this refers to the paved areas near the rear, street-side of the property, not to the public sidewalk. **Conforming.**
- b) Removal of vinyl stockade fence along Beach Avenue, as mentioned above. **Conforming.**
- c) Demolish existing outdoor shower on east side, facing Beach Avenue. **Conforming.**

5) Other

- a) Construct new gable roof dormer on third floor, east elevation, to allow for the headroom required for the installation of a new door to access the existing uncovered third floor balcony. **Conforming.**

Conforming Items Requiring Discussion and Non-Conforming Items:

1) Addition / Alterations:

- a) Construct a new 4:12 hip roof above this expanded rear two-story area. The proposed new roof at the rear of the property is **Conforming in part**: the pitch is deemed appropriate. See below.

The new roof to contain an alcove in the center for an AC condenser (will not be visible from the street) to allow for the relocation of an existing AC condenser that is currently positioned in the east side yard (street facing) but is concealed from street view by a six-foot height vinyl stockade fence (to be removed). The inclusion of a hidden "roof alcove" or "well" behind a parapet in the roof was deemed a non-historic roof form. Further, the necessity of such a non-conforming configuration was questioned since the conditions of this "necessity" were created by proposed alterations at the ground floor. The Tech Committee recognizes the property has no other viable location beyond where the A/C condenser is currently located. They strongly suggest the unit remain where it is (at grade, at the rear side of the building) and simply be shielded by an appropriate lattice enclosure once the existing stockade fence is removed. **Non-Conforming.**

- a) Construct a new one-story addition on the east side of the house that includes a covered entry to a side door. The design of the proposed one-story addition was found to be **Conforming** but the proposed parameters of this structure creates a non-conformity in the placement of the A/C condenser (see above). This element of the design will be dependent on finding a conforming placement for the existing A/C unit. **To be discussed.**

2) Siding replacement, exterior trim replacement, other exterior upgrades:

In 1992, the existing house was approved for installation of vinyl siding over (what the applicant documented as) 5" exposure wood clapboard.

Small sections of the vinyl were recently lifted and various exposures of 4" and 4-1/2" were found.

- a) As part of this application, we propose the removal of all existing siding layers and replacement with new Hardie Plank clapboard siding, smooth finish, 4-1/2" exposure.

We understand the HPC will require a site visit to arrange for the observation of original wood clapboard in select areas and we will schedule this at the appropriate time. The determination as to whether the existing historic cladding may be removed and replaced with Hardie Plank cannot be made until a site visit establishes the condition of said historic cladding. **Pending Inspection.**

- b) After removing select areas of aluminum coil stock from existing windows, it was determined that the existing window casings contain 4-1/2" (actual) width legs. We propose removal and replacement of all existing window and door casings and replacement with new PVC trim components to match the existing profile sizes (4-1/2"). Window and door casing are often part of the historic material. These items must be inspected before we can discuss proposed replacement materials. **Pending Inspection.**

- c) Additionally, new CPVC corner boards, fascias, rakes, and other trim components are proposed as indicated. **Pending Inspection.**

- d) Gutters: Includes removal of existing "k-style" gutters and replacement with new prefinished aluminum half-round gutters and round leaders. White, half-round gutters are **conforming**. Please amend your application to include a gutter and leader schedule indicating where on the elevation(s) these items will be located. **The gutter and leader schedule will be provided as a condition of approval should the HPC vote in favor of the application.**

3) Window and Door Replacements/Removal:

Please refer to the included "Window Catalog" for a detailed outline of the existing windows and doors and the modifications proposed.

- a) Consideration of proposed window repair, restoration, and/or replacement is dependent on a site visit and subsequent report from HPC Members. **Pending inspection.**
- b) A number of windows are proposed to be eliminated, shortened, or moved. An inspection is required before these items can be addressed. **Pending inspection.**

The rhythm of the fenestration on the second floor enclosed porch is not historic. The question before the HPC Commission will be whether this rhythm should be replicated (to indicate non-historic modifications to the project over the years) or brought into conformity with more historically appropriate fenestration spacing. **To be discussed.**

The proposed under-window decorative panels were deemed historically inappropriate. A number of historic photos of this house are present in the HPC file. These were shared with Andrea Fitzpatrick. One shows clapboard beneath these enclosed-porch windows. Another shows what may be vertical vinyl strips. **To be discussed.**

A 1/2 glass, wooden Simpson door, with inset single panel, is proposed. An inspection of the existing door is needed to determine whether it is historic and can be replaced. **Pending inspection.**

Anderson French wood, in-swing patio doors are specified in other locations. The door style and placement is **Conforming; however, conditional on the outcome of site inspection.**

4) **Porch upgrades:**

- a) At first floor front (wrap around) porch, we propose to remove and replace the existing round fluted columns. The corner column was replaced in 2014 by Ocean Grove hardware with a new Permacast fluted column to match the historic design. All other columns are wood (possibly) original and are in poor condition (see photo). **Consideration of the proposed column replacements is dependent on an inspection and subsequent condition report by HPC. Pending Inspection.**
- b) New 16"x 8" decorative foundation vents will be installed in the (currently) fully enclosed masonry porch foundation wall, as there is limited airflow below the porch flooring. **Proposed vents appear Conforming in size and location; however, a catalog cut for this item must be provided as a condition of any approval should the HPC find in favor of this application.**

5) **Site Improvements:**

- a) Removal and relocation of AC condenser from east side yard (along Beach Ave.) to roof at rear. **Non-conforming (see above.)**

Additional Request

PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF ALL PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS NO LATER THAN FRIDAY, FEBRUARY 25, 2022 FOR DISTRIBUTION TO EACH OF THE COMMISSION MEMBERS.

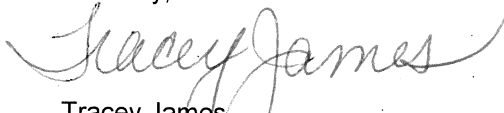
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 897-4162, extension 200 or via email tjames@neptunetownship.org.

Cordially,


Tracey James
HPC Administrative Officer/Secretary



Property Location: 17 WEBB AVE

Application No: HPC2021-215

Application Date: 12/14/2021

Copy
emailed
2-7-22

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS - INCOMPLETE

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> AC UNIT
<input checked="" type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input checked="" type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS/BANNERS
<input type="checkbox"/> FOUNDATION
<input type="checkbox"/> OTHER incomplete 2.2.22 / jeff's notes will be sent in letter - tj note 2.4.22 | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input checked="" type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input checked="" type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input checked="" type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input checked="" type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input checked="" type="checkbox"/> WINDOWS |
|---|---|--|

PROPERTY IDENTIFICATION

Property Address: 17 WEBB AVE

Block: 228

Lot: 13

Qualifier:

OWNER INFORMATION

Name(s): BARKHORN, IVAN

Address 1542 HIGH STREET BOULDER, CO 80304

Phone: (732)774-6900

Email:

APPLICANT INFORMATION

☐ Check if same as Owner

Names(s): Andrea Fitzpatrick

Company:

Address: 108 S Main St. OCEAN GROVE, NJ 07756

Phone: (732)774-6900

Email: abf@shorepointarch.com

PROPERTY INFORMATION

Property Type?(check one)

☐ Single Family ☐ Multifamily: 0 Units ☐ Commercial ☐ Condo ☐ Mixed Use

Architectural Period / Year Built:

Architectural Style:

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)

DATE APPROVED:

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. Addition / Alterations:

Remove the roof of the existing (newer) two-story portion at the rear of the structure. The roof on the existing rear addition appears non-historic in shape and slope. The Tech Committee does **not oppose** removing this roof.

Infill the open air first floor "alcove" with a one-story addition. The Tech Committee agreed that the "alcove" at the rear addition is a viable location for the proposed expansion of the property. **Conforming.**

Expand the first and second floor at the rear to align with the east face of the existing second floor cantilever projection. The expansion of this historic property at this rear location is **Conforming.**

Construct a new 4:12 hip roof above this expanded rear two-story area. The proposed new roof at the rear of the property is **Conforming in part**: the pitch is deemed appropriate. See below.

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After removing select areas of aluminum coil stock from existing windows, it was determined that the existing window casings contain 4-1/2" (actual) width legs.

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Additionally, new CPVC corner boards, fascias, rakes, and other trim components are proposed as indicated. **Pending Inspection.**

Gutters: Includes removal of existing "k-style" gutters and replacement with new prefinished aluminum half-round gutters and round leaders. White, half-round gutters are **Conforming**. Please amend your application to include a gutter and leader schedule indicating where on the elevation(s) these items will be located. **Incomplete.**

Roofing: Removal and replacement of existing roof shingles with new "Timberline" asphalt roof shingles. The proposed roof material and color are **Conforming.**

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All other columns are wood (possibly) original and are in poor condition (see photo above). Consideration of the proposed column replacements is dependent on an inspection and subsequent condition report by HPC.

Incomplete.

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New 16"x 8" decorative foundation vents will be installed in the (currently) fully enclosed masonry porch foundation wall, as there is limited airflow below the porch flooring. Proposed vents appear **Conforming** in size and location. Please provide a cat/cut of this item for the application. **Incomplete.**

New T&G mahogany porch flooring is proposed as the existing flooring has buckled due to the lack of airflow mentioned above. T&G Mahogany for the front steps only. **Conforming.** Aeratis in Battleship Gray will be used for the rear stair. **Conforming.**

The existing brick stair on south elevation is to be replaced with new wood framed stair with mahogany treads and CPVC risers and trim. **Conforming.**

Existing wood railings are in very poor condition and we propose to replace them with a new custom wood railing system, 30" height, with 5" sq. CPVC "Versatex" newel wraps, where indicated. In discussion with Andrea Fitzpatrick, these materials apply only to first floor railings/newels. **Conforming.** Balusters will be CPVC, 4" on center, painted. **Conforming.**

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Conforming.

5. Site Improvements

Removal and replacement of concrete walkway on east side of house, as indicated. In discussion with Andrea Fitzpatrick, this refers to the paved areas near the rear, street-side of the property, not to the public sidewalk.

Conforming.

Removal of vinyl stockade fence along Beach Avenue, as mentioned above. **Conforming.**

Removal and relocation of AC condenser from east side yard (along Beach Ave.) to roof at rear. **Non-conforming** (see above.)

Demolish existing outdoor shower on east side, facing Beach Avenue. **Conforming.**

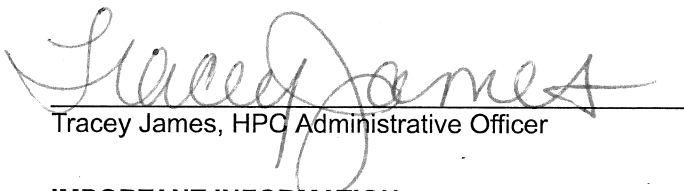
6. Other

Construct new gable roof dormer on third floor, east elevation, to allow for the headroom required for the installation of a new door to access the existing uncovered third floor balcony. **Conforming.**

Submitting Required Information:

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

Tracey James, HPC Administrative Officer/Secretary
Engineering/Planning Offices
2201 Heck Avenue
Neptune, NJ 07753.



Tracey James, HPC Administrative Officer

Date:

2.7.22

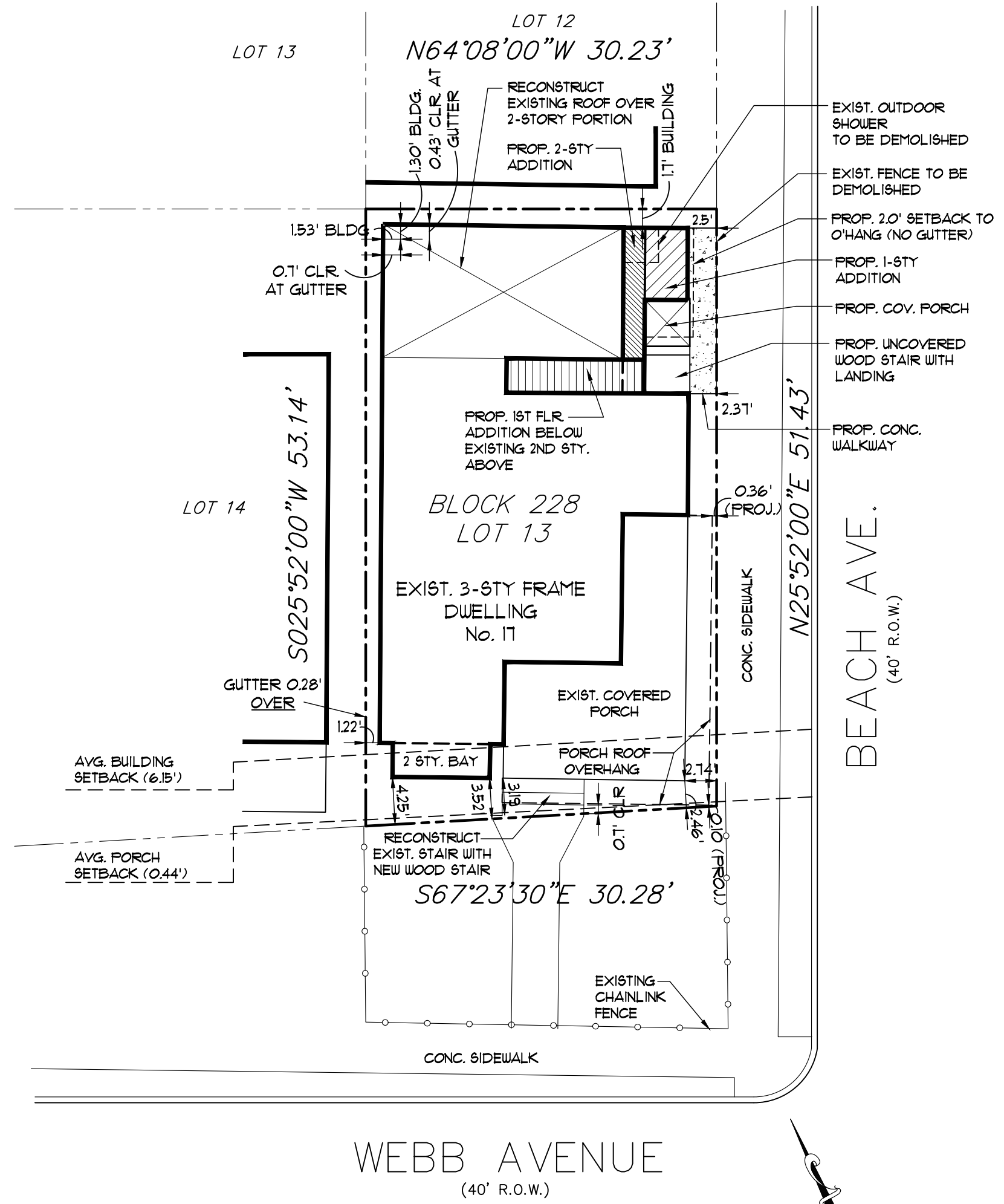
IMPORTANT INFORMATION:

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

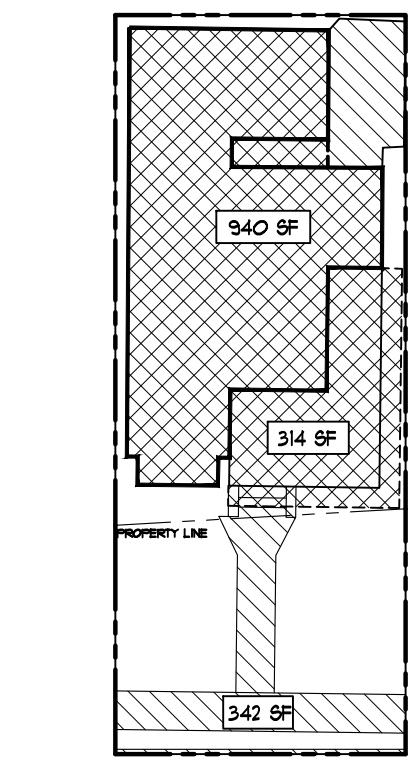
Grove Historic District Architectural Design Guidelines for Residential or Commercial Structures, you will be scheduled to appear before the full Historic Preservation Committee.

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.

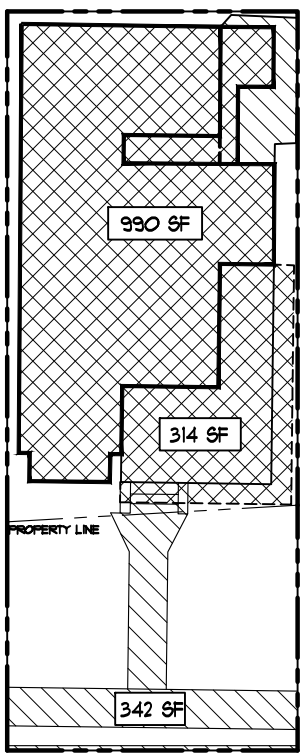
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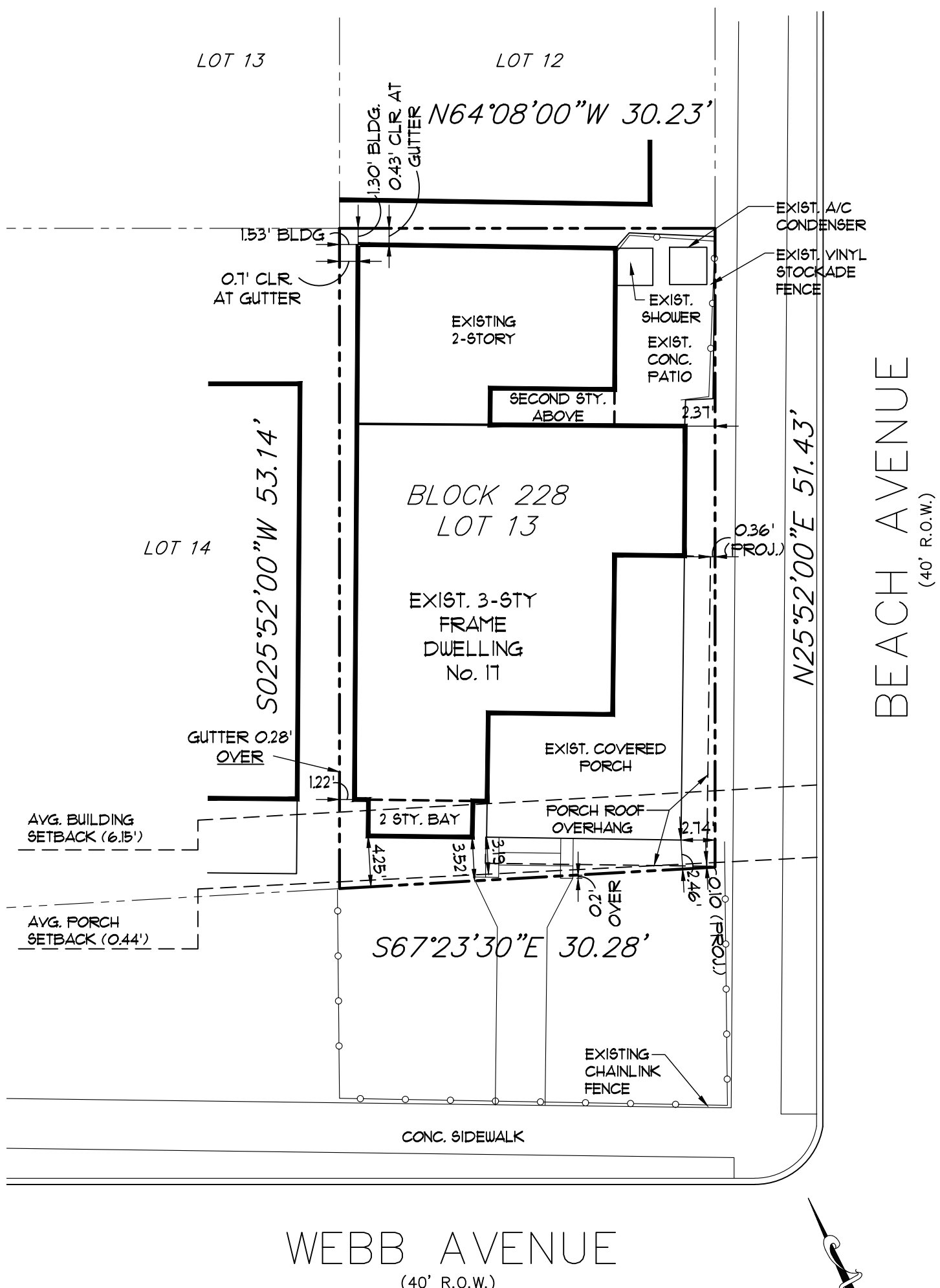
PROPOSED SITE PLAN
SITE INFORMATION TAKEN FROM
SURVEY PREPARED BY ROBERT
F. HOGAN, PLS LIC. NO. 34860,
DATED 9/20/08. (REVISED 2/2/17)



**EXIST.
COVERAGE CALCS.**
LOT AREA: 2,321 SQ. FT.
BUILDING COVERAGE: 1,284 SQ. FT. (55.3%)
LOT COVERAGE: 1,596 SQ. FT. (68.6%)



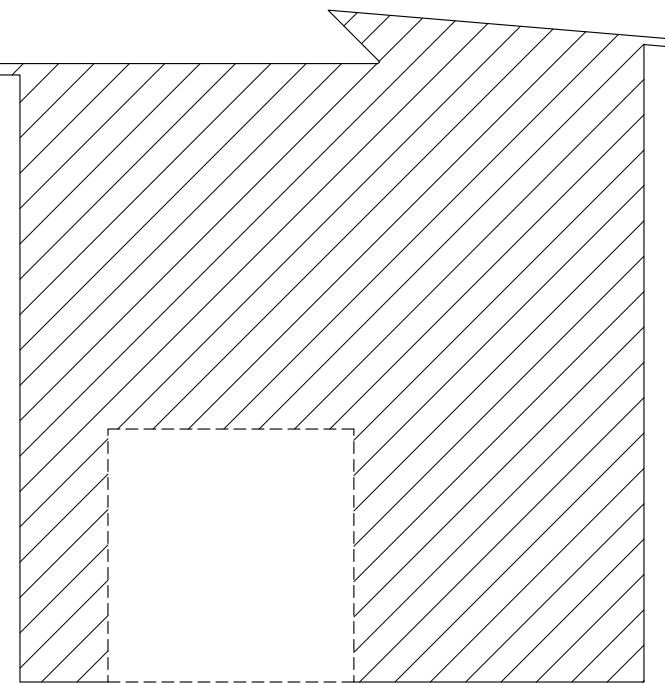
**PROPOSED
COVERAGE CALCS.**
LOT AREA: 2,321 SQ. FT.
BUILDING COVERAGE: 1,304 SQ. FT. (56.0%)
LOT COVERAGE: 1,596 SQ. FT. (68.6%)



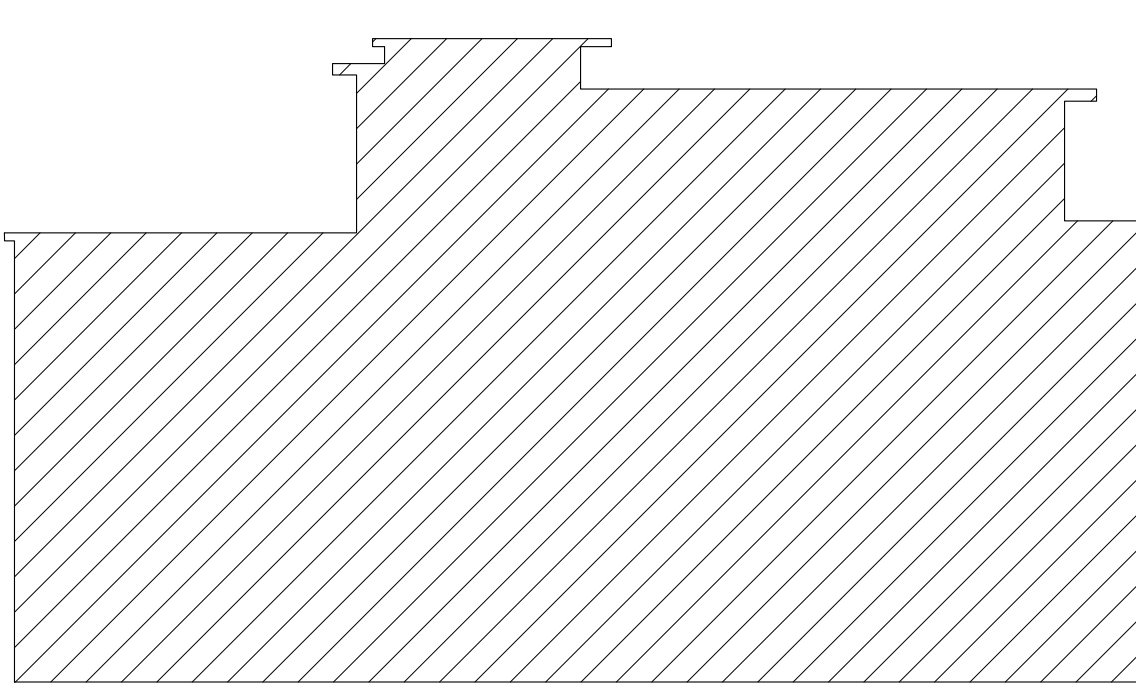
EXISTING SITE PLAN
SITE INFORMATION TAKEN FROM
SURVEY PREPARED BY ROBERT
F. HOGAN, PLS LIC. NO. 34860,
DATED 9/20/08. (REVISED 2/2/17)

HPC DEMOLITION CALCULATIONS

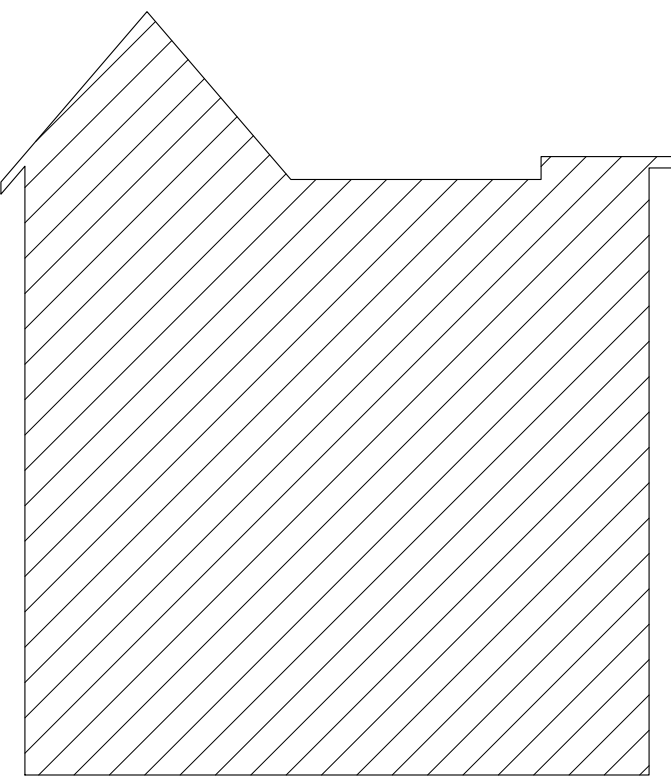
TOTAL AREA = 4,648 SQ. FT.
DEMO AREA = 683 SQ. FT.
PERCENTAGE = 14.7%
"DEMOLITION" (PARTIAL OR FULL) IS NOT REQUIRED FOR THIS APPLICATION



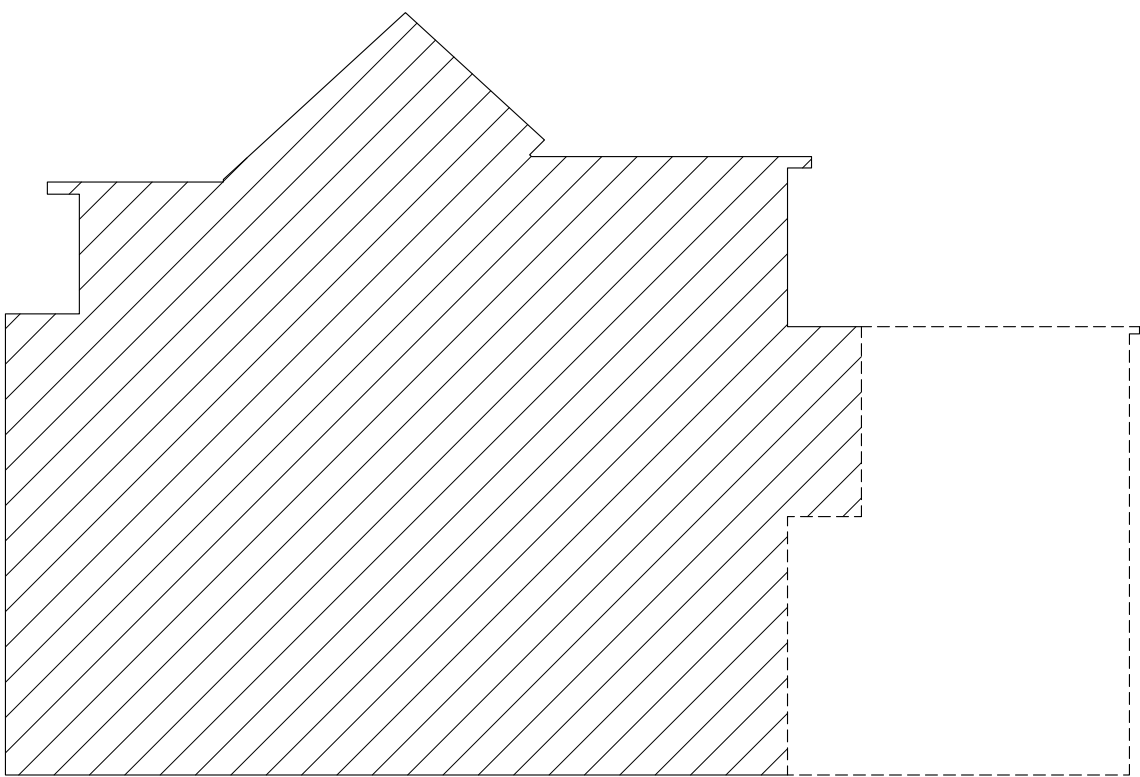
REAR (NORTH)
TOTAL AREA = 1,073 SQ. FT.
DEMO AREA = 0 SQ. FT.



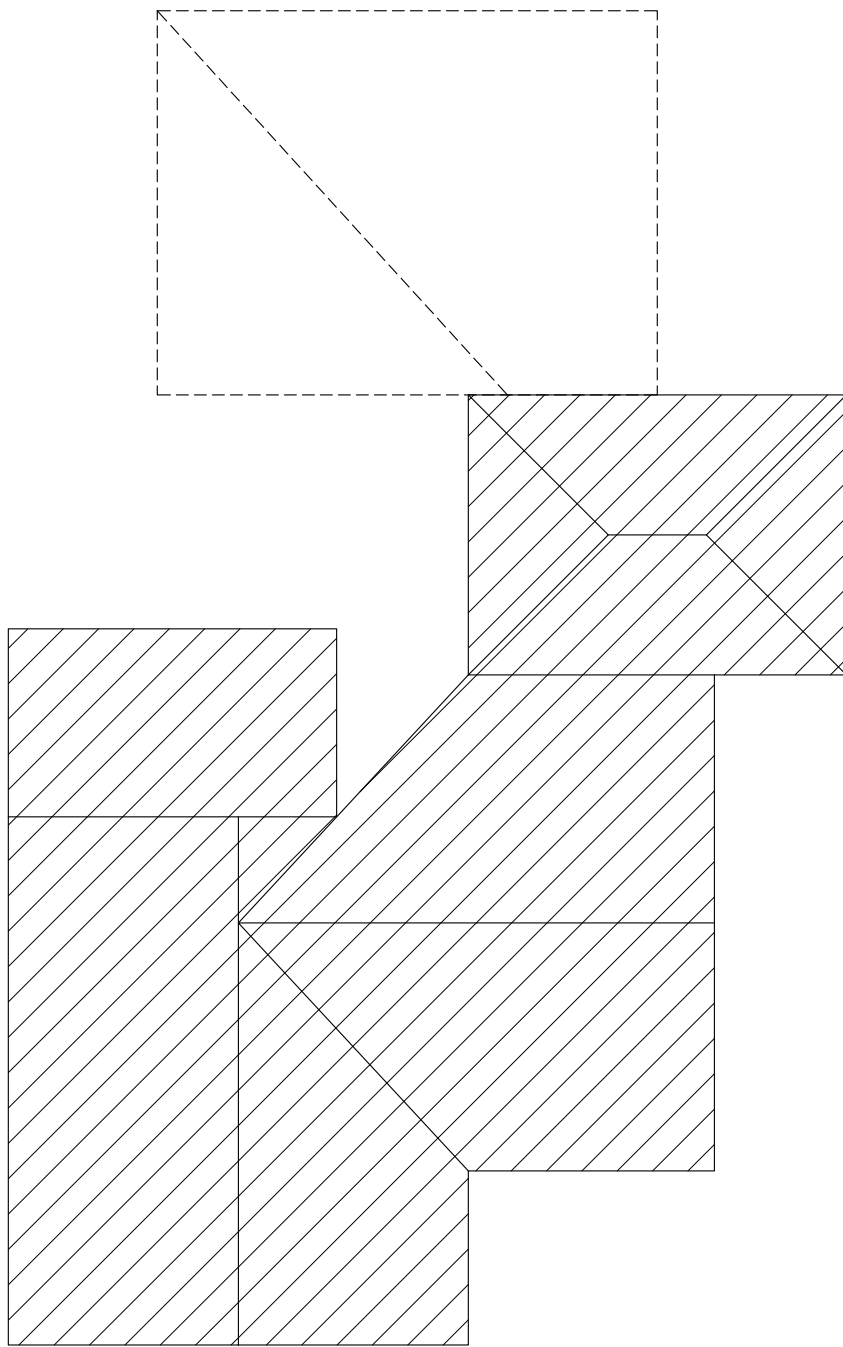
SIDE (WEST)
TOTAL AREA = 1,073 SQ. FT.
DEMO AREA = 0 SQ. FT.



FRONT (SOUTH)
TOTAL AREA = 692 SQ. FT.
DEMO AREA = 0 SQ. FT.



SIDE (EAST)
TOTAL AREA = 1,119 SQ. FT.
DEMO AREA = 242 SQ. FT.



ROOF
TOTAL AREA = 1,074 SQ. FT.
DEMO AREA = 333 SQ. FT.

PROPOSED ADDITION/ALTERATIONS:

BARKHORN RESIDENCE

17 Webb Avenue
Ocean Grove, NJ 07756
Block: 228 Lot: 13

PROJECT INFORMATION

BUILDING CODES:

REHABILITATION SUBCODE (NJAC 5:23-6)

INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:

USE GROUP: R-5

CONSTRUCTION CLASS: 5B

NUMBER OF STORIES: 3

WIND SPEED (VULF): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VULF DOES NOT EXCEED 130 MPH)

FLOOD HAZARD DATA: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	840 SQ. FT.	70 SQ. FT.	910 SQ. FT.
SECOND FLOOR AREA	1,009 SQ. FT.	24 SQ. FT.	1,029 SQ. FT.
THIRD FLOOR AREA	551 SQ. FT.	0 SQ. FT.	551 SQ. FT.
TOTAL HABITABLE AREA	2,396 SQ. FT.	94 SQ. FT.	2,490 SQ. FT.
CONSTRUCTION VOLUME	-- CU. FT.		

ZONING INFORMATION			
REQUIREMENTS FOR HD-O DISTRICT (HISTORIC DISTRICT - OCEANFRONT)			
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SQ. FT.	2,321 SQ. FT.	2,321 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30.23 FT.	30.23 FT.
MINIMUM LOT FRONTAGE	30 FT.	30.28 FT.	30.28 FT.
MINIMUM LOT DEPTH	60 FT.	16.98 FT.	16.98 FT.
MIN. FRONT YARD SETBACK BUILDING SETBACK (AVG.)	6.15 FT.	3.52 FT.	3.52 FT.
PORCH SETBACK (AVG.)	0.44 FT.	2.46 FT.	2.46 FT.
MIN. SIDE YARD SETBACK- EAST: BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT.	2.31 FT.	2.31 FT.
WEST: BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT.	0.36 FT.	0.36 FT.
MIN. COMBINED SIDE YARD SETBACK- REAR YARD SETBACK PROJECTIONS	4 FT.	1.22 FT.	1.22 FT.
MAX. % BLDG. COVERAGE	4 FT.	0.28 FT. OVER	0.28 FT. OVER
MAX. % TOTAL LOT COV.	2 FT.	53.9%	56.0%
MAX. NUMBER OF STORIES	30%	2.5	3
MAX. BUILDING HEIGHT (MP.)	35 FT.	28.3 FT.	28.3 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

DRAWING INDEX			
A-1	PROJECT INFORMATION, SITE PLAN, DEMOLITION CALCS		
A-2	EXISTING CONDITIONS		
A-3	FLOOR PLANS		
A-4	ELEVATIONS		

PROPOSED ADDITION/ALTERATIONS:

BARKHORN RESIDENCE

17 Webb Avenue
Ocean Grove, NJ 07756
Block: 228 Lot: 13

SEAL:

Stephen J. Carls, AIA
NJLIC # A008689

SHORE POINT ARCHITECTURE, PA

108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SITE PLAN, PROJECT INFORMATION

SCALE: AS SHOWN
DRAWN: ABF

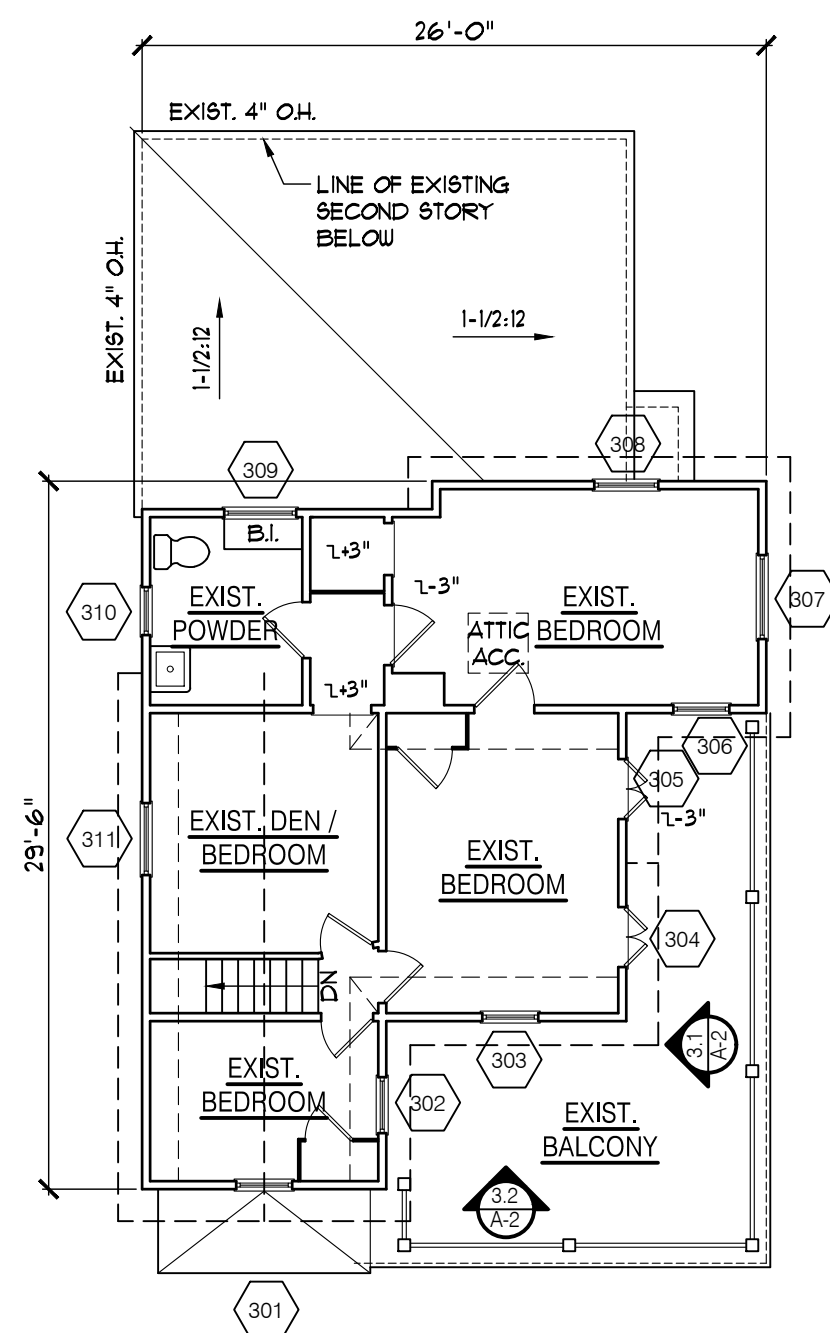
DATE	REVISION/SUBMISSION
11/22/21	ZONING SUB - INITIAL RELEASE

JOB NUMBER
2021-22

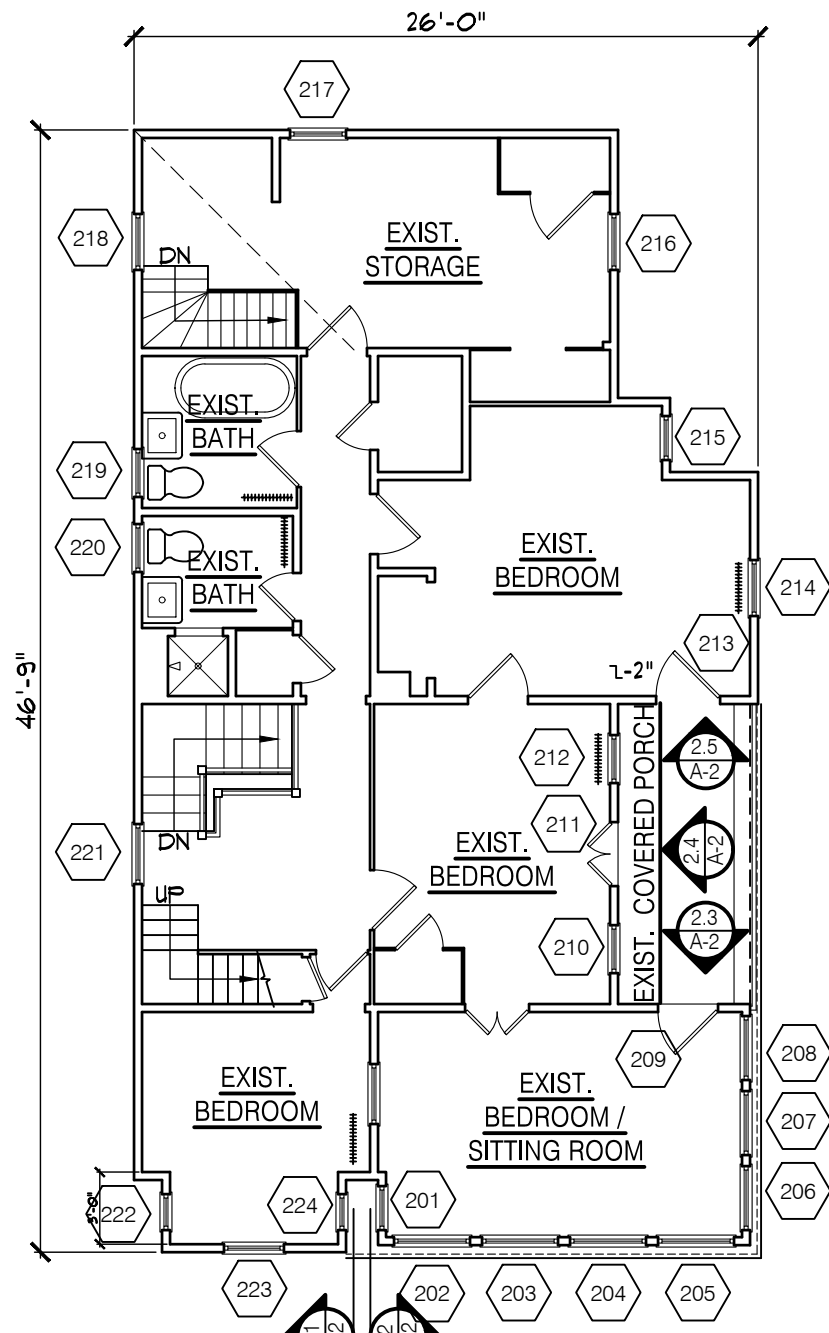
A-1

BARKHORN

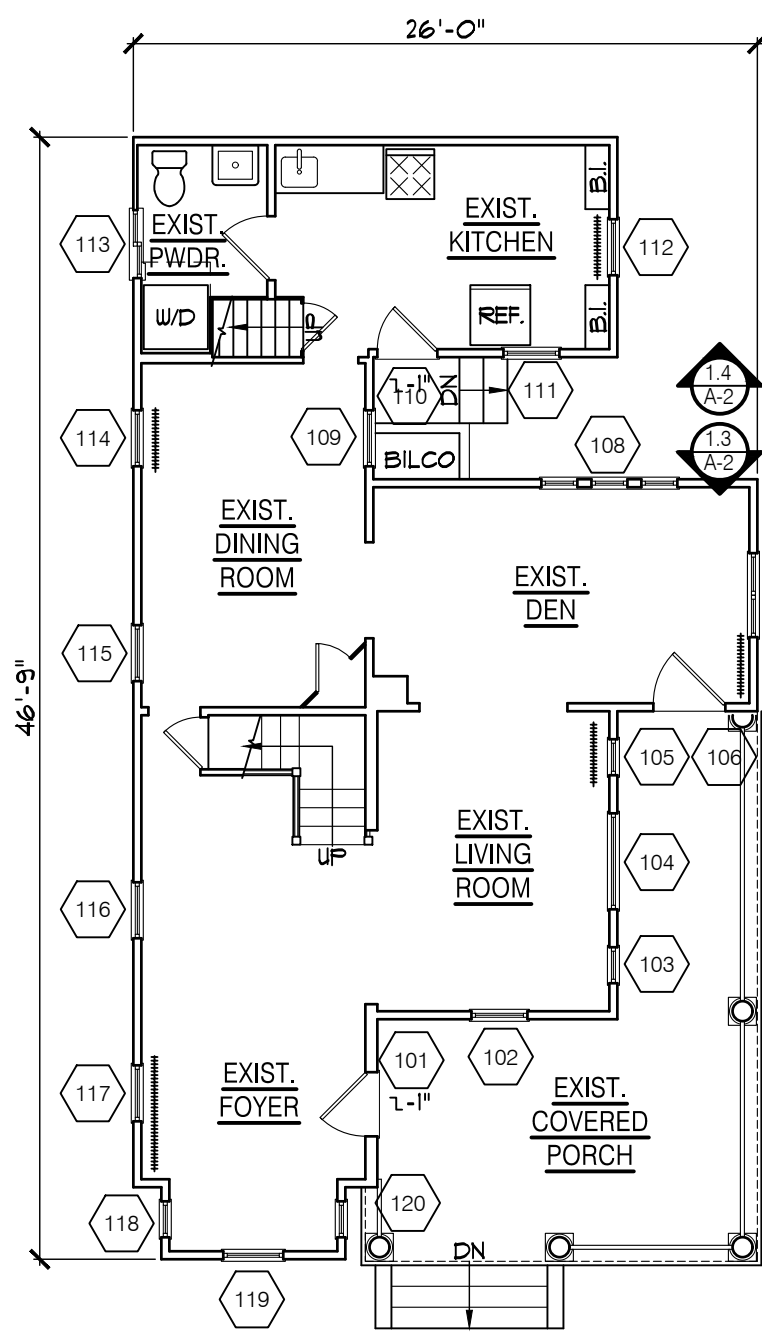
EXISTING CONDITIONS



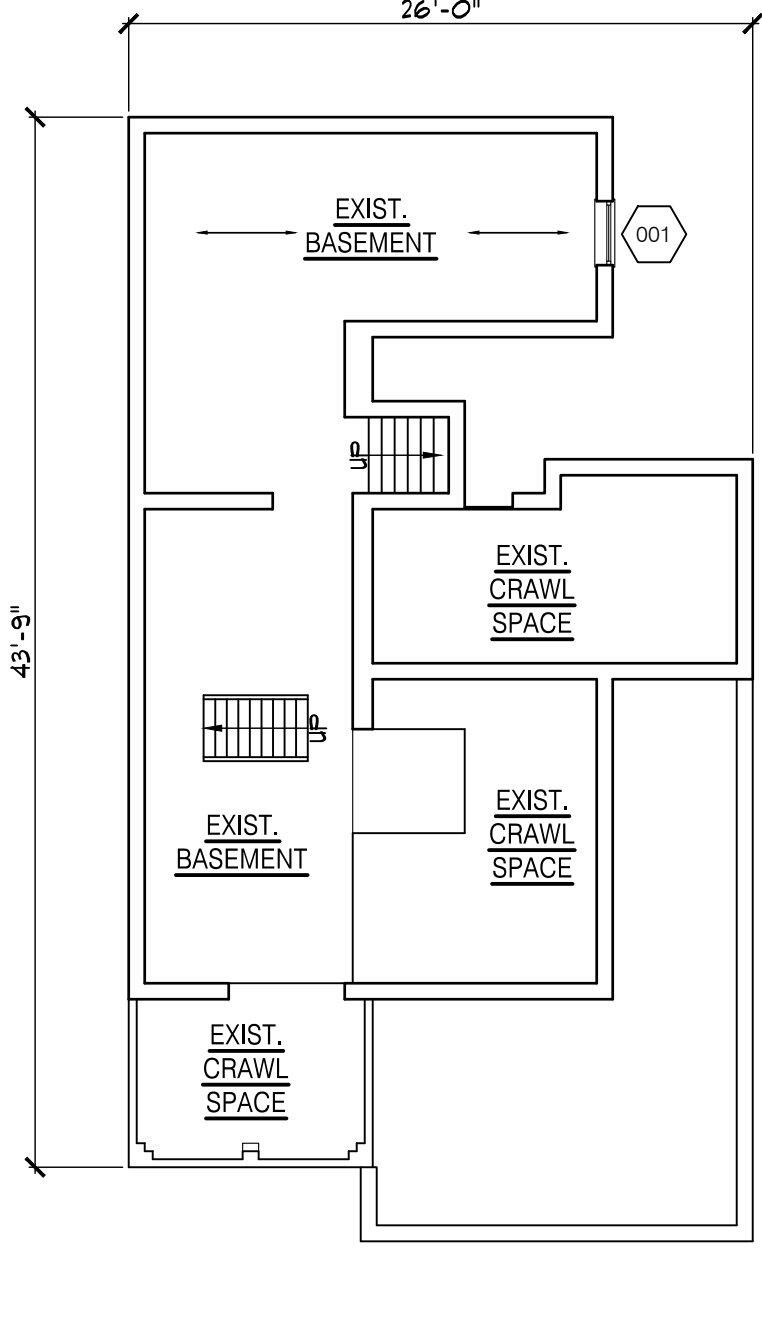
EXIST. THIRD FLOOR PLAN
1/8"=1'-0"



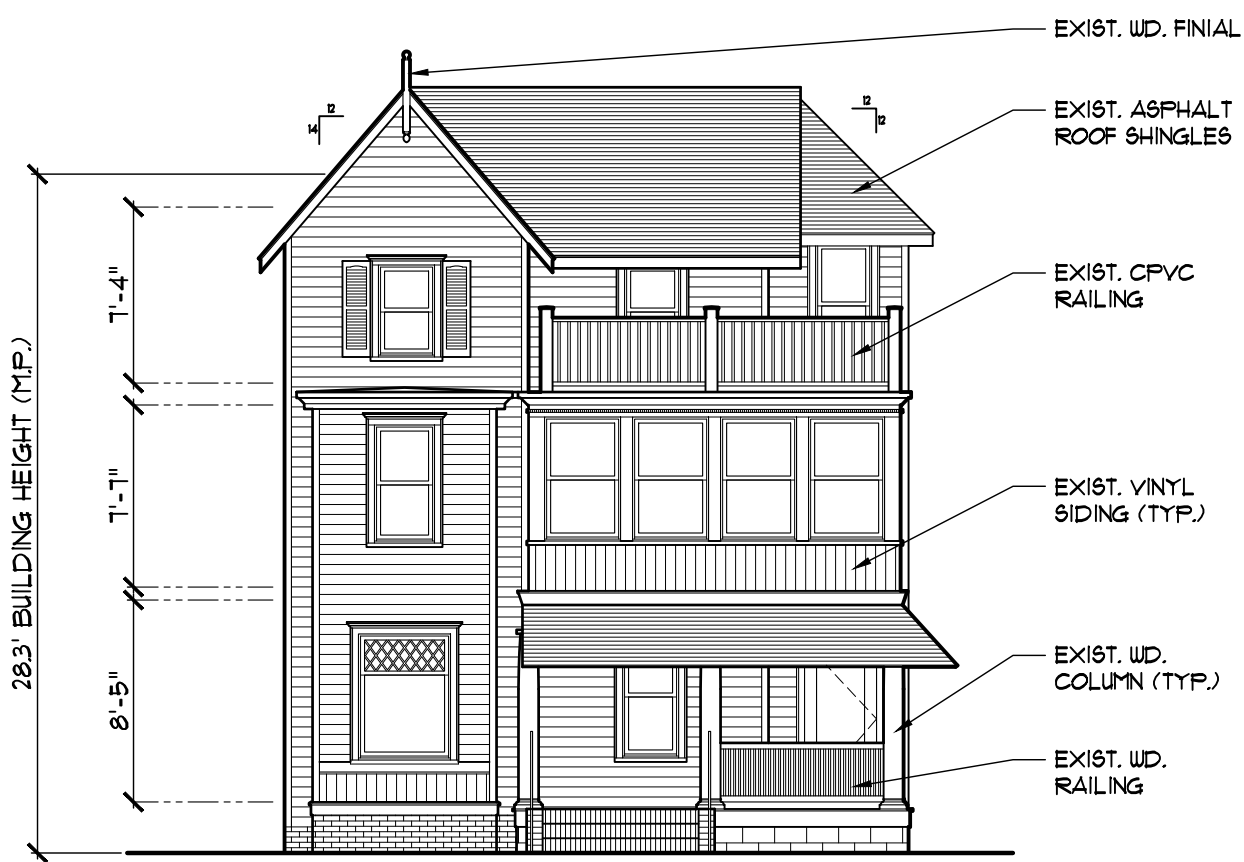
EXIST. SECOND FLOOR PLAN
1/8"=1'-0"



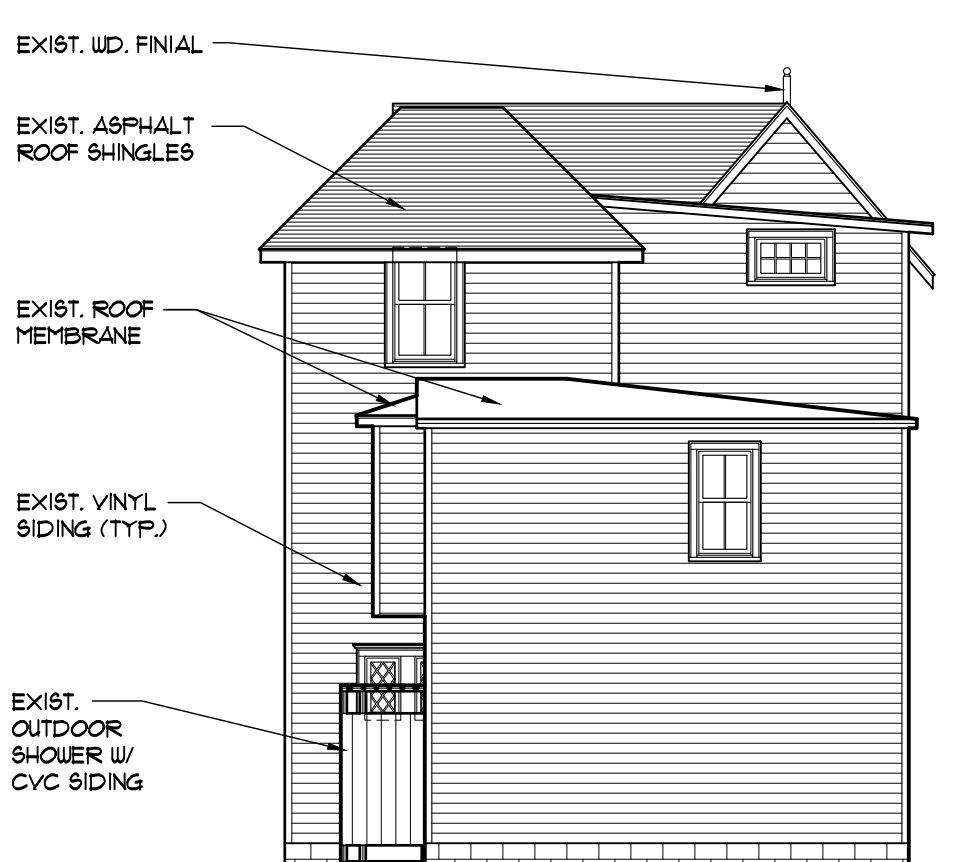
EXIST. FIRST FLOOR PLAN
1/8"=1'-0"



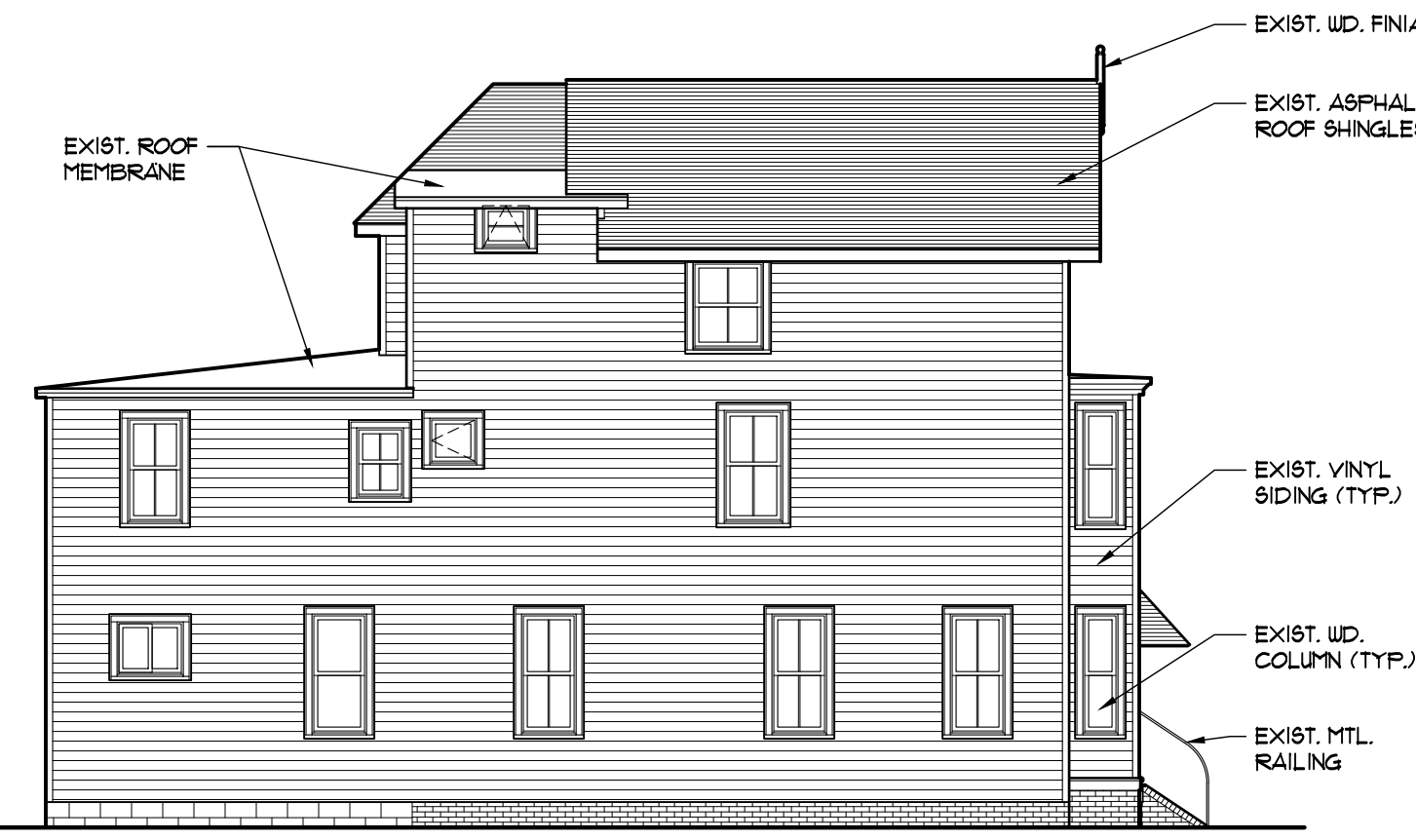
EXIST. BASEMENT PLAN
1/8"=1'-0"



EXIST. FRONT ELEVATION
1/8"=1'-0"



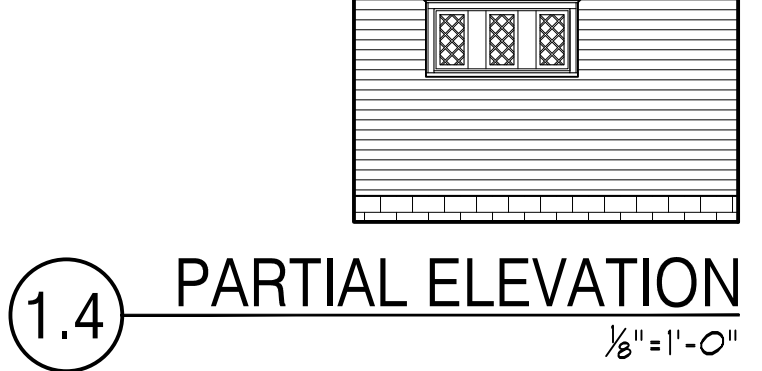
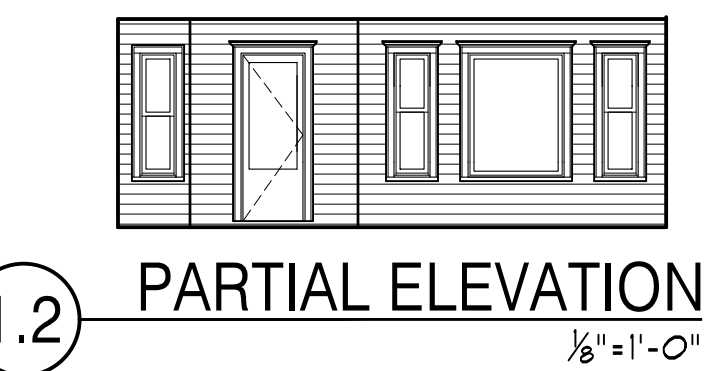
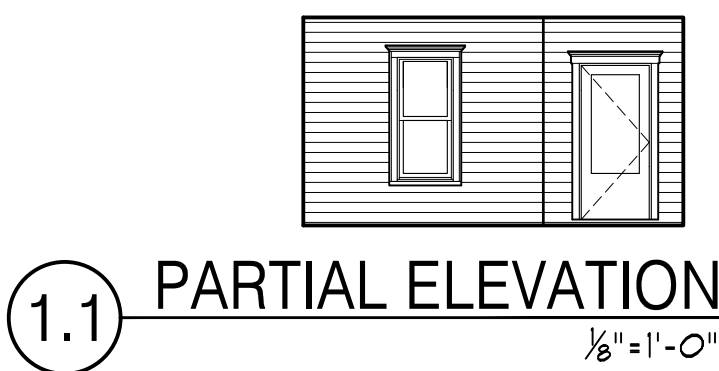
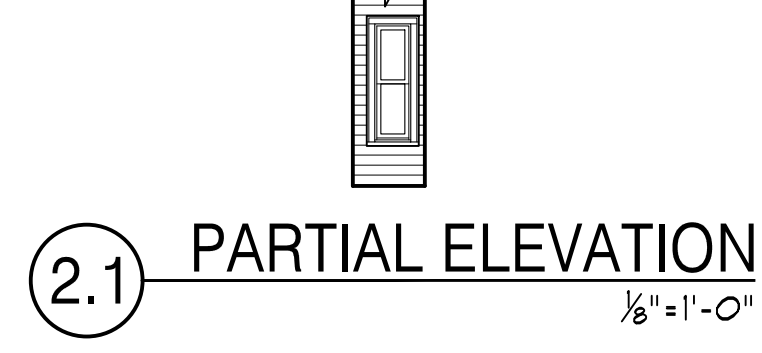
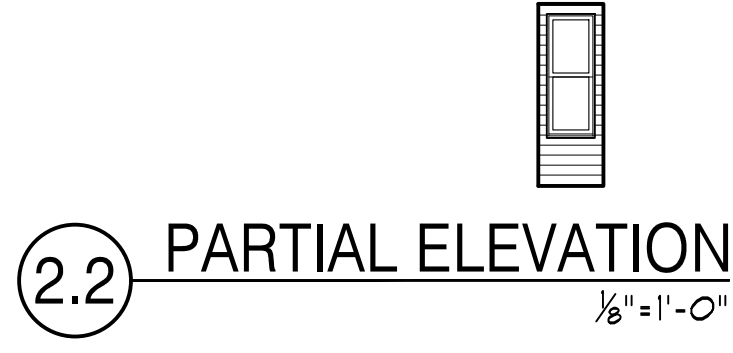
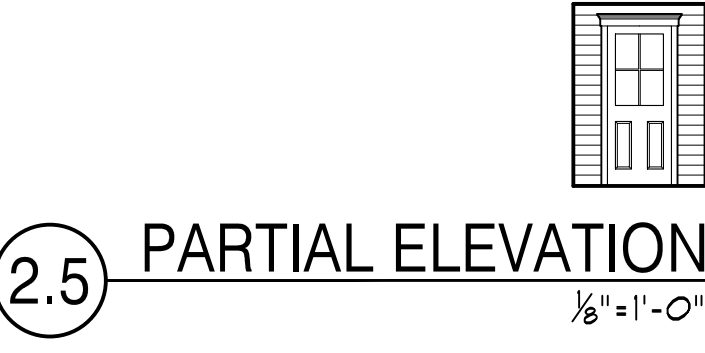
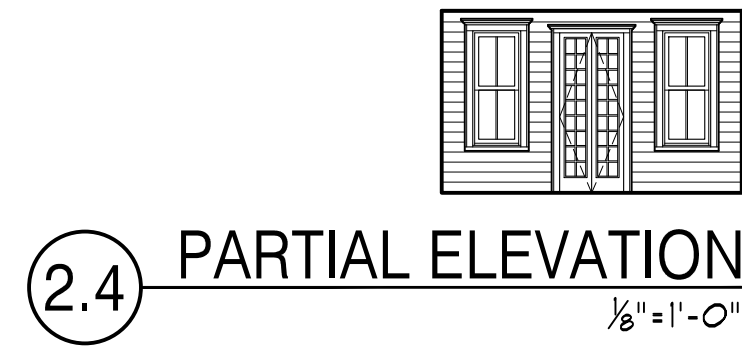
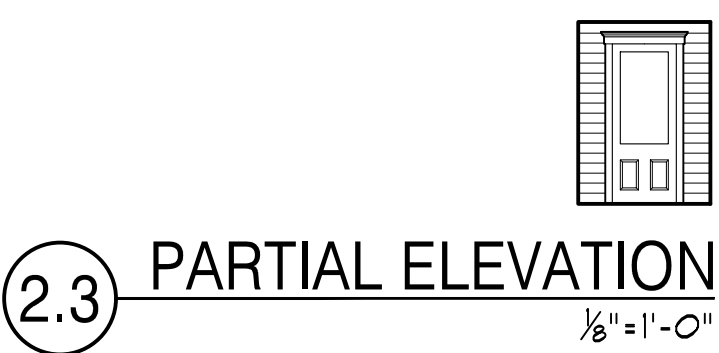
EXIST. REAR ELEVATION
1/8"=1'-0"



EXIST. SIDE (WEST) ELEVATION
1/8"=1'-0"



EXIST. SIDE (EAST) ELEVATION
1/8"=1'-0"



PROPOSED ADDITION/ALTERATIONS:
BARKHORN RESIDENCE
17 Webb Avenue
Ocean Grove, NJ 07756

SEAL:
Stephen J. Carls
Stephen J. Carls, AIA
NJLIC # A008689

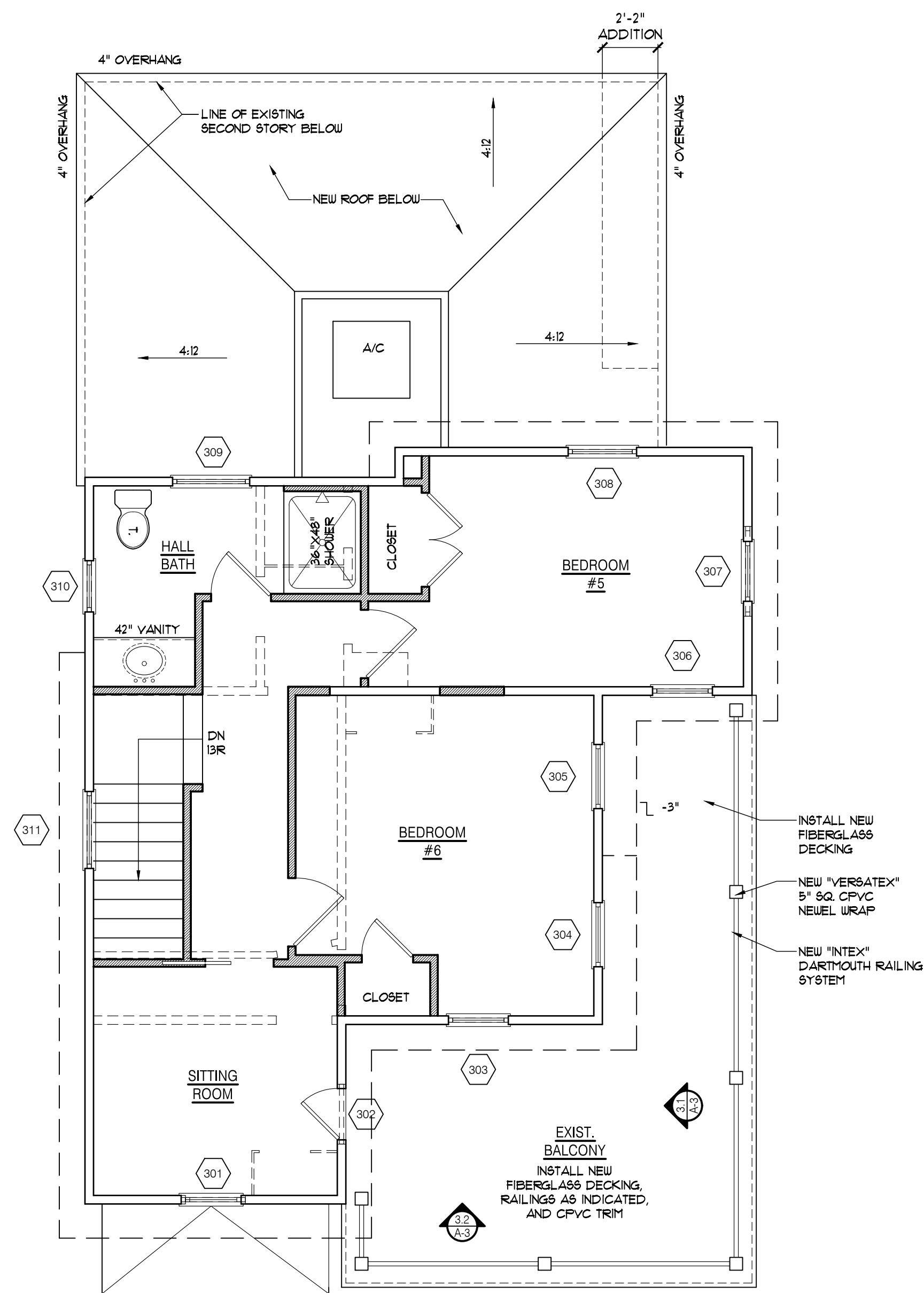
**SHORE POINT
ARCHITECTURE, PA**
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

EXISTING CONDITIONS
SCALE: AS SHOWN
DRAWN: ABF

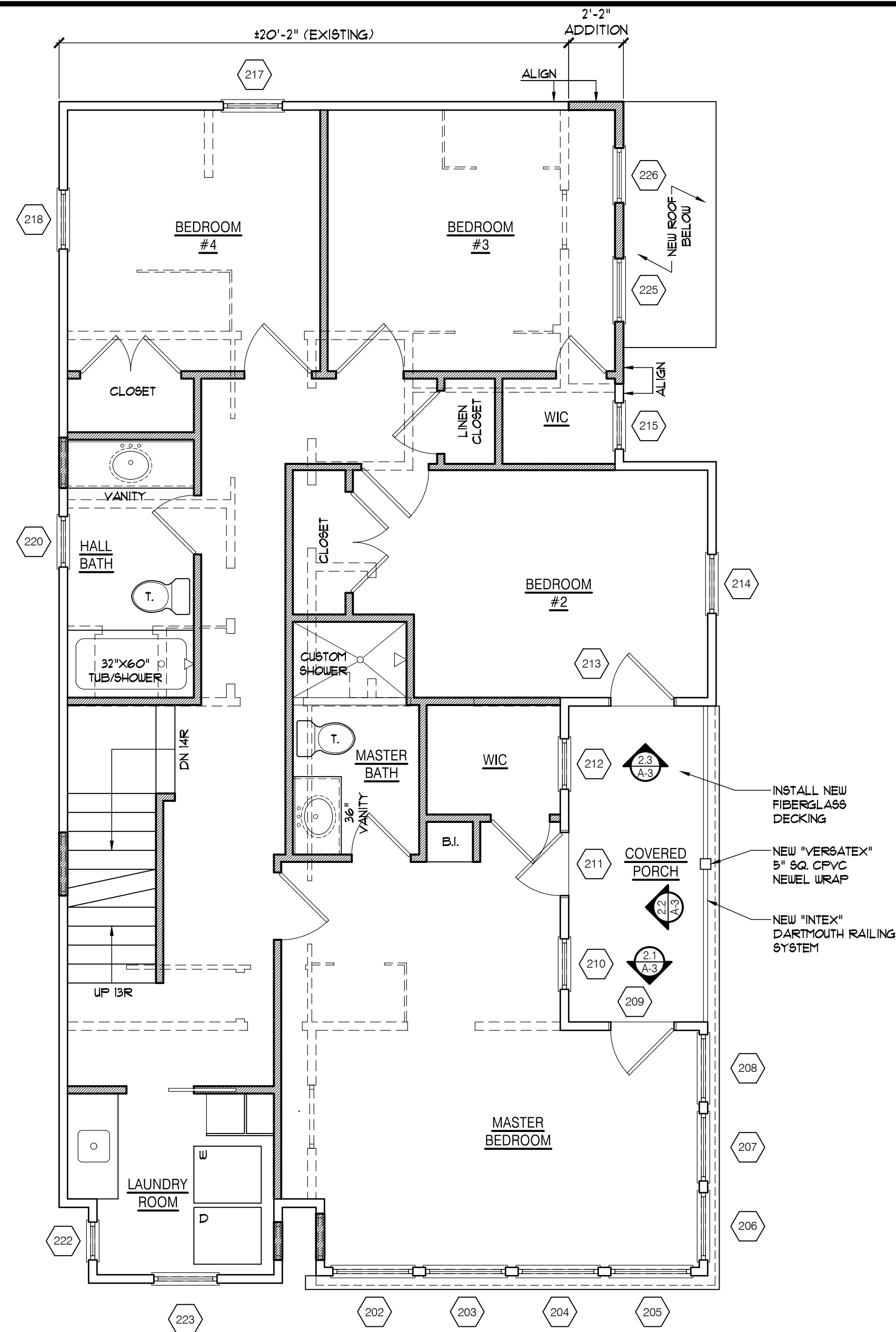
DATE	REVISION/SUBMISSION	DATE
11/22/21	ZONING SUB - INITIAL RELEASE	11/22/2021

JOB NUMBER
2021-22

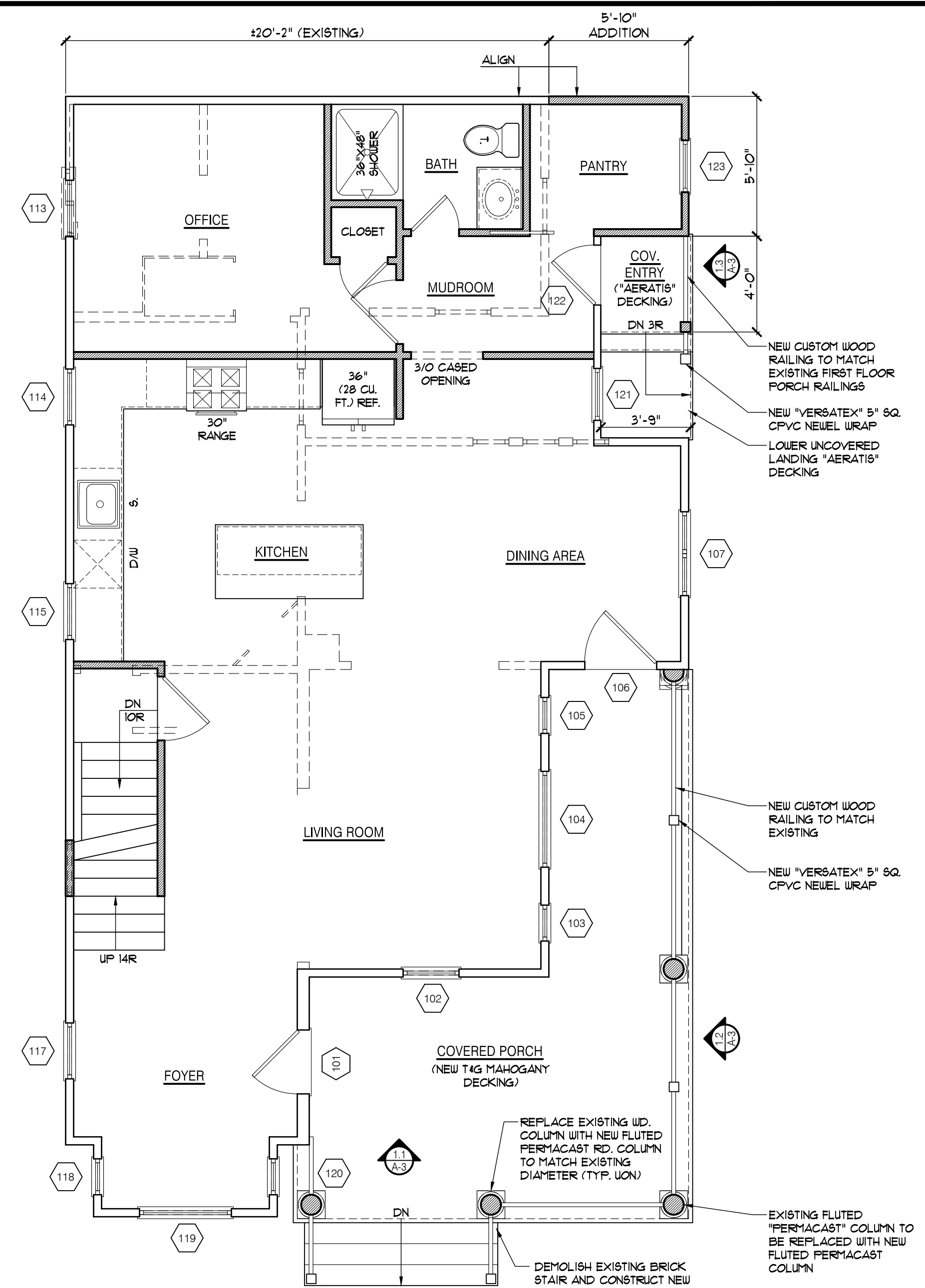
A-2
BARKHORN



THIRD FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

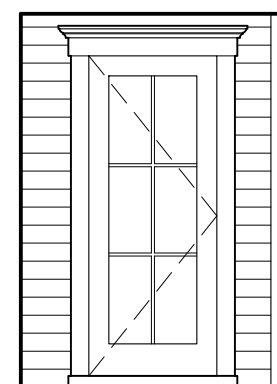
LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW WD. FRAME WALL CONSTRUCTION



3.1 PARTIAL ELEVATION
1/4" = 1'-0"



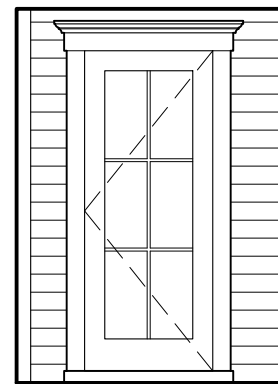
3.2 PARTIAL ELEVATION
1/4" = 1'-0"



2.3 PARTIAL ELEVATION
1/4" = 1'-0"



2.2 PARTIAL ELEVATION
1/4" = 1'-0"



2.1 PARTIAL ELEVATION
1/4" = 1'-0"



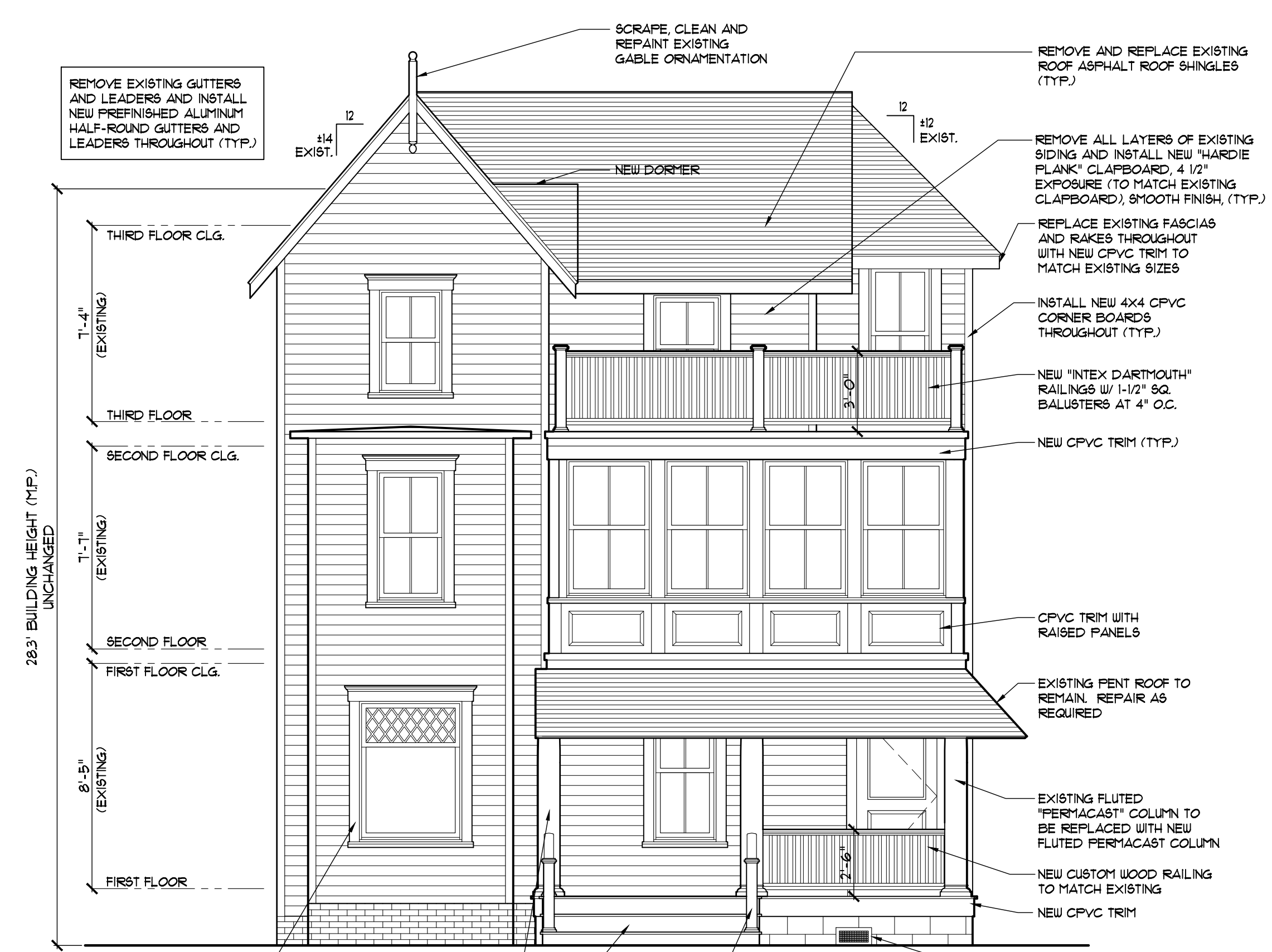
1.3 PARTIAL ELEVATION
1/4" = 1'-0"



1.2 PARTIAL ELEVATION
1/4" = 1'-0"



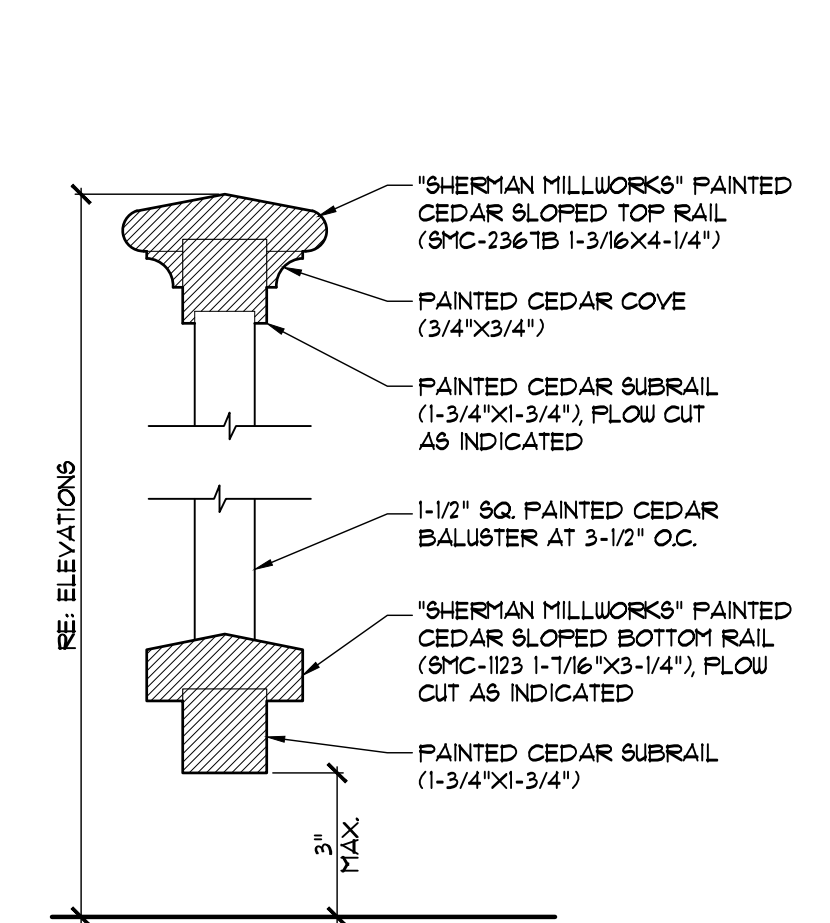
1.1 PARTIAL ELEVATION
1/4" = 1'-0"



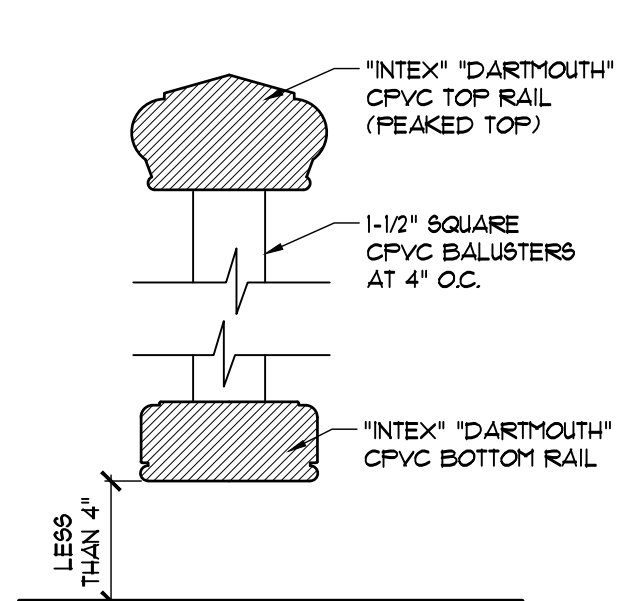
FRONT ELEVATION
1/4"=1'-0"



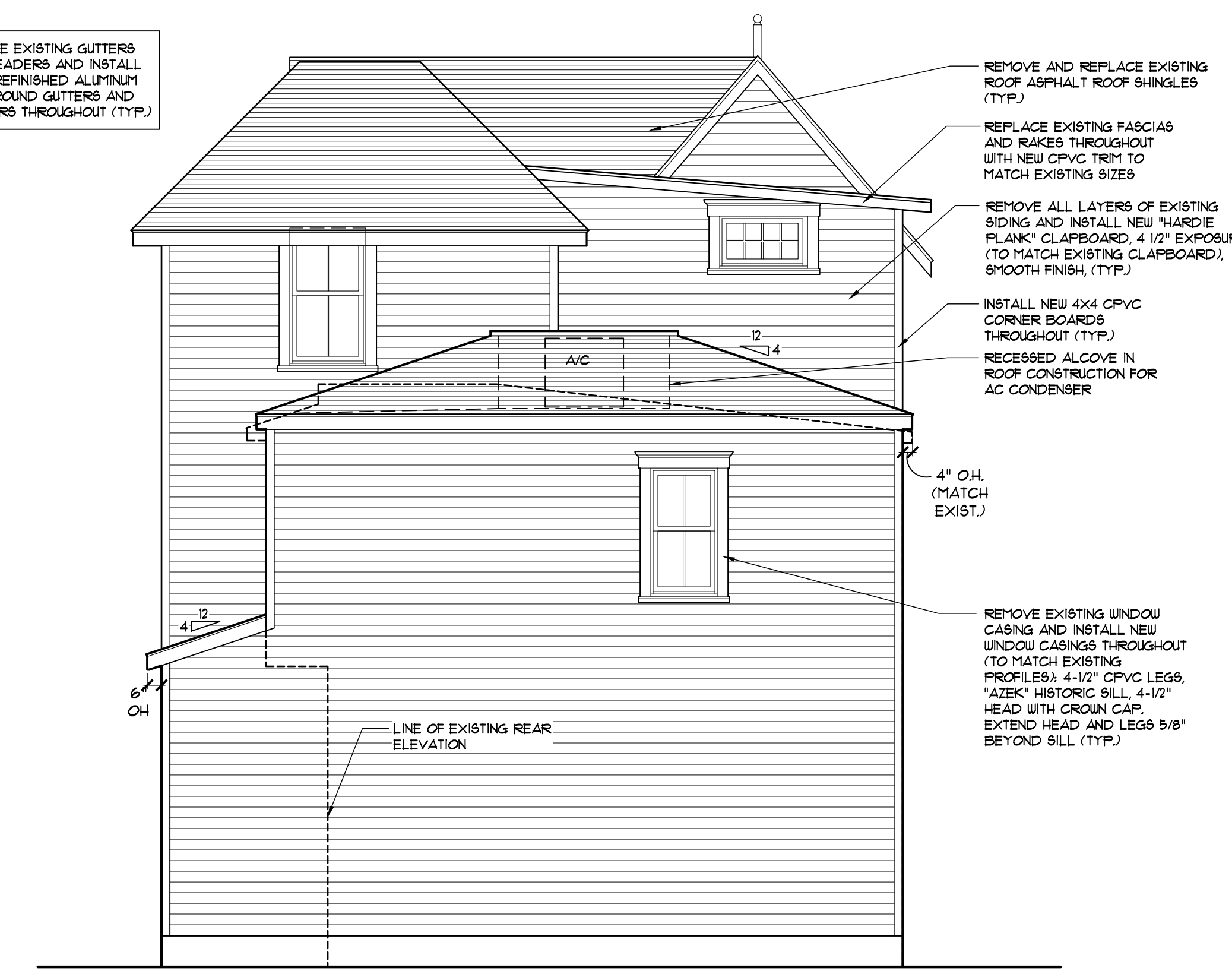
SIDE (EAST) ELEVATION
1/4"=1'-0"



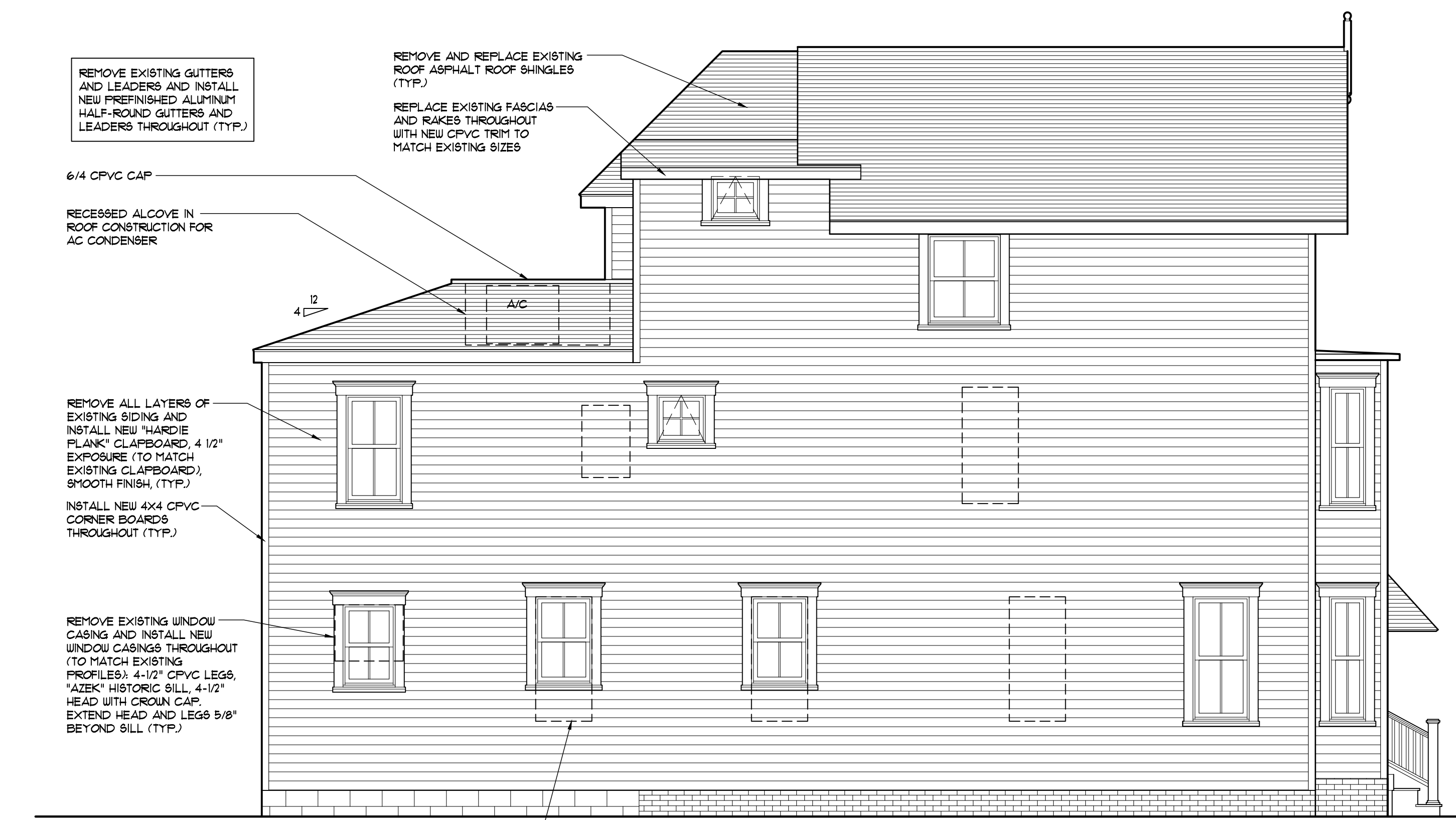
1 RAILING DETAIL
3"=1'-0"



2 RAILING DETAIL
N.T.S.



PROPOSED REAR ELEVATION
1/4"=1'-0"



SIDE (WEST) ELEVATION
1/4"=1'-0"

PROPOSED ADDITION/ALTERATIONS:
BARKHORN RESIDENCE
Block: 228
Lot: 13
17 Webb Avenue
Ocean Grove, NJ 07756

SEAL:

STEPHEN J. CARLS, AIA
N.J. LIC. # A008689

SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
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ELEVATIONS

SCALE: AS SHOWN

DRAWN: ABF

DATE	11/22/2021
REVISION/SUBMISSION	
11/22/21 ZONING SUB - INITIAL RELEASE	

JOB NUMBER

2021-22

A-4

BARKHORN