

SHORE POINT ARCHITECTURE, PA

SHORE POINT ARCHITECTURE - RESPONSE TO:

"Historic Preservation Commission Certificate of Appropriateness – Pending / Request Info" Letter

Date: February 23, 2024
SPA Job Number: 2022-29 (Bury Residence)
Property Address: 109 Stockton Avenue

HPC Item: 6) "Intex" Dartmouth for porch stair rail may not meet UCC requirements for graspable handrails. Tech recommends wood top and bottom rails. Incomplete

SPA Response: Graspable handrails are required by NJIRC R311.7.8. on flights of stairs with four or more risers. The front porch contains four risers and therefore requires a graspable handrail. "Intex" Dartmouth's standard offerings do not meet the above mentioned graspability requirements. As such, a prefinished aluminum pipe rail mounted to one side of the proposed stair is our proposed code compliant solution. If "Intex" offers a code compliant graspable wood top rail, we are open to modifying to such, but we are unaware of such an offering. Should that be the case, the graspable aluminum handrail will be eliminated. Bottom rail will remain CPVC.

HPC Item: 7.) Please confirm lattice will be dimensional if CPVC, or that it will be cedar with CPVC frames. Incomplete.

SPA Response: Confirmed as dimensional. Revised, attached drawings updated accordingly.

HPC Item: 8.) Please supply color for proposed Aeratis porch flooring. Incomplete.

SPA Response: The proposed Aeratis color was provided in our original application package as "Weathered Wood"

HPC Item: 9.) Please supply missing light fixtures. Incomplete.

SPA Response: A light fixture specification and cut sheet was provided in our original application package. "Kitchler Chesapeake 1 Light Wall Light – Black"

HPC Item: 10.) Please confirm check rails on casement windows are of sufficient dimension to visually emulate regular double-hung windows. Incomplete.

SPA Response: The check rails provided by Andersen are 2-1/4" and effectively simulate a double hung check rail to the greatest extent possible for a code required egress casement window.

HPC Item: 11.) East elevation window alignment seems awkward with three different sized windows on this elevation. Please consider size and spacing. (Enlarging the 2nd floor middle window—laundry—to full size might address this concern.) Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached.

HPC Item: 12.) West elevation has a similar awkward window configuration (Might the 2nd floor bathroom window to be full-size?). Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached.

HPC Item: 13.) The uniform Chimney width seems overly modern for the house style proposed. Might a taper be introduced above the first floor? Incomplete.

SPA Response: Drawings revised per HPC's comments. Bubbled and attached.

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