

## SUMMARY OF NORTH END PLAN CHANGES DURING 2 YEAR HPC APPLICATION

Plan Changes Per HPC Workshop Meetings (4) & Public Hearings (4)

Below represents 60 material changes that were made through multiple meetings between HPC Members, Township professionals & OGNED's Architectural firm & Victorian Architectural Expert over the course of 20 months.

HOTEL: 26 Material Changes:

- Two Juliette Balconies and railings removed from Towers
- 2 Over 1 windows replaced with 20 over 1 "Chicklet" style windows on the top floor of Towers only.
- Single Eyebrow roof installed on each tower at the 2nd floor level.
- Shake flair installed at 4th floor towers.
- Shakes added to towers and stair tower walls .
- Shed roof dormers replaced with Gable roof dormers on roofs.
- Dormers widened to accommodate requested additional light fixtures.
- Dormer door grills modified to mimic window grills.
- Gable End columns removed , replaced with decorative brackets.
- East elevation dormers were revised and shake shingling detail added to the first floor balcony.
- Added a large Diamond pattern where windows are not possible due to fire code. The Diamond pattern was later reduced by 20% per request.
- Paneling elements added to the bathrooms on east elevation, to resemble the proportion of adjacent windows. Paneling was later removed and the floorplan changed to provide full size windows.
- Closed shutter "false windows" added to north elevation to enhance window pattern.
- 5th floor Railing replaced with shake solid knee wall
- 2nd floor Railings replaced with solid cedar clad walls with catenary curve shape and custom half railings.
- Remaining railings - additional top railing added with differentiating detail.
- Additional columns added to the main entrance at the south porch.
- 4th Floor entry roof detail/slope changed.
- Main Entry doors redesigned: added sidelites, different size glass.
- Elevator rooftop altered multiple times - roofs submitted to mimic other historic hotels.
- Stair tower roofs modified to match elevator roof .
- Diamond lattice pattern changed to square.
- Removed Sidelight on the west entry door.
- Added windows and changed location fenestration on north elevation stairwell 5th floors
- Added simulated window panels on north & west elevations.
- Combined shed dormers into one on the north elevation roof.

#### BOARDWALK RETAIL: 11 Material Changes

- Removed approx 400 square feet of retail space to create an open access walkthrough to Boardwalk from center courtyard.
- Trellis system was added for the area above the walkthrough .
- Added Gable end roof with details to walkthrough .
- Windows with trim and lighting added on both sides of the walkthrough corridor to the boardwalk.
- Center Mullions widened on the boardwalk windows to prohibit pedestrians from looking into the building at interior walls.
- Footprint & floorplan reduced at Hotel connection to Retail to provide more pronounced visual relief on the east elevation.
- Roof parapet height increased with siding ,decorative corbel brackets and flags added.
- Boardwalk style pipe railings added to the ramp area if rails become code necessary.
- Brackets and historic lights reconfigured on east retail elevation to improve symmetry.
- Retail doors given a raised panel design below the  $\frac{2}{3}$  glass.
- Corner boards added to siding detail.

#### NORTH EAST MIXED USE BUILDING #1 :17 Material Changes

- Roof top open railings removed at all simulated roof ridges
- Roof parapets (simulated ridges) extended 30% higher to project larger roof look and obscure any potential sightline to a flat roof.
- Usable roof area reduced in size.
- Roof Gables depth increased from 5 feet to 20 feet to appear as full gable roofs.
- Backwalls with doorways added to the rear of all Gables to portray real gables .
- Gable ends changed to round and square openings to reduce repetition.
- Board & Batten and cedar added to gable ends
- Sidelights removed from porches replaced with single french door and light fixture
- Replace diagonal with vertical Wainscot panels and different window fenestration on Bay areas.
- 1st floor east retail eyebrow roof extended around the corner up to the north side residential entry area.
- Window & Door changed at north east residential entry notch. Added shutters
- Small windows in stair towers were replaced with larger double hung windows.
- Closed shutter “false windows” added to balcony on south elevation.
- Roof element added to accentuate the break between retail and residential at east elevation.

- Details added to 3rd floor balcony west and bay projections revised on east elevation.
- Corner Boards and horizontal trim added as requested on siding.
- Added finials to towers.

RESIDENTIAL BUILDING #2 : 6 Material Changes :

- Removed all roof railings at top of ridge.
- Roof parapets (simulated ridges) extended 30% higher to project larger roof look and obscure any potential sightline to a flat roof.
- Lighting styles and locations changed to single side of balcony doors.
- Increased roof dormer depths on south elevation only and added backwalls to gables.
- Changed detail on tower fascia and spandrels.
- West elevation added side window panels and additional wainscot panels to differentiate.