

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 Ext. 204 Fax (732)988-4259
awalby@neptunetownship.org

Date: December 29, 2020

Name: Shore Point Architecture
Address: 108 S Main Street
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-214
BLOCK 245 LOT 16 ALSO KNOWN AS 53 Broadway Ave**

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, January 12, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of January 12, 2021
Time: Jan 12, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82780766641?pwd=OGMzU0YwQmRtcUFiOSTpV0RmQUdwQT09>

Meeting ID: 827 8076 6641

Passcode: 084711

One tap mobile

+16465588656,,82780766641# US (New York)

+13017158592,,82780766641# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 827 8076 6641

Find your local number: <https://us02web.zoom.us/j/82780766641>

Join by SIP

82780766641@zoomcrc.com

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.

Description of Work

1. Construct new uncovered second floor balcony with fiberglass decking above the existing first floor covered porch. Balcony will have custom wood and cpvc rails (re: railing detail) and 5" Versatex newel wraps. The second floor window adjacent to the balcony will be replaced with an Andersen 400 Series french door with 2 wide by 5 high SDLs.
2. Remove existing exterior siding and replace with new Hardi Plank clapboard siding in the smooth finish. New cpvc corner boards will also be installed. We full understand the HPC will require we remove sections of siding below the asbestos. We will coordinate directly with the HPC to arrange a site visit to view these field conditions.
3. All window casings will be replaced with new cpvc window casings as indicated in drawings.
4. All colors and exterior light fixtures to be submitted to the HPC tech review team at a later date.
5. Remove existing prefinished aluminum half round gutters and round leaders and replace with new prefinished aluminum half round gutters and round leaders in same configuration/location/size. The reason for the gutter/leader replacement is to match the color of the new gutters/leaders to the new approved HPC color scheme

Compliant Items:

Materials proposed are compliant.

Discussion Items:

An HPC inspection is required for the siding.

Discussion for whether the proposed second floor porch is historically appropriate in regards to the design and concept itself.

Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts. This must be provided at the latest **10 days before the meeting January 12th, 2021**. Along with providing 9 hard copies, please also email via .pdf.

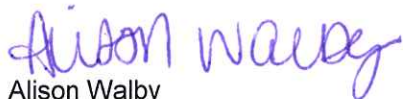
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

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) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,



Alison Walby
HPC Administrative Officer/Secretary

New Search	Assessment Postcard	Property Card
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Block: 245	Prop Loc: 53 BROADWAY	Owner: KEAN, EILEEN	Square Ft: 3072
Lot: 16	District: 1335 NEPTUNE TOWNSHIP	Street: 53 BROADWAY	Year Built: 1879
Qual:	Class: 2	City State: OCEAN GROVE, NJ 07753	Style: 5

Additional Information

Prior Block: 40	Acct Num: 00007077	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 650	Mtg Acct:	Land Desc: 60X60	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 2.5S-F-L-1U	Initial: 051879 Further: 000000
Updated: 04/10/20	Tax Codes: F02	Class4Cd: 0	Desc:
Zone: HDR1	Map Page:	Acreage: 0	Taxes: 25751.13 / 26660.89

Sale Information

Sale Date: 08/15/16	Book: 9182	Page: 6509	Price: 1210000	NU#: 7
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Srta	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	08/15/16	9182	6509	1210000	7	46.58	KEAN, EILEEN

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	KEAN, EILEEN	477400	0	1347800	2
	53 BROADWAY	870400			
	OCEAN GROVE, NJ 07753	1347800			
<u>2020</u>	KEAN, EILEEN	453800	0	1278700	2
	53 BROADWAY	824900			
	OCEAN GROVE, NJ 07753	1278700			
<u>2019</u>	KEAN, EILEEN	444800	0	1218700	2
	53 BROADWAY	773900			
	OCEAN GROVE, NJ 07753	1218700			
<u>2018</u>	KEAN, EILEEN	444800	0	1212800	2
	53 BROADWAY	768000			
	OCEAN GROVE, NJ 07753	1212800			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Application #: **HPC** 2020-214

Application Date: 11/11/20

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|---|---|
| <input type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input checked="" type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input 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 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 type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input 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 type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input 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: 53 BROADWAY

BLOCK: 40 245 LOT: 650 110 QUALIFIER: HD-R1

OWNER INFORMATION _____

NAME(S): EILEEN KEAN

ADDRESS: 53 BROADWAY, OCEAN GROVE, NJ 07756

PHONE: 732-774-6900

EMAIL: ABF@SHOREPOINTARCH.COM

APPLICANT INFORMATION _____

☐ Check if same as Owner

NAME(S): Andrea Fitzpatrick, Stephen J. Carlidge 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: 1879 ARCHITECTURAL STYLE: _____

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): 553524505 DATE APPROVED: 11/02/2020

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.

****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.

Eileen Kean
OWNER NAME – Please PRINT
Eileen Kean
OWNER SIGNATURE
August 19, 2020
DATE

Andrea Fitzpatrick, AIA
Shore Point Architecture, PA
Andrea Fitzpatrick
APPLICANT NAME – Please PRINT
Andrea Fitzpatrick
APPLICANT SIGNATURE
8/19/2020
DATE

HPC Text – 53 Broadway

- Construct new uncovered second floor balcony with fiberglass decking above the existing first floor covered porch, below. Balcony will have custom wood and cpvc rails (re: railing detail) and 5" Versatex newel wraps. The second floor window adjacent to the balcony will be replaced with an Andersen 400 series french door with 2 wide by 5 high SDLs (cut sheet provided.)
- Remove existing exterior siding and replace with new Hardie Plank clapboard siding in the smooth finish. New cpvc corner boards will also be installed. We fully understand the HPC will require we remove sections of siding on all 4 elevations and in gable ends to reveal condition of siding below the asbestos. We will coordinate directly with HPC to arrange a site visit to view these field conditions.
- All window casings will be replaced with new cpvc window casings as indicated in drawings.
- All colors and exterior light fixtures to be submitted to the HPC tech review committee at a later date
- Remove existing prefinished aluminum half round gutters and round leaders and replace with new prefinished aluminum half round gutters and round leaders in same configuration / location / size. The reason for the gutter / leader replacement is to match the color of the new gutters / leaders to the new approved HPC color scheme.



53 Broadway



Fee Date: 10/15/2020

Check #: 631

Cash: 0

ZONING PERMIT

ID: 553524505

Date: 11/02/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

- Location of property for which zoning permit is desired:**
Street Address: 53 BROADWAY **Block:** 245 **Lot:** 16 **Zone:** HDR1
- Applicant Name:** SHORE POINT ARCHITECTURE (Andrea Fitzpatrick) **Phone No.** (732)774-6900 **Fax No.** (732)774-7250
Applicant's Address: 108 SO MAIN STREET OCEAN GROVE NJ 07756
Email: abf@shorepointarch.com
- Property Owner Name:** KEAN, EILEEN **Phone No.** (732)774-6900 **Fax No.**
Property Owner's Address: 56 BROADWAY OCEAN GROVE NJ 07756
Email: abf@shorepointarch.com
- Present Approved Zoning Use of the Property:** Detached Single Family Residence
- Proposed Zoning Use of the Property:** Detached Single Family Residence
- Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**

"(Please see attached)" "Remove existing exterior siding and trim and replace with new siding and trim. Construct new 6'-3" x 14'-8" (93 sq. ft.) uncovered second floor balcony above the existing 7'-9" x 30'-2" first floor covered porch, below. Existing average porch setback is 2.1'. The open air balcony is required to be setback 1'-6" from the required setback line of 2.1'. The proposed open air balcony setback is 3.6'. which complies with this requirement."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes ☐ No ☐ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 46.00 %

Lot Coverage: 66.00 % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

11/02/2020 This zoning permit application submitted on 10-15-2020 consists of:

- One (1) copy of the Zoning Permit Application;
- One (1) copy of the detailed description of work;
- One (1) copy of the Transmittal 2020-22 Kean Residence;
- Three (3) copies of the Construction Plans by Shore Point Architecture, dated 10-14-2020.

The applicant/property owner certifies that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The property is located within the HD-R-1 Zoning District. The present zoning use of the property is a Detached Single Family Residence. There is no proposed change in use of the property.

The applicant describes the proposed work in detail:

"(Please see attached)"

"Remove existing exterior siding and trim and replace with new siding and trim. Construct new 6'-3" x 14'-8" (93 sq. ft.) uncovered second floor balcony above the existing 7'-9" x 30'-2" first floor covered porch, below. Existing average porch setback is 2.1'. The open air balcony is required to be setback 1'-6" from the required setback line of 2.1'. The proposed open air balcony setback is 3.6'. which complies with this requirement."

The applicant does not describe all proposed work and structures as identified and defined by the Neptune Township Land Development Ordinance in the detailed description.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Definitions;
- APPLICATION PROCEDURE IN HISTORIC ZONE DISTRICTS AND FOR DESIGNATED HISTORIC SITES.

Definitions;**Land Development Ordinance section 201 states:**

Balcony - An open air structure attached to a building in some cases in a cantilevered manner, without a roof, and located above the first floor level (in a split level house, this would be above the second, or middle level). The edges of the balcony shall have a railing and the structure shall meet the setback requirements for the building to which it is attached. Balconies shall not project more than eight (8) feet from the building and shall not exceed more than one hundred fifty (150) square feet in area per 30 foot of lot frontage. For purposes of this Chapter, an open air structure supported from the ground is considered a "deck" when not situated directly above an open air covered porch.

ZONING NOTES:

- The applicant indicates the proposed construction of an open air structure attached to a building without a roof, and located above the first floor level.
- The edges of the proposed balcony shall have a railing.
- The proposed structure shall meet the setback requirements for the building to which it is attached.
- The applicant indicates the proposed to project 6.25' from the building.
- The applicant indicates the proposed to be 91.63 square feet in area.

APPLICATION PROCEDURE IN HISTORIC ZONE DISTRICTS AND FOR DESIGNATED HISTORIC SITES:**Land Development Ordinance section 900-A:**

This Section establishes the circumstances, conditions and procedures to obtain a Certificate of Appropriateness from the Historic Preservation Commission as it pertains to exterior architectural features, applications for a permit from the Zoning Officer and/or Construction Official or for applications for development for properties in any Historic District Zone District or for designated historic sites situated elsewhere in the Township. No zoning permit where such is required shall be issued unless a Certificate of Appropriateness has been issued previously by the Historic Preservation Commission and when additionally required an approval has been granted by the appropriate Neptune Township Planning Board or Zoning Board.

ZONING NOTES:

- A Certificate of Appropriateness is required from the Historic Preservation Commission, after Zoning Approval is acquired.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC and Construction Department approvals are required.

*Returned to the applicant:

- One (1) copy of the Zoning Determination;
- Two (2) copies of the Construction Plans by Shore Point Architecture, dated 10-14-2020.

StatusApproved ☒Denied ☐**Referrals**Construction ☒HPC ☒Engineering ☐Planning Board ☐Zoning Board ☐Mercantile ☐Code Enforcement ☐



FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

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, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



White



Sandtone



Terratone



Forest Green

*Visit andersenwindows.com/warranty for details.
**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

GLASS OPTIONS

LOW-E4® GLASS

- Low-E4® tempered glass
- Low-E4® SmartSun™ tempered glass
- Low-E4® Sun tempered glass
- Additional glass options are available. Contact your Andersen dealer.

ART GLASS

A wide range of art glass patterns, including Frank Lloyd Wright® series designs are available to add beauty to your home.

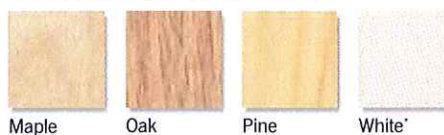
PATTERNED GLASS

Available in four attractive patterns ideal for letting light into the home while obscuring vision.

ADDITIONAL FEATURES

- Available in one-, two- and three-panel configurations
- Multipoint locking system that seals the doors tight at the top, center and bottom
- A thermal barrier in the sill reduces conductive heat loss and limits condensation on the inside
- Quality construction with mortise-and-tenon dowel joints
- Extensive array of options and accessories, including sidelights and transom windows
- Adjustable hinges with ball-bearing pivots for smooth, frictionless movement

INTERIOR OPTIONS



*Prefinished White interiors are only available on units with White exteriors. Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

HARDWARE FINISHES



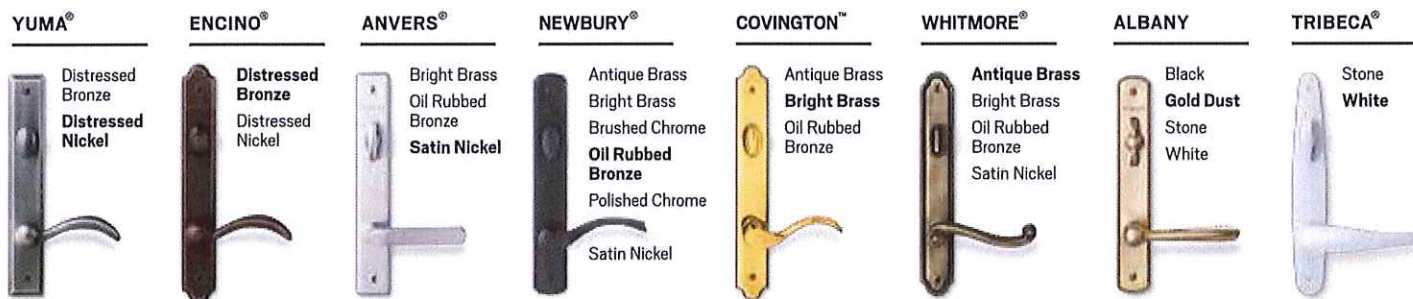
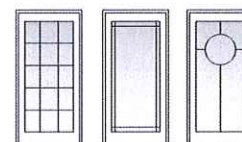
*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

EXTERIOR TRIM

Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

● HardiePlank® Lap Siding

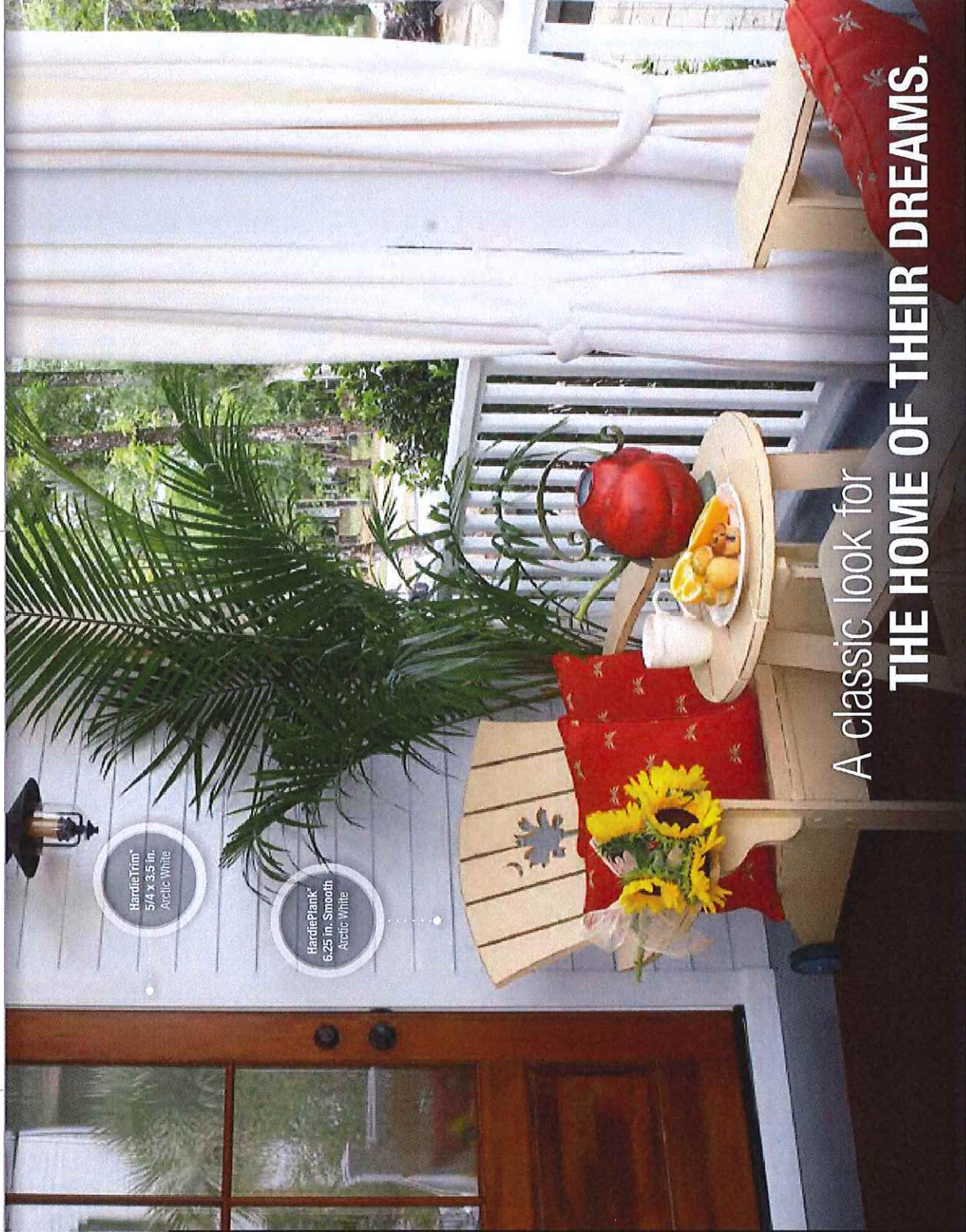
HardiePanel® Vertical Siding

HardieShingle® 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.



A classic look for

THE HOME OF THEIR DREAMS.



JamesHardie

Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

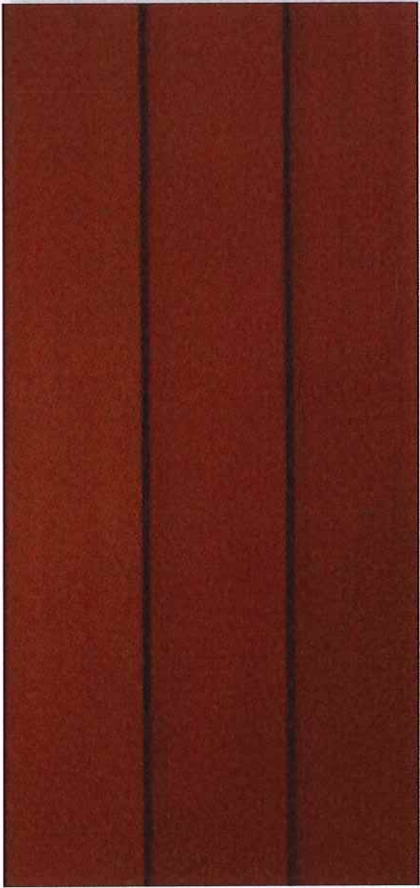
COLOR



HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Courtylane Red

Thickness	5/16 in.				
Length	12 ft. planks				
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	
Exposure	4 in.	5 in.	6 in.	7 in.	
ColorPlus Pcs./Pallet	324	280	252	210	
Prime Pcs./Pallet	360	308	252	230	
Pcs./Sq.	25.0	20.0	16.7	14.3	

Available Colors



All exterior colors to be submitted to the HPC tech review committee at a later date.

View all HardiePlank Lap Siding Products