

PAUL R. GANNON

PH: 732-988-9500
FAX: 732-775-5264
www.gannonbuilding.com



WILLIAM P. GANNON III

108 S. MAIN STREET
OCEAN GROVE, NJ 07756
NJ License # 13VH00043600

SEE ATTACHED ELEVATIONS & NOTES BY MOSS DATED 11/06/23 & PHOTOGRAPHS

**** AMENDED 2/15/24**

Summary of Notes:

Remove all vinyl replacement windows and replace with new Andersen 400 Series 2 over 2 vinyl clad white windows.

Remove all vinyl siding from all 4 sides . Remove all siding from the South ,West & North sides. Repair /replace any damaged sheathing . Install Hardie plank 5"+- Exposure Deep Ocean color.

East Elevation: remove any existing areas of cedar where damaged or sheathing needs repair, any non damaged areas to remain. Repair,refurbish,rewave existing cedar clapboard siding from the building to establish East cedar facade on first 3 floors. Cedar painted to match Hardie siding.

Fourth floor gable sections on East,North,South sides to get new western red cedar shakes .

East side to get Gable treatment - see plan

All window and door openings to be trimmed with Azek 5/4x4, Historic sill & Crown to match existing trim on building.Fascias and trim to be Azek . Soffits & porch ceilings to be composite beadboard.

Porches :

New Azek Column wraps 8" square with Intex Style A cap & base. (See cut sheet attached)

Newel posts to be Intex sleeves with cap and ball cap . See plans.

New Railings Intex Dartmouth style with Mahogany top . Fourth floor to have 3 line style- see elevation A-2.

1st floor deck to be new mahogany 5/4x4" over existing fiberglass deck. Other decks remain as is fiberglass.

Basement Door replaced with Therma Tru 2 panel fire rated door. (See Cut Sheet attached)

Light Fixtures : (See Cut sheet attached)

****AMENDED 2/15/24**

See additional photos:

Sanborn Maps 1890 & 1905 attached

Partial Historic Picture: Historical Society Closed. Extensive online search produced 1 partial.

Exposed siding : Attached

Windows to be replaced : Attached

SIDING CONDITION REPORT :

Original siding on main 3 floors was cedar clapboard with an approximate 5" reveal with 1x3&1/2" corner boards with quarter round at corner. (See Pics) Owner to replicate corners .

Each row of the clapboard siding was padded out using individual wooden shims run parallel using countless non galvanized nails. Some of the corner boards were removed and padded out with random width

boards. Then cementitious grained shingles were nailed on top - again using multiple galvanized nails. Some time after (20-40 years?) More of the window trim/ corner boards were removed ,some were left , and the grained siding was covered over (padded out) with blue foam insulation using assorted nails.

Windows , soffits and trim were wrapped in nailed-on aluminum and vinyl siding was nailed on top of the blue insulation, resulting in the current vinyl look today.

The underlying clapboard that we exposed is in dire condition. Clapboard shows cracking, warping and a multitude of nail holes which split the wood. In addition the surface appears to not be able to retain paint in many areas. While some individual boards may have survived the multiple nail overs - they would have to be carefully removed and inspected and saved for possible reinstallation. (Similar to what was attempted at Thornley Chapel)

Gable Ends : The gable ends showed vinyl over insulation over cementitious siding over cedar shakes. Additional removal showed original clapboard siding under the cedar shakes.(See pics) The Owner proposes doing Hardie plank to mimic the original look - Or will install individual wood or synthetic shakes in the gable ends as shown on the Moss Architectural elevations.

The exploratory exposure is damaging to existing conditions and exposes the structure to rain damage. Owners can not expose additional areas without risk and expense. If the project moves forward the owners will document any original patterns with the HPC and make every effort to imitate any original decorative siding patterns.

WINDOW CURRENT CONDITION REPORT:

All windows to be replaced are currently 1 over 1 double hung vinyl replacement style windows prevalent in the 1980's to the present day . These windows were probably inserted in circa 1990 and are not conducive to the Victorian era style .

Numbered window pictures provided . Areas that were not photographable from the exterior on the south and west sides were pictured from the interior .

Owners are anxious to get the exterior completed before the summer season . Please call during tech Review if the Board has any questions. 732-558-0546

Thank you,

Bill & Jim Gannon