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**Neptune**  
Township - NJ

*Where Community, Business & Tourism Prosper*

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James McNamara, Alternate No. 2

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

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

[tjames@neptunetownship.org](mailto:tjames@neptunetownship.org)

March 9, 2022

Sent via First Class Mail & Email to [abf@shorepointarch.com](mailto:abf@shorepointarch.com)

Shore Point Architecture  
108 S. Main Street  
Ocean Grove, New Jersey 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. 2022-009  
BLOCK 210 LOT 13 ALSO KNOWN AS 25 Heck Avenue  
Window Replacement**

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, April 12, 2022 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: April Regular Meeting  
Time: Apr 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81700188284?pwd=ZE1JbEFdD0NEYWE2K2x0OWFHOGFpUT09>

Meeting ID: 817 0018 8284

Passcode: 343102

One tap mobile

+13126266799,,81700188284# US (Chicago)

+16465588656,,81700188284# 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: 817 0018 8284

Find your local number: <https://us02web.zoom.us/j/kdAMa2TsTg>

**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.

*copy*

**DESCRIPTION OF WORK**

Chimney removal as proposed is **CONFORMING**

Replacement of the door is **CONFORMING**

Proposed skylight is not visible from the public right of way and as such is **CONFORMING**.

**Proposed removal and replacement of windows with new windows as submitted to go before a full board hearing.**

**Additional Request**

**PLEASE PROVIDE THIS OFFICE WITH ELEVEN (11) COPIES OF ALL PLANS, SPECIFICATIONS/CUT SHEETS, AND PHOTOS NO LATER THAN FRIDAY, April 1, 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](http://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](mailto:tjames@neptunetownship.org).

Cordially,



Tracey James  
HPC Administrative Officer/Secretary

**25 Heck Ave. Condition Report**  
28 February 2022  
Jenny Shaffer

**ITEMS TO BE VIEWED and ASSESSED BY ALL COMMISSIONERS BEFORE MEETING:**

**1. Chimney**

- appears old, but not character defining
- not visually prominent
- interior inspection verified it is not associated with a fireplace

**2. Proposed skylight**

- not visible from public right-of-way

**DOORS and WINDOWS**

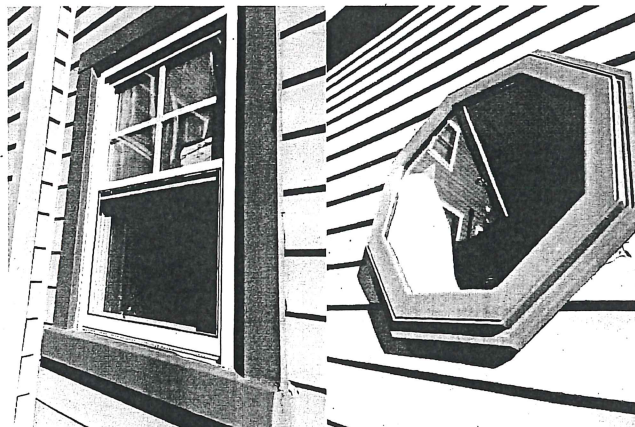
**1. DOOR**

- door in rear/northeast corner is modern
- in addition to photos submitted by applicant, exterior photo below:



**2. WINDOWS**

- windows in west wall/rear are modern in form/materials
- not able to ascertain if associated with any original openings
- full board to consider removal and placement of new window



Block: 210

Prop Loc: 25 HECK AVE

Lot: 13

District: 1335 NEPTUNE TOWNSHIP

Qual:

Class: 2

Owner: DECOTIIS, H CHRISTOPHER & PATRICIA

Square Ft: 2375

Street: 508 N CHESTNUT STREET

Year Built: 1871

City State: WESTFIELD, NJ 07090

Style: 5

Additional Information

Prior Block: 20

Acct Num: 00003989

Prior Lot: 576

Mtg Acct:

Prior Qual:

Bank Code: 0

Updated: 03/02/21

Tax Codes: F02

Zone: HD-O

Map Page:

Addl Lots:

EPL Code: 0 0 0

Land Desc: 30X59

Statute:

Bldg Desc: 2.5S-AL-L-1U

Initial: 000000 Further: 000000

Class4Cd: 0

Desc:

Acreage: 0

Taxes: 19268.33 / 0.00

Sale Information

Sale Date: 01/07/21

Book: 9475

Page: 9141

Price: 999999

NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<a href="#">More Info</a>	09/14/17	9250	4247	900000	68.48		MILLER, STEVEN J & VIQUEIRA,MILDRED
<a href="#">More Info</a>	01/07/21	9475	9141	999999	92.77		DECOTIIS, H CHRISTOPHER & PATRICIA

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<a href="#">2022</a>	25 HECK AVE	436600	0	1002600	2
		566000			
		1002600			
<a href="#">2021</a>	25 HECK AVE	492500	0	927700	2
		435200			
		927700			
<a href="#">2020</a>	25 HECK AVE	492500	0	904900	2
		412400			
		904900			
<a href="#">2019</a>	25 HECK AVE	412500	0	884000	2
		471500			
		884000			

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)



Application #: **HPC**

Application Date: **1/24/2022**

## Historic Preservation Commission Certificate of Appropriateness Application

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

**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](http://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: 25 Heck Avenue  
 BLOCK: 210 LOT: 13 QUALIFIER: HD-O

### OWNER INFORMATION

NAME(S): H. CHRISTOPHER & PATRICIA DE CORIIS  
 ADDRESS: 25 HECK AVE, OCEAN GROVE, NJ 07756  
 PHONE: 908.403.7563 EMAIL: CHRISDECORIIS@GMAIL.COM

### APPLICANT INFORMATION

☐ Check if same as Owner  
 NAME(S): Andrea Fitzpatrick COMPANY: Shore Point Architecture  
 ADDRESS: 108 S Main Street, Ocean Grove, NJ 07756  
 PHONE: 732-774-7250 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: 1871 ARCHITECTURAL STYLE: Seashore 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): 556859639 DATE APPROVED: 01/12/22

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.

H. CHRISTOPHER DeCortis

OWNER NAME – Please PRINT

[Signature]  
OWNER SIGNATURE

20 DEC 21  
DATE

Andrea Fitzpatrick, AIA - Shore Point Architecture

APPLICANT NAME – Please PRINT

[Signature]  
APPLICANT SIGNATURE

1/18/22

DATE

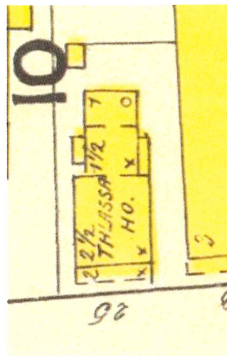
# SHORE POINT ARCHITECTURE, PA

25 Heck Ave, Ocean Grove  
HPC CoA Application Text

Date	Revision / Submission
1/24/2022	HPC Submission (Initial Release)

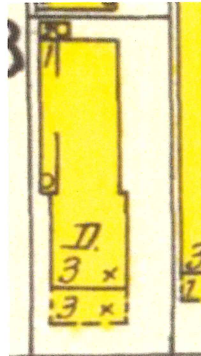
## History of the Structure:

According to the tax records, 25 Heck Avenue was constructed in 1889, therefore the building can be classified as a key structure. The Sanborn maps appear to support this construction date (although the building has been expanded and modified numerous times).



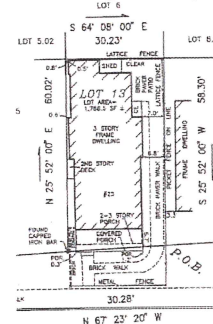
1890

Sanborn Maps



1905

Existing Survey



2020

## Architectural Style:

The existing house is rectilinear and contains a front facing gable roof; a series of small gable dormers at the third floor, side elevations; and a full-width, three story covered front porch with scroll cut balusters, brackets, and gable ornamentation. The existing structure can be classified as Seashore Eclectic.

## Summary of proposed work:

The proposed exterior improvements include the following:

1. Demolish the existing (roughly 16"x16") chimney at the center of the house, and patch the roof with new asphalt roof shingles to match existing
2. Install a new half-glass, fiberglass door on the east side elevation (towards the rear) in an existing door opening.
3. Install a new "Velux" low-profile skylight on the rear, one-story portion of the building. This skylight will not be visible from any public way and will be installed as a way to bring light into a space where new windows are not permitted (due to proximity of existing, exterior walls, to the property line).
4. Demolish an existing window at the rear of the west side elevation and infill the opening with new wall construction (siding to match existing vinyl). Adjacent to this window is an existing octagonal picture window. We propose replacing this octagonal window with a new double hung window in this location. New window casing to match existing profile / style throughout.



# SHORE POINT ARCHITECTURE, PA

## Photos of existing conditions:

**Front (South) Elevation**



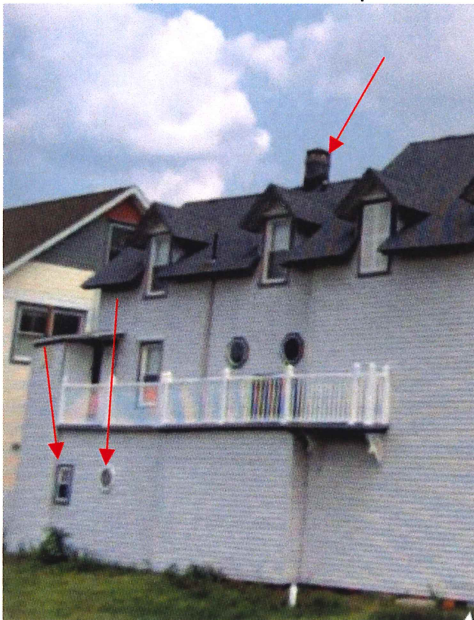
**Rear (North Elevation)**

Arrow to where skylight will be installed



**Side (West) Elevation**  
(from "Google Maps")

Arrows to chimney to be removed, window to be removed, window to be replaced



**Side (East) Elevation**

Arrow to door proposed for replacement





# SHORE POINT ARCHITECTURE, PA

February 24, 2022

Township of Neptune Historic Preservation Commission  
Tracey James, HPC Administrator  
2201 Heck Avenue  
Neptune, NJ 07753

**Re: 25 Heck Avenue, Notice of Incomplete Letter**

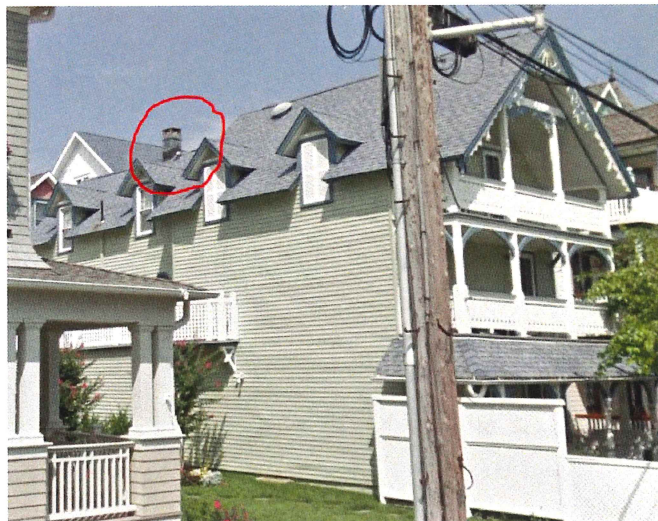
Ms. James:

Our office is in receipt of the review letter "Historic Preservation Commission, Certificate of Appropriateness – INCOMPLETE," dated 01/26/2022. This review letter was issued by the HPC, in response to a Certificate of Appropriateness application that was submitted on 1/24/2022, for exterior work proposed at 25 Heck Avenue, Ocean Grove.

As requested in the review letter, we are working with your office to schedule a site visit for the items the HPC would like to observe in person. In addition to the site visit, we offer the following response to each item in the review letter below:

**HPC Item #1:** *Remove Chimney – Inspection is required to ensure this does not have historical significance before a decision can be made with regard to its removal – NEEDS INSPECTION*

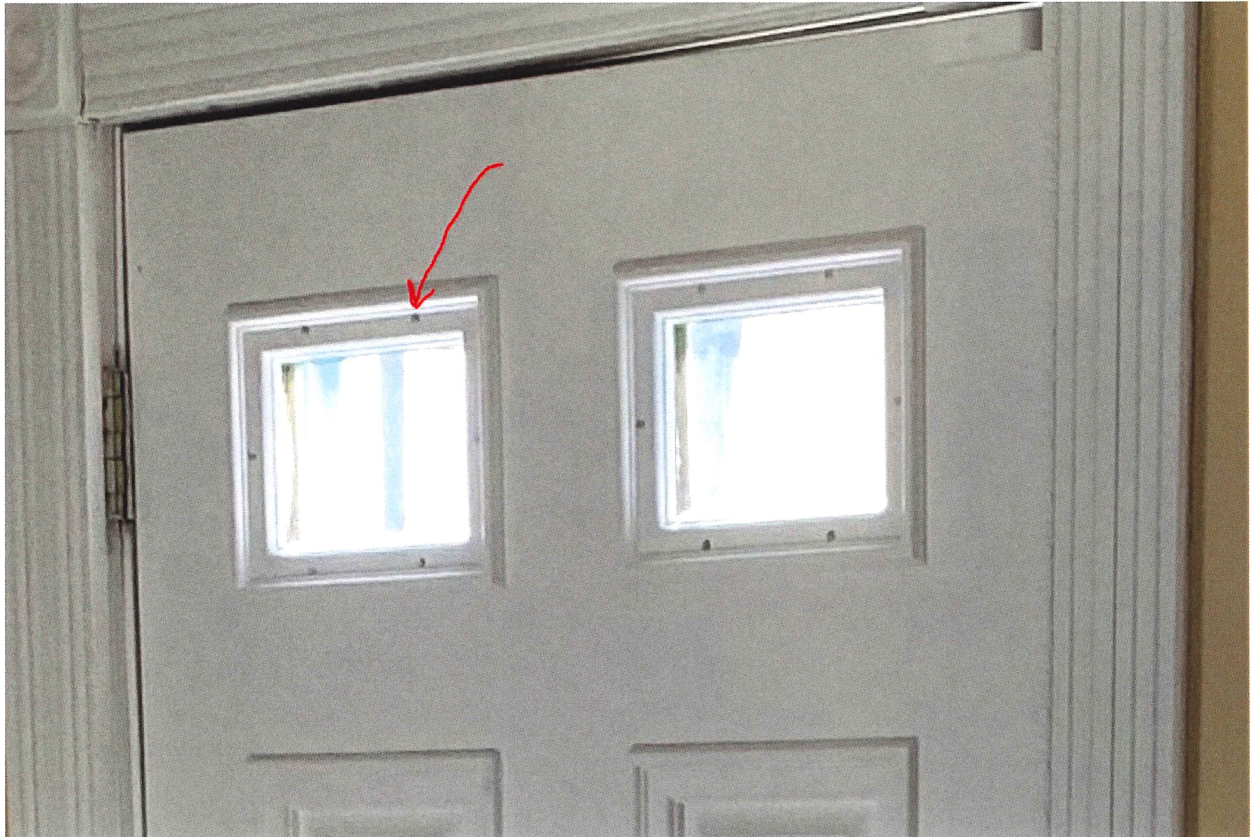
**SPA Response Item #1:** Interior or additional exterior observation to be accommodated at site visit. It is our position that the chimney in question is NOT historically significant. "Significant" chimneys are almost always associated with wood burning fireplaces, which are typically located towards the front of the house, in a Living Room. Furthermore, "significant" chimneys are typically larger and ornate in their detailing. The chimney in question is 16"x16" square, located towards the rear of the house, and serves a basement furnace. It is a utilitarian chimney that exists solely for the purpose of venting mechanical equipment through the roof.



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

**HPC Item #2:** *Is door an original? If the door is original, please provide documentation that it cannot be restored/repaired. Please submit for further review – If the door is not original to the home, the style being proposed is compliant; however, then the color of the proposed door must be provided – INCOMPLETE*

**SPA Response Item #2:** The door proposed to be replaced is not original or significant. It is fiberglass and in addition to the photos provided with our application package, please see additional interior photo below, which indicates exposed, unplugged screw holes, which are a common feature on newer fiberglass doors. The exterior of the proposed door will be painted blue to match the existing door color (and to match the other blue accents found throughout the house).



**HPC Item #3:** *Skylight – REQUIRES INSPECTION BEFORE A DECISION CAN BE MADE*

**SPA Response Item #3:** Interior or additional exterior observation to be accommodated at site visit.

**HPC Item #4a:** *Windows – The exterior wall of this structure was in existence according to the Sanborn Map provided which may make this area significant; therefore the proposed window elimination/changes will require an inspection and hearing of the full Commission.*

**SPA Response Item #4a:** While we are in agreement that the two windows in question are located at a portion of the house that (likely) dates back to 1905 (or earlier) per the Sanborn maps, we DO NOT believe the windows or their openings are original or significant. They are both vinyl windows and appear to be full frame windows (as opposed to vinyl replacement windows found in many other locations throughout the house). They are both unique shapes and sizes (a smaller double hung window and an octagonal picture window), which are not consistent with prevalent window configurations

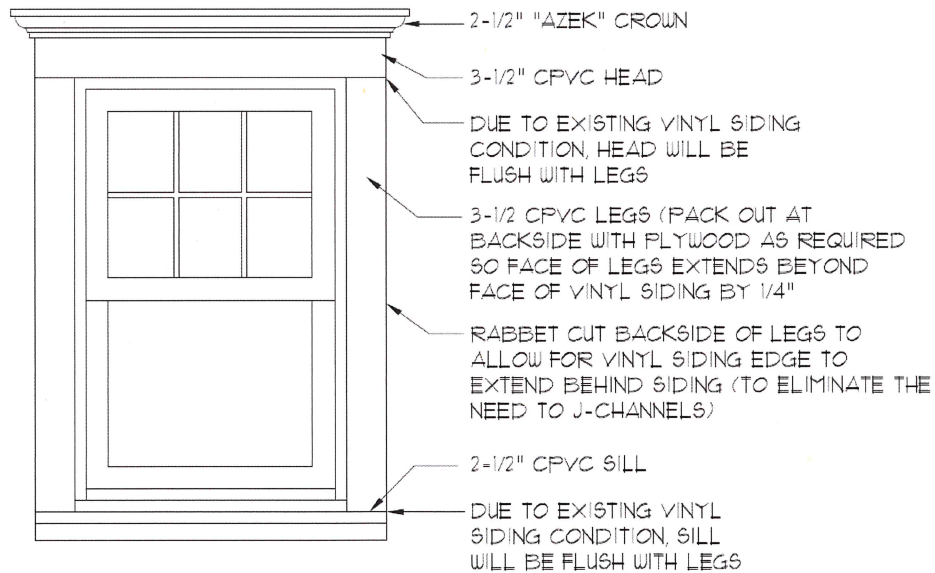


found on this house. Due to their positioning, they both appear to have been installed as part of a newer Kitchen and Bathroom renovation project. And finally, their exterior casing profiles are narrower and more simplified than the casing profiles found at significant window locations throughout the house. With that being said, we welcome an interior and/or exterior observation of such at the site visit with the HPC. If this item is not satisfied upon completion of such site visit, we understand a public hearing will ultimately be required.



**HPC Item #4b:** *Windows – Please provide detail on how any new window casings/trims will resolve with the existing windows/trims*

**SPA Response Item #4b:** Currently, multiple siding layers (likely) exist with newer vinyl siding as the surface layer. All original window casings have been fully concealed with vinyl and aluminum coil stock. The existing casing condition on the “significant” windows includes a vinyl crown lineal and aluminum coil stock wrap over (likely) original wood profiles. J-channels are not concealed, however they are difficult to see, as they have been painted to blue to match the window trim color. See photo below of “existing condition”. At the one new window proposed at the west side of the house, we propose a similar but improved casing detail in accordance with the detail indicted below. A fully “traditional” casing profile is not feasible due to the multiple siding layers, specifically the surface layer of vinyl which requires a concealed edge. We believe this is the most appropriate solution from a constructability perspective and from an aesthetic perspective.



We look forward to receiving additional correspondence from the HPC upon review of this letter and upon completion of the site visit.

Sincerely,  
**Shore Point Architecture, P.A.**

Stephen J. Carlidge, AIA  
 President

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




# SHORE POINT ARCHITECTURE, PA

**Cut-sheets for HPC CoA Application**  
*SPA Project #: 2021-15 DeCotiis (25 Heck)*

Date	Revision / Submission
1/24/2022	HPC Submission (Initial Release)

Side Door:

 **MASONITE.**


**Belleville 2 Panel Half (22") Lite Exterior Doors**


Belleville


Belleville 2 Panel Half (22") Lite Exterior Doors : Fiberglass  
Front Doors : Masonite

**Glass Options**

Types


  
Decorative


  
Textured/Privacy


  
Clear


**Finish**

Available in the following

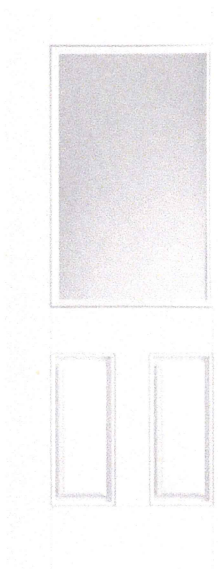
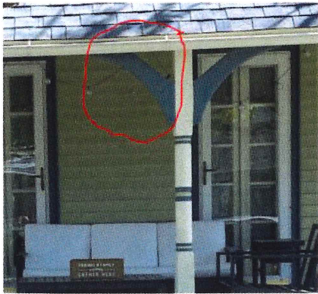
  
Fiberglass

  
Oak -  
Fiberglass

  
Mahogany -  
Fiberglass

  
Smooth

Note: field paint to match  
existing blue in existing house  
see photo below



**Storm Door**



prefinished  
aluminum: white

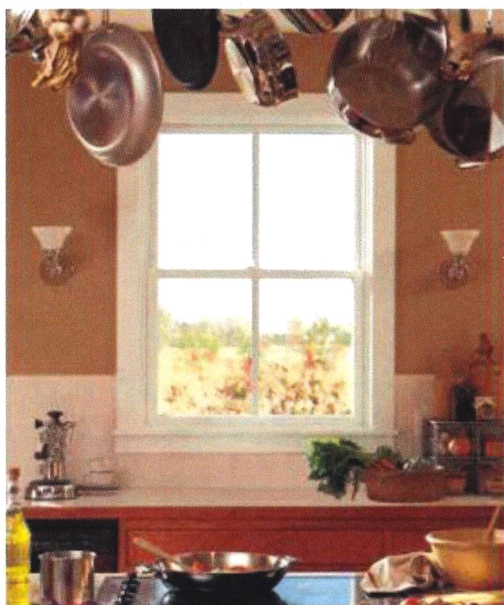


Model(s):  
459FV  
459FVE

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

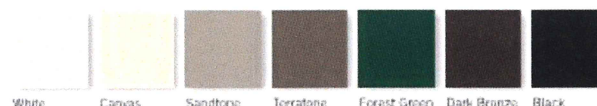
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options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



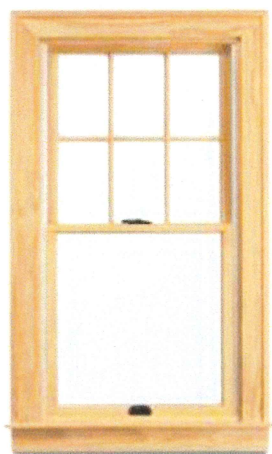
### BEAUTIFUL

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

### EXTERIOR COLORS



\*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](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



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Skylight:



Homeowner  
Professional

Products

Browse by Room

Blind Shop

Where to Buy

Help



VELUX Manual "Fresh Air" Skylight  
VS/VCM

All Skylights

Embrace the best of what  
nature has to offer

The VELUX Manual "Fresh Air" skylight enables any home to embrace the best of what nature has to offer. Opening for maximum fresh air, the venting skylight contributes to a home's proper moisture balance and comfort level by allowing stale, humid air to be released.

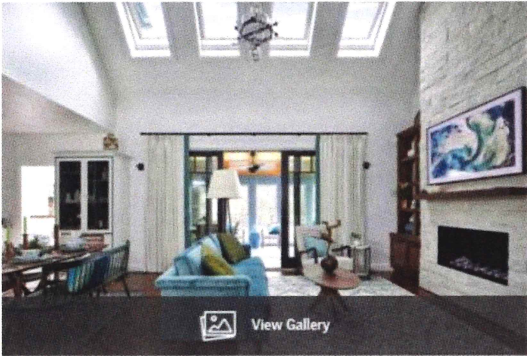
Go Solar, Save 30%, and earn a FREE  
VELUX ACTIVE with NETATMO  
Gateway\* + App

When you purchase a VELUX Manual "Fresh Air" Skylight with a factory-installed solar-powered blind, not only are eligible for a 30% federal tax credit on product and installation but we are giving you a FREE VELUX ACTIVE Gateway\* + App. The VELUX ACTIVE Gateway + App allows you to control your blinds from your smartphone manually.

\*One VELUX ACTIVE Gateway per home

★★★★★ 4.8 98 Reviews

Write a review for VS - Deck Mounted



View Gallery

Skylight Sizes

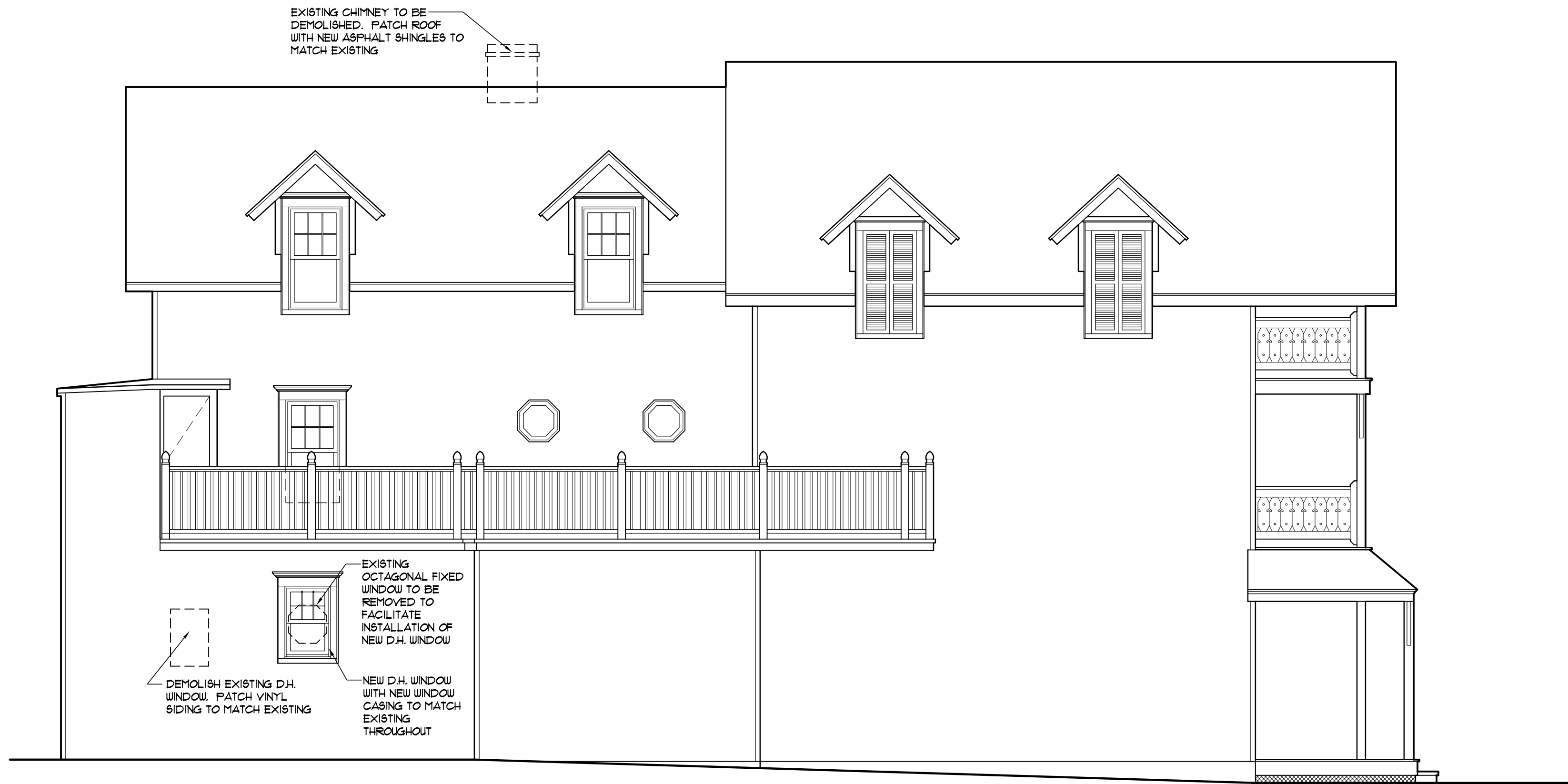
Manual "Fresh Air" Skylight (VS) - Deck Mounted

VS Size Code	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Outside frame (W"xH")	21 <sup>1</sup> / <sub>2</sub> x 27 <sup>3</sup> / <sub>8</sub>	21 <sup>1</sup> / <sub>2</sub> x 38 <sup>3</sup> / <sub>8</sub>	21 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>4</sub>	21 <sup>1</sup> / <sub>2</sub> x 54 <sup>1</sup> / <sub>16</sub>	30 <sup>9</sup> / <sub>16</sub> x 30 <sup>1</sup> / <sub>2</sub>	30 <sup>9</sup> / <sub>16</sub> x 38 <sup>3</sup> / <sub>8</sub>	30 <sup>9</sup> / <sub>16</sub> x 46 <sup>1</sup> / <sub>4</sub>	30 <sup>9</sup> / <sub>16</sub> x 54 <sup>1</sup> / <sub>16</sub>	44 <sup>3</sup> / <sub>4</sub> x 27 <sup>3</sup> / <sub>8</sub>	44 <sup>3</sup> / <sub>4</sub> x 46 <sup>1</sup> / <sub>4</sub>
Rough opening/ Finished frame (W"xH")	21 x 26 <sup>7</sup> / <sub>8</sub>	21 x 37 <sup>7</sup> / <sub>8</sub>	21 x 45 <sup>3</sup> / <sub>4</sub>	21 x 54 <sup>7</sup> / <sub>16</sub>	30 <sup>3</sup> / <sub>16</sub> x 30	30 <sup>3</sup> / <sub>16</sub> x 37 <sup>7</sup> / <sub>8</sub>	30 <sup>3</sup> / <sub>16</sub> x 45 <sup>3</sup> / <sub>4</sub>	30 <sup>3</sup> / <sub>16</sub> x 54 <sup>7</sup> / <sub>16</sub>	44 <sup>1</sup> / <sub>4</sub> x 26 <sup>7</sup> / <sub>8</sub>	44 <sup>3</sup> / <sub>4</sub> x 45 <sup>3</sup> / <sub>4</sub>









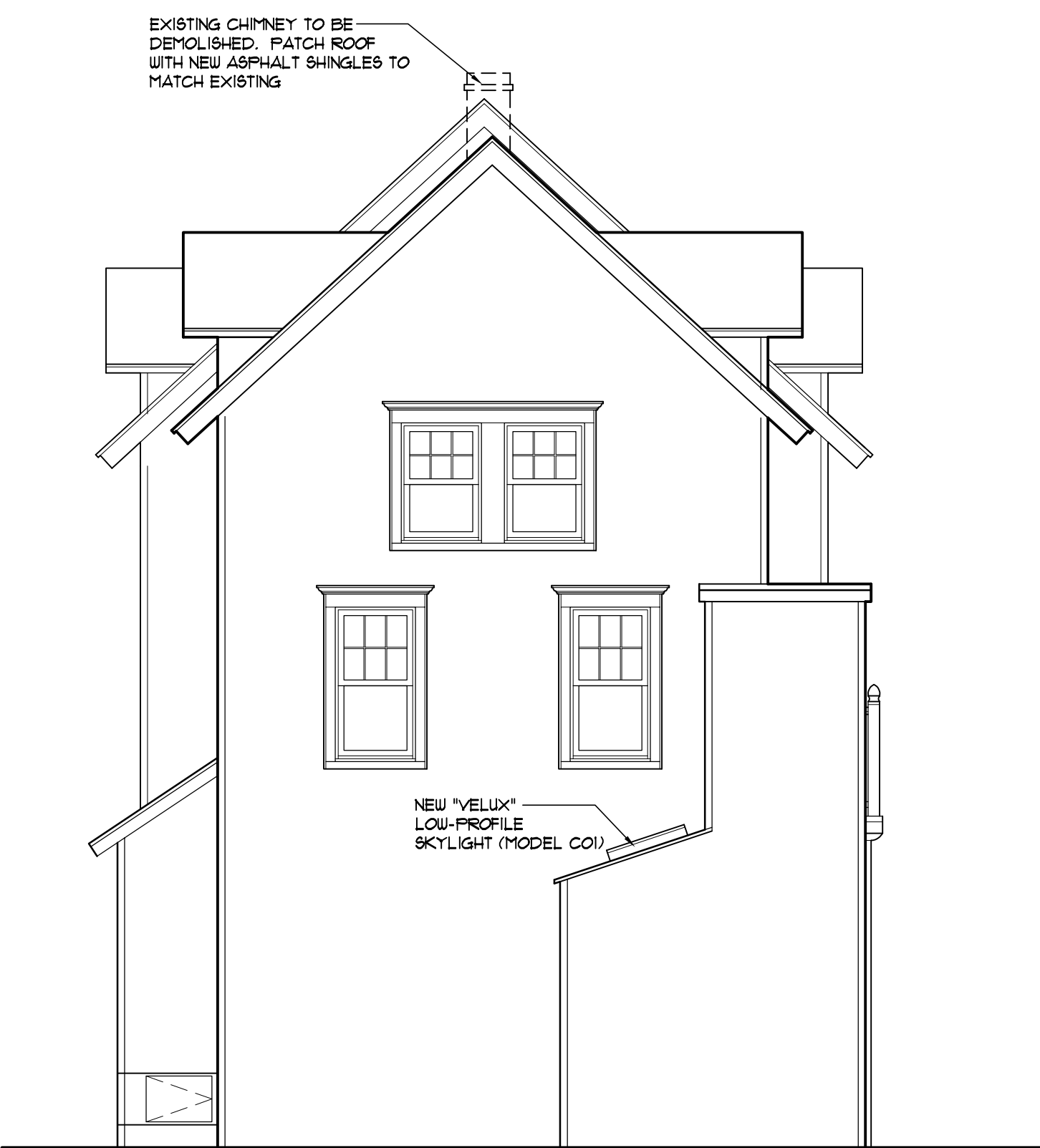
SIDE ELEVATION (WEST)  
1/4"=1'-0"



FRONT ELEVATION (SOUTH)  
NO CHANGES  
PROPOSED AT FRONT  
ELEVATION  
1/4"=1'-0"



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



REAR ELEVATION (NORTH)  
1/4"=1'-0"