

# SHORE POINT ARCHITECTURE, PA

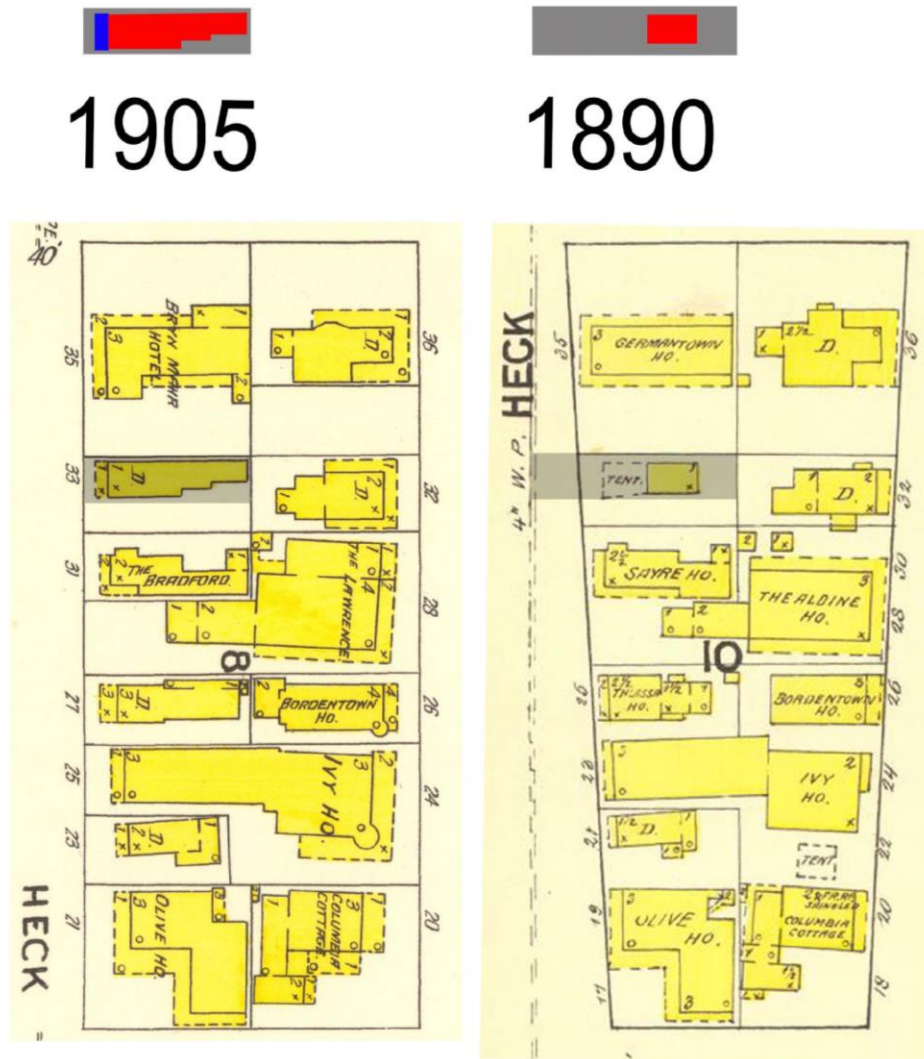
## HPC APPLICATION TEXT

Date: November 3, 2022  
SPA Job Number: 2022-19 (Giovanela Residence)  
Property Address: 31-1/2 Heck Avenue (Block 240, Lot 14)

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### HISTORY OF SITE

According to the tax records, "31-1/2 Heck Avenue" was constructed in 1889. The 1890 Sanborn Map (appears to) indicate there was a different (possibly) tent structure on the site at that time. By 1905 it appears as though (something similar to) the current structure existed on the site.

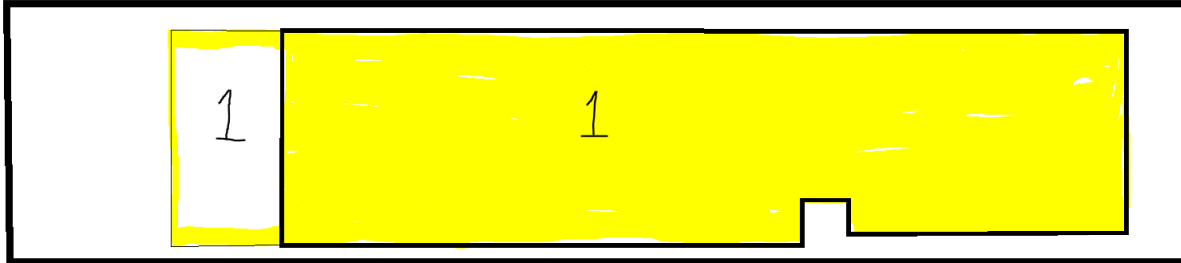


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### DIAGRAM OF CONDITION TODAY

The diagram below was prepared to provide a point of comparison between the maps above and the existing condition, today. It appears as though the building was modified at the rear only, sometime after 1960, via a one-story addition.



### PHOTOGRAPH OF THE EXISTING CONDITIONS



Front



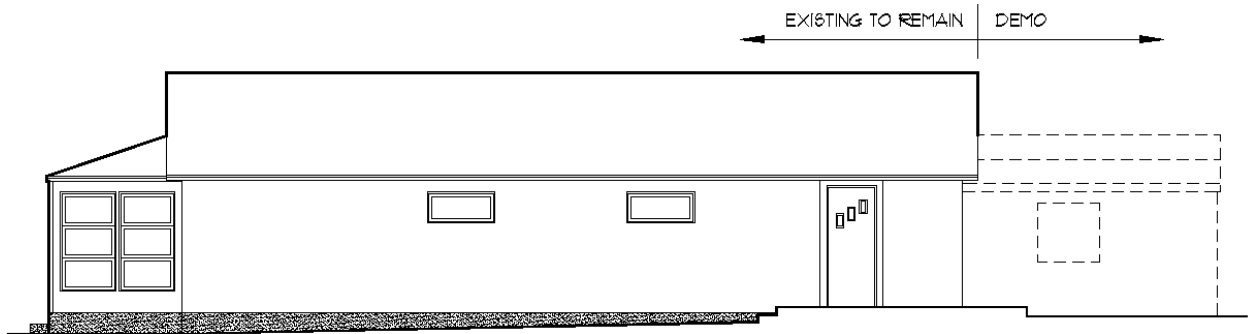
Rear

*Note: Due to the close proximity to the property line, it was difficult to photograph “overall” shots of the rear area of the house. Please refer to the “existing conditions” in the submitted architectural drawing.*

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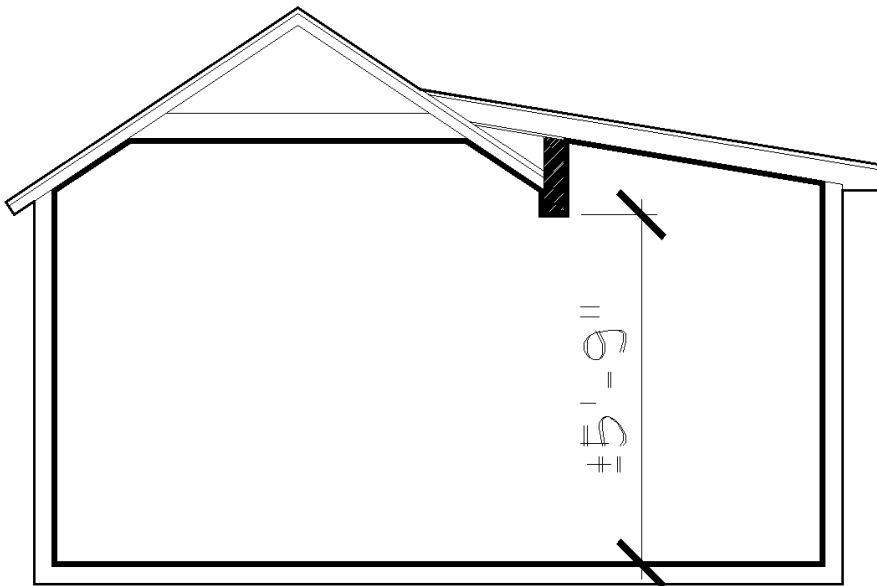
## PROPOSED AREAS FOR DEMOLITION

As part of this application, we proposed to demolish the rear area of the house, as indicated below. This equates to 19.9% demolition, which requires “partial demolition” approval from the HPC.



## SIDE ELEV. (EAST)

This area, due to the manner in which it was expanded (after 1950) contains very low headroom, which makes this area unsafe and impractical. Please see diagram below showing the limited headroom. To avoid hitting their heads, the homeowners installed a blue pool noodle to make this projection visibly pronounced.







**SIGNIFICANCE OF THE AREA PROPOSED FOR DEMOLITION**

The area scheduled for demolition contains four windows, none of which are architecturally significant. The form of the roof is not original and has been significantly modified after 1960. The addition is clad in vinyl siding and contains exposed rafter ends that display evidence of severe rot. Photos of all conditions mentioned above have been provided below.

- Window on east side is a newer wood double hung window and is proportionally inconsistent with a window you would expect to see in a (key structure) bungalow style house.



- Two windows at rear are small, square awning windows that were likely installed sometime around 1970. They are proportionally inconsistent with windows you would expect to see in a (key structure) bungalow style house.



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- Window on west side is a wood awning window, likely installed sometime in the 1970's. It is proportionally inconsistent with a window you would expect to see in a (key structure) bungalow style house.



- Photo below shows evidence of severe rot and deterioration at existing roof. Upgrades to this area would be practically impossible.



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## **SUMMARY OF PROPOSED WORK**

Construct a 14'-4"x10'-10" one-story addition will be centered at the rear of the existing one-story structure. The roof form of the proposed addition will be a gable and will be a 8:12 pitch to match the existing main roof pitch. The addition will contain 5 total windows; 1 on the rear, 2 on the east side, and 2 on the west side. Windows will be Andersen 400 series, per architectural drawings. The addition will be clad in new fiber cement clapboard siding, smooth finish, to match existing siding exposure, and 3-1/2 inch CPVC corner boards. The foundation will be parge coated. The proposed roof will be new asphalt roof shingles to match the existing with CPVC rake trim and half-round gutters and leaders.

Replace the existing 3 lite side door with a Thermatru "Smoothstar" half-glass door, per cut sheet attached.

Remove existing front facing gable end vent and replace with clad wood window in same location, as indicated.

The site will also have a new upward airflow A/C Condenser at the rear of the property. The porch on the east side of the property will be repaired with "Aeratis" tongue and groove decking.