

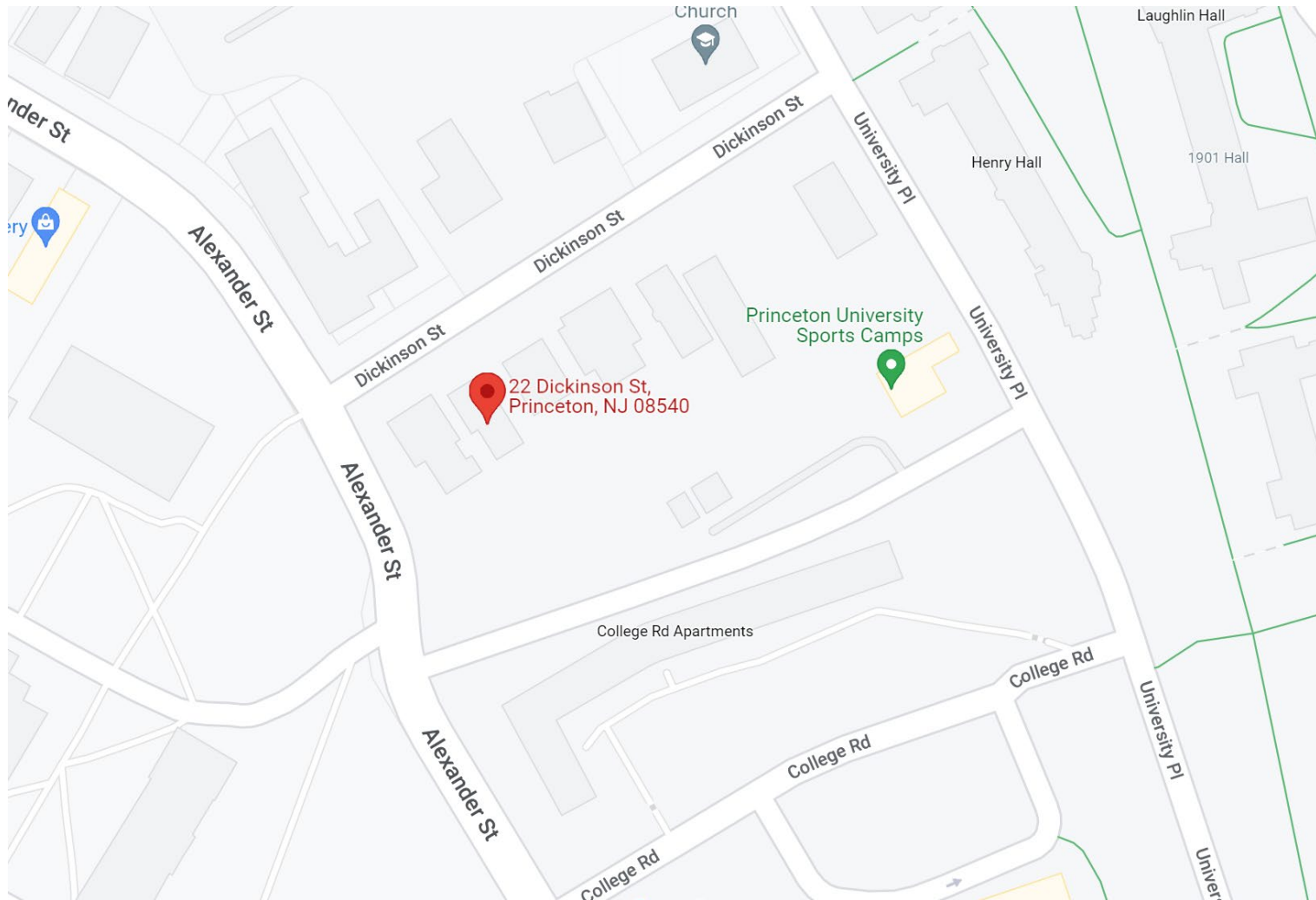
22 DICKINSON STREET

Proposed Two-Family Dwelling

Friars' Club Partners, LLC

Princeton Historic Preservation Commission Presentation

August 15, 2022



SITE MAP
Google Maps 8/8/22 (22 Dickinson)

Ronica A. Bregenzer, Architect LLC
8 Stockton Street
Princeton, New Jersey 08540

22 Dickinson Street
Princeton Borough NJ
08-15-22

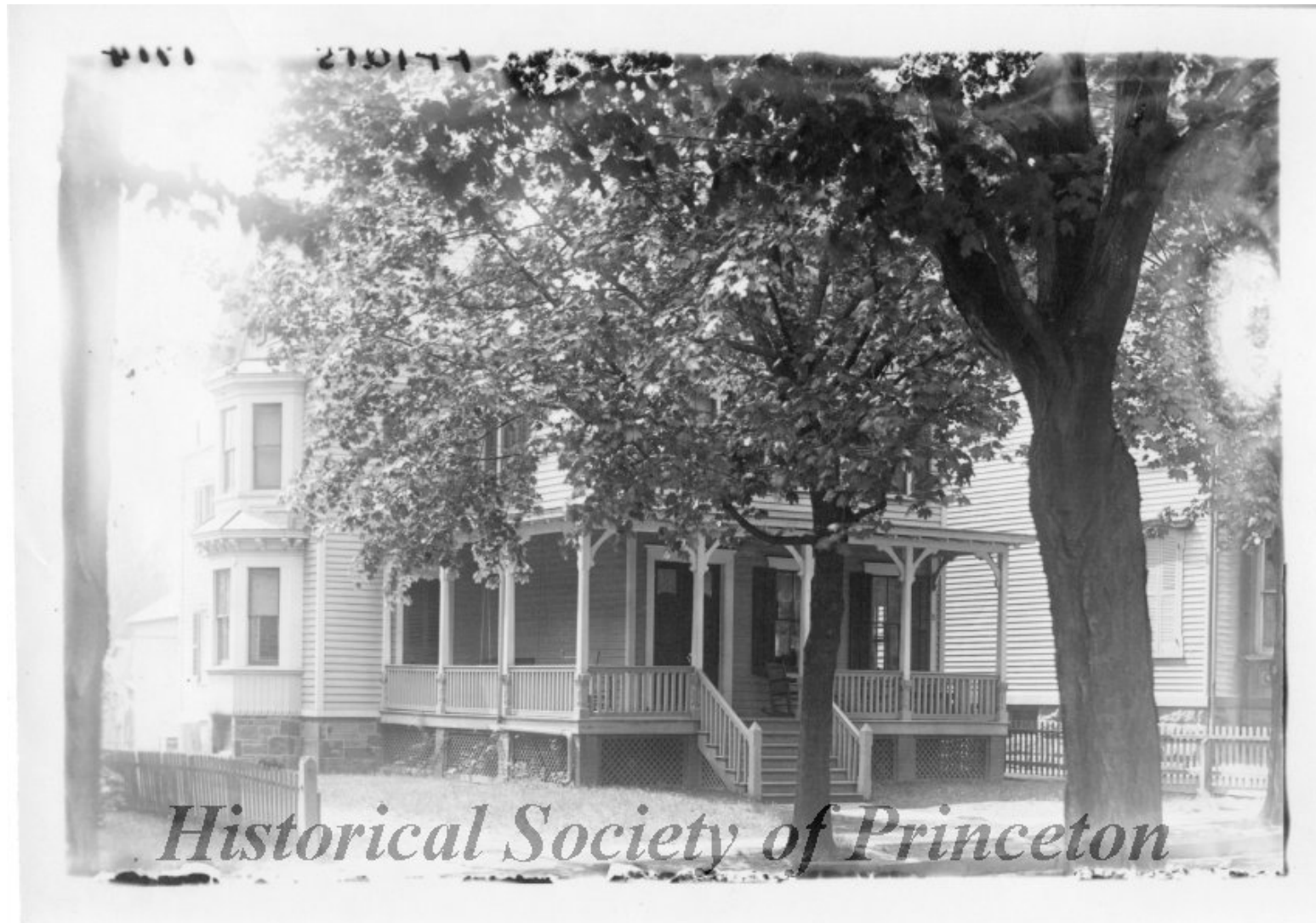


photo – Friars, c.1914

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NorthWest Elevation - Front Elevation

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NorthEast Elevation - Left Side

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SouthEast Elevation - Rear

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SouthWest Elevation - Right Side

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Stair and Rooftop Walkway at Front and Left Side Elevation



Existing Shed –
Proposed to be Removed

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Streetscape -- South Side of Dickinson Street looking towards University Place and at #22

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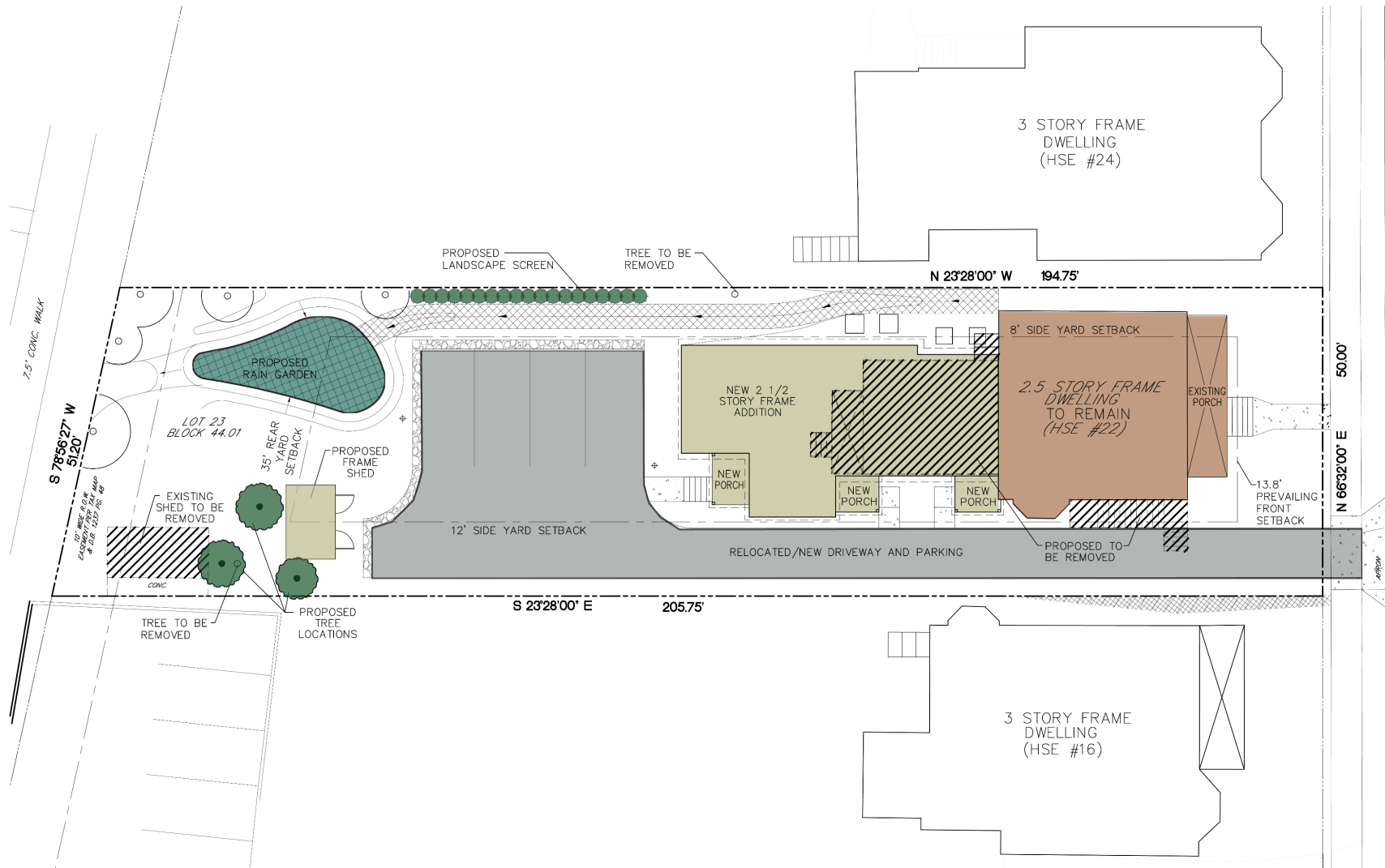
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Looking from Alexander Street at rear elevations of #16, #22 Dickinson Street and others

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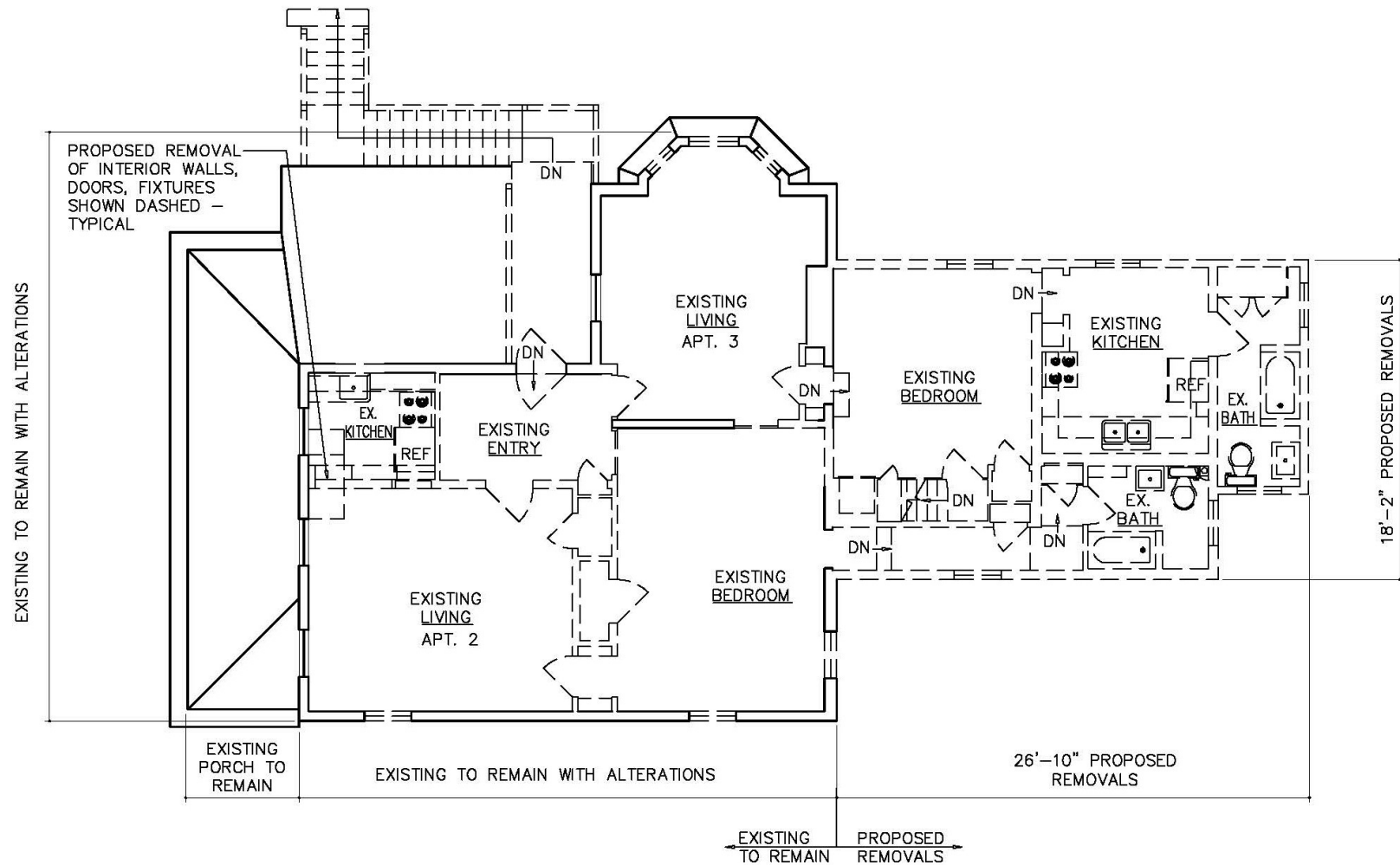
- Existing Dwelling to Remain
- New Additions
- New Rain Garden
- Relocated/New Driveway and Parking
- Proposed Removals

A1 PROPOSED SITE PLAN DIAGRAM
SCALE: NTS

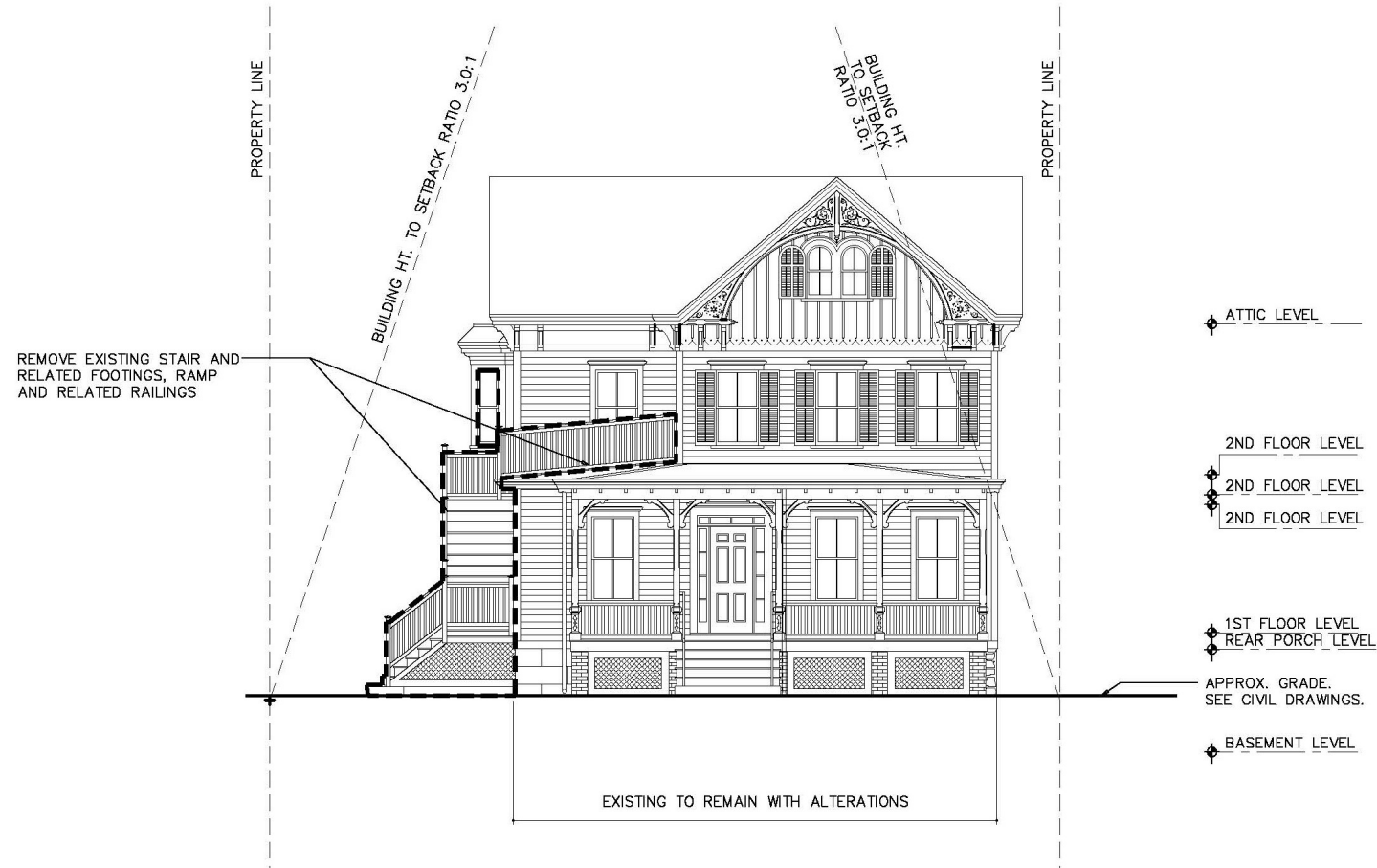
THIS SITE PLAN WAS REPRODUCED FROM A SIGNED & SEALED SITE PLAN DRAWING BY: VAN NOTE-HARVEY ASSOCIATES, INC. CONSULTING ENGINEERS, PLANNERS AND LAND SURVEYORS.103 COLLEGE ROAD EAST, PRINCETON, NJ 08540, 609-987-2323, DATED MAY 28, 2008, KENNETH R. RAKE, PROFESSIONAL LAND SURVEYOR, NJ PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

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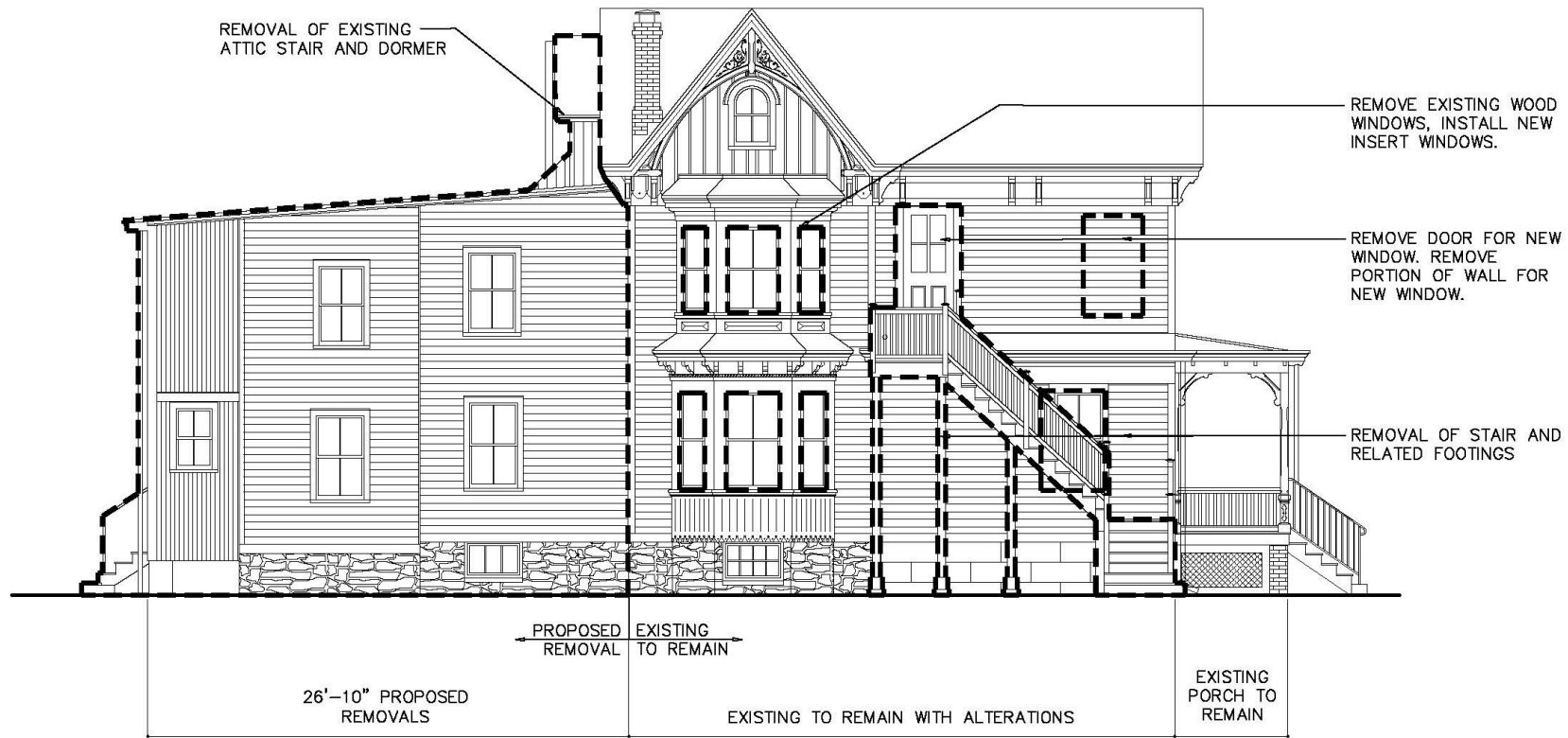
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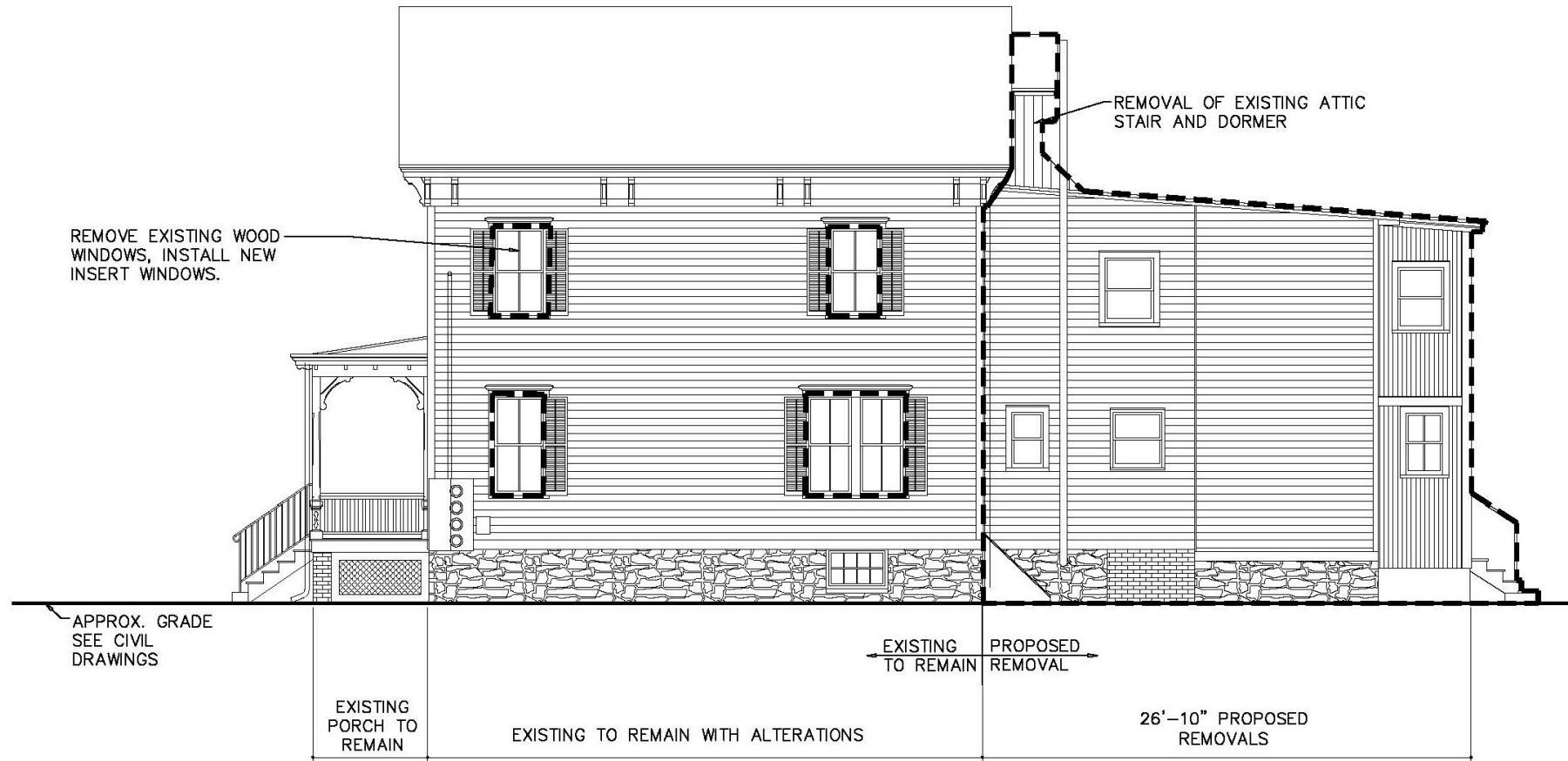
A2 PROPOSED SECOND FLOOR REMOVAL PLAN
SCALE: NTS



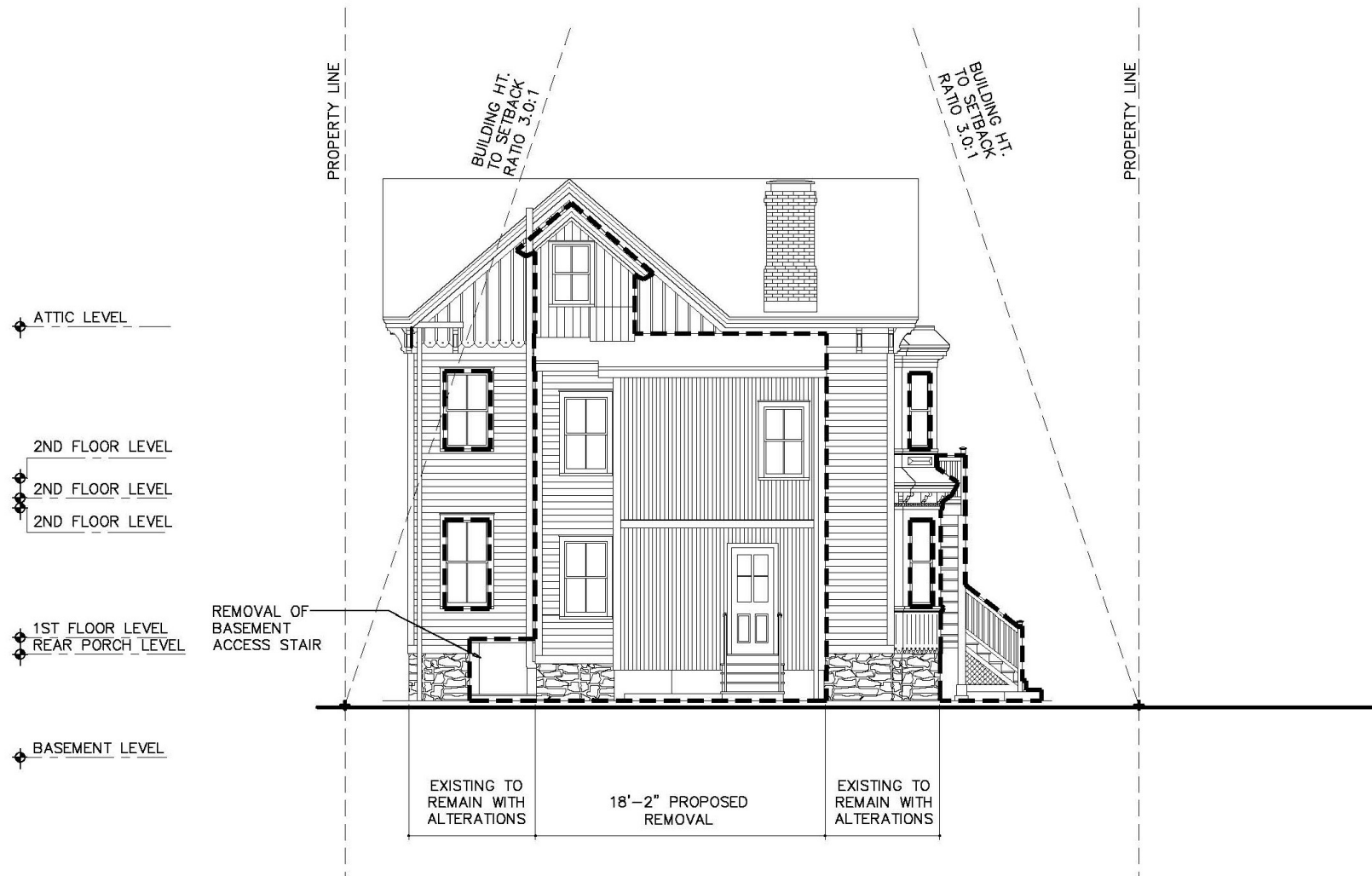
A1 PROPOSED FRONT (NORTHWEST) REMOVAL ELEVATION
SCALE: NTS



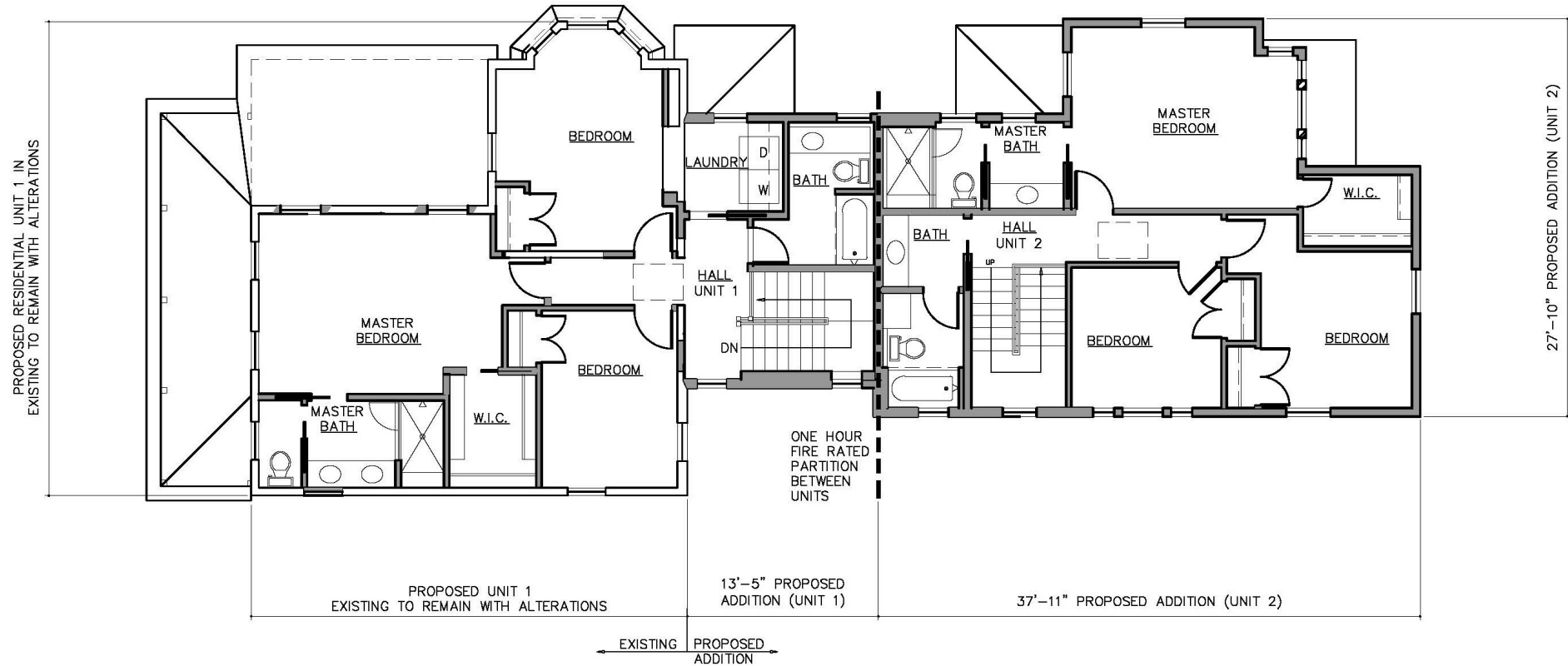
(A2) PROPOSED LEFT (NORTHEAST) SIDE REMOVAL ELEVATION
SCALE: NTS



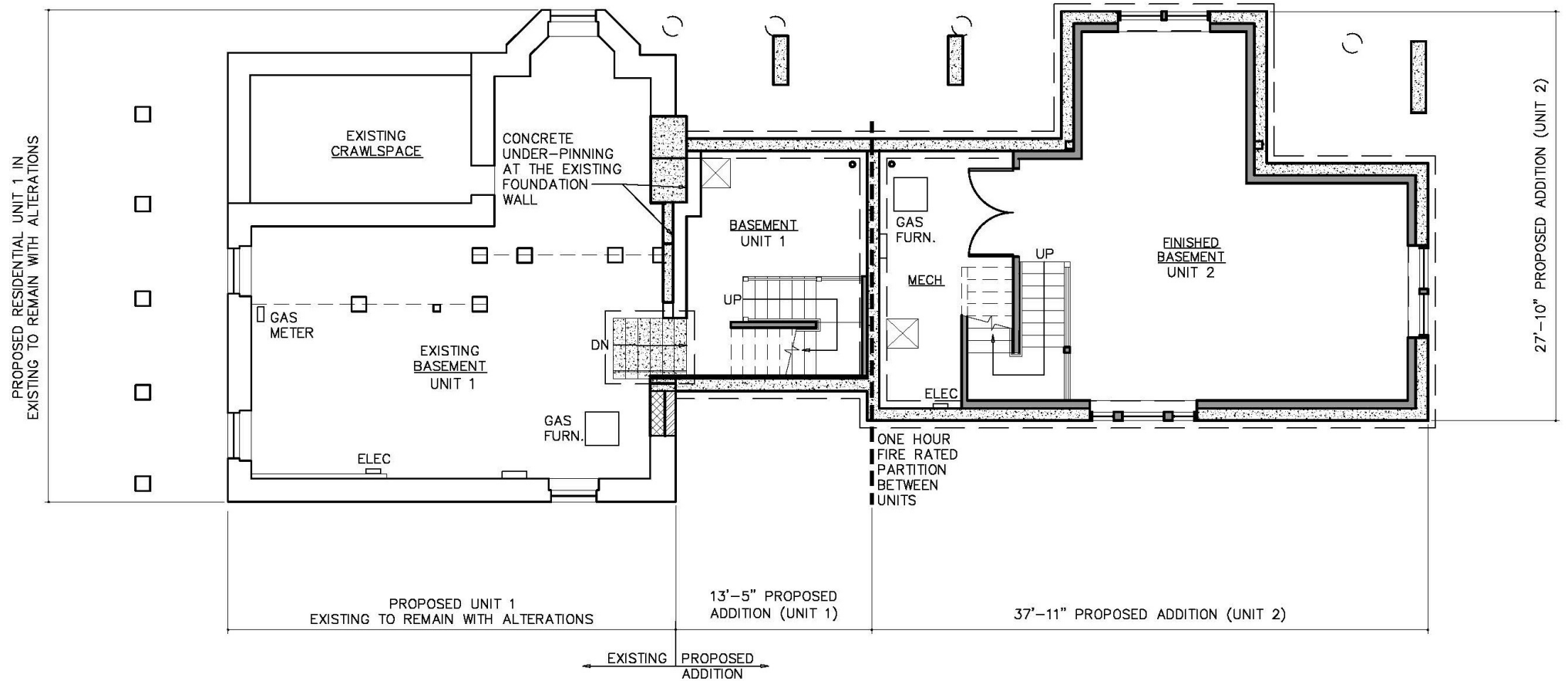
B1 PROPOSED RIGHT (SOUTHEAST)SIDE REMOVAL ELEVATION
SCALE: NTS



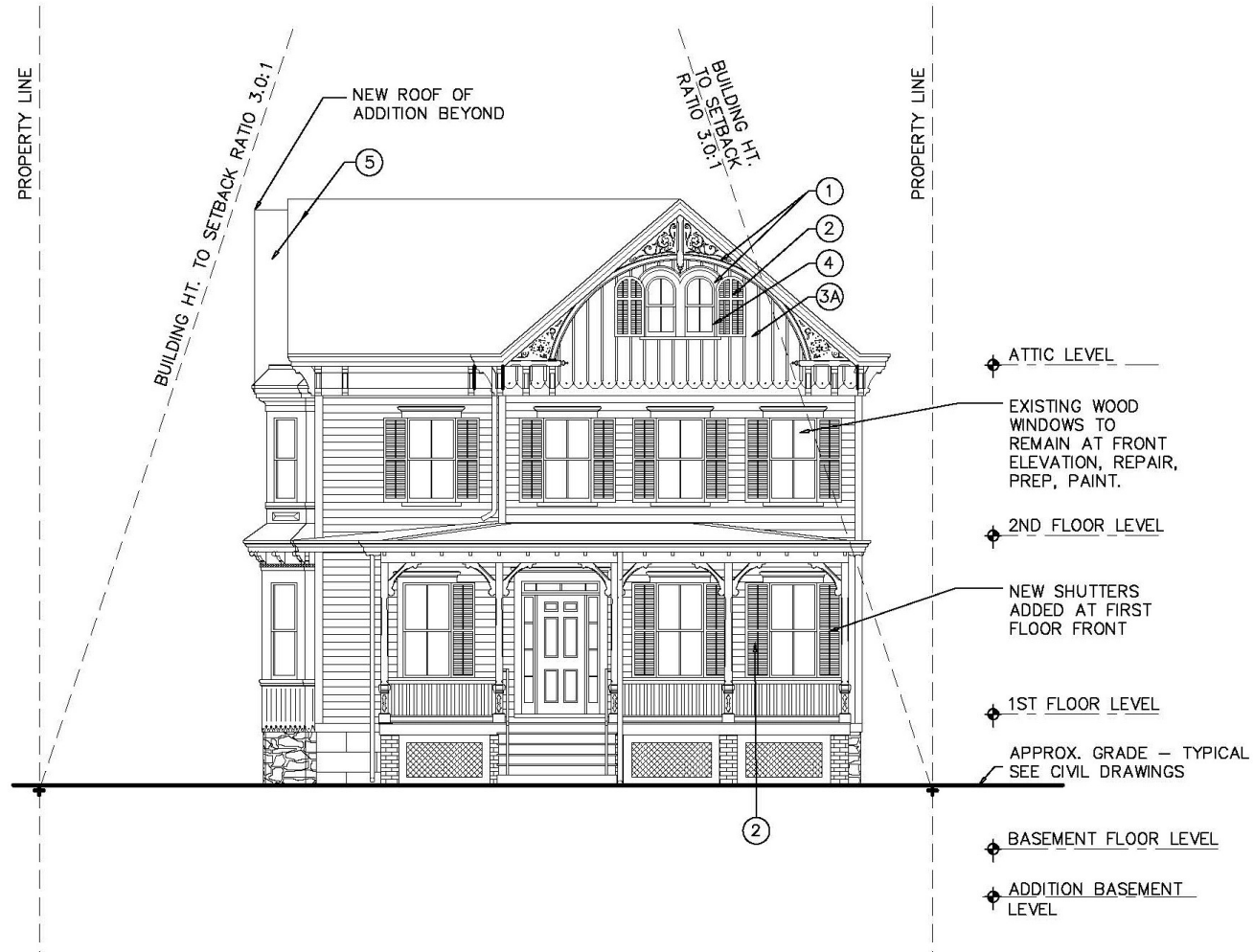
(B2) PROPOSED REAR (SOUTHWEST) REMOVAL ELEVATION
SCALE: NTS



A2 PROPOSED SECOND FLOOR PLAN
SCALE: NTS



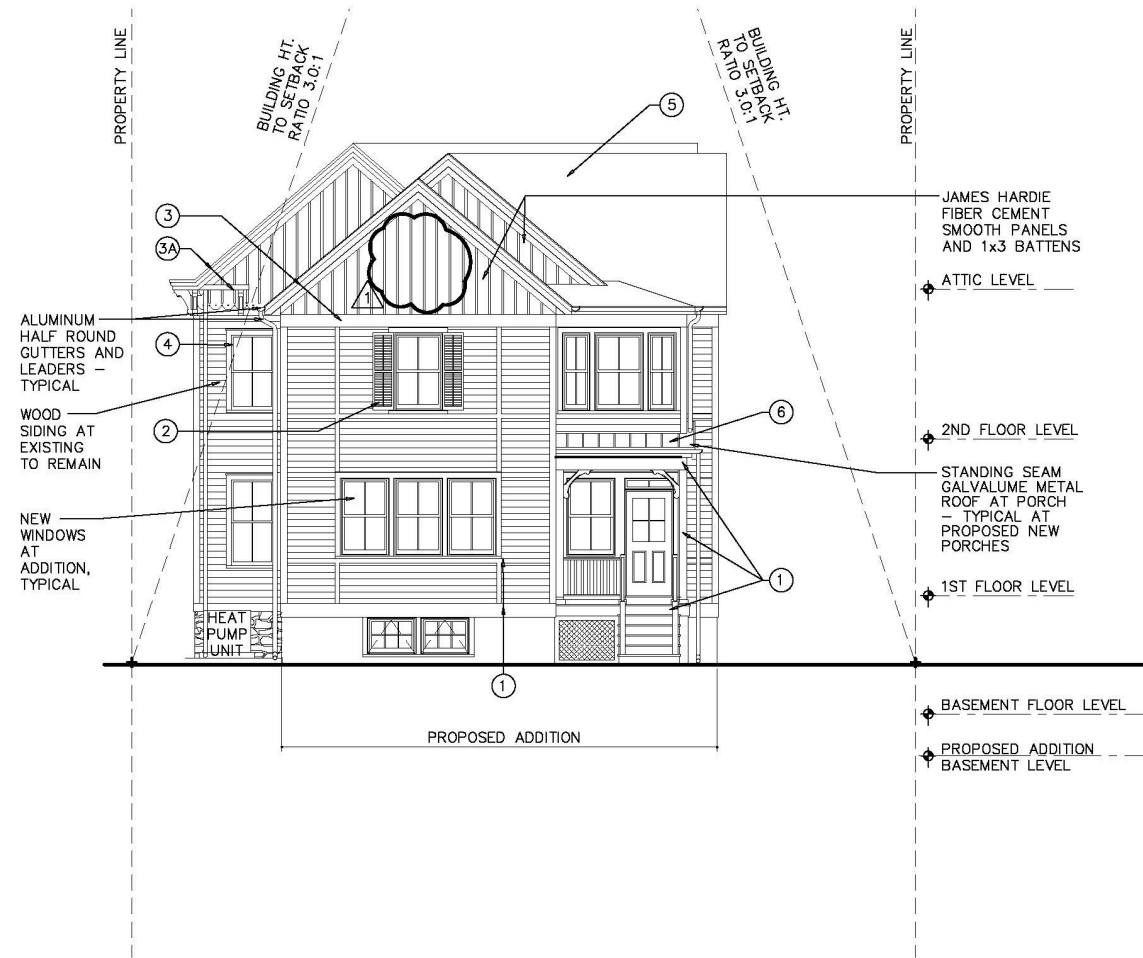
(B1) PROPOSED BASEMENT/FOUNDATION PLAN
SCALE: NTS



(A1) PROPOSED FRONT (NORTHWEST) ELEVATION
SCALE: NTS



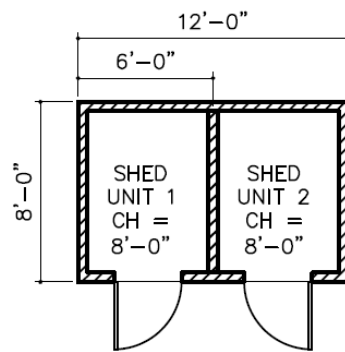
A2 PROPOSED LEFT (NORTHEAST) SIDE ELEVATION
SCALE: NTS



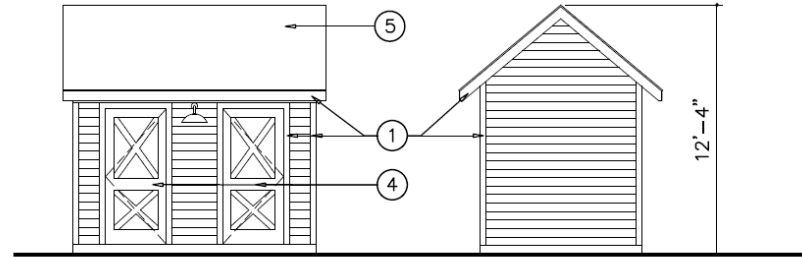
(B2) PROPOSED REAR (SOUTHWEST) ELEVATION
SCALE: NTS



B1 PROPOSED RIGHT (SOUTHEAST) SIDE ELEVATION
SCALE: NTS

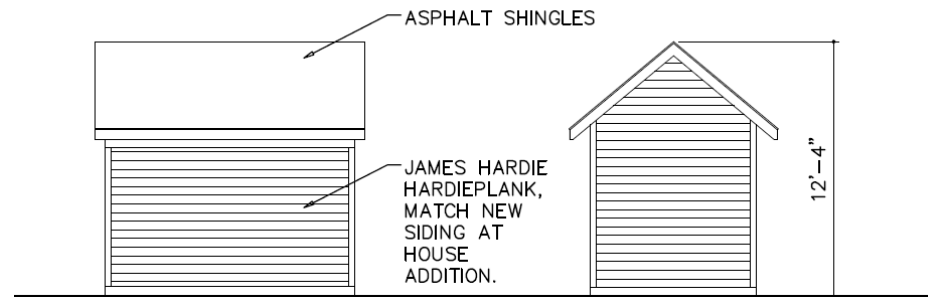


PROPOSED SHED
PLAN



PROPOSED FACING
DICKINSON STREET
ELEVATION

PROPOSED RIGHT
SIDE ELEVATION

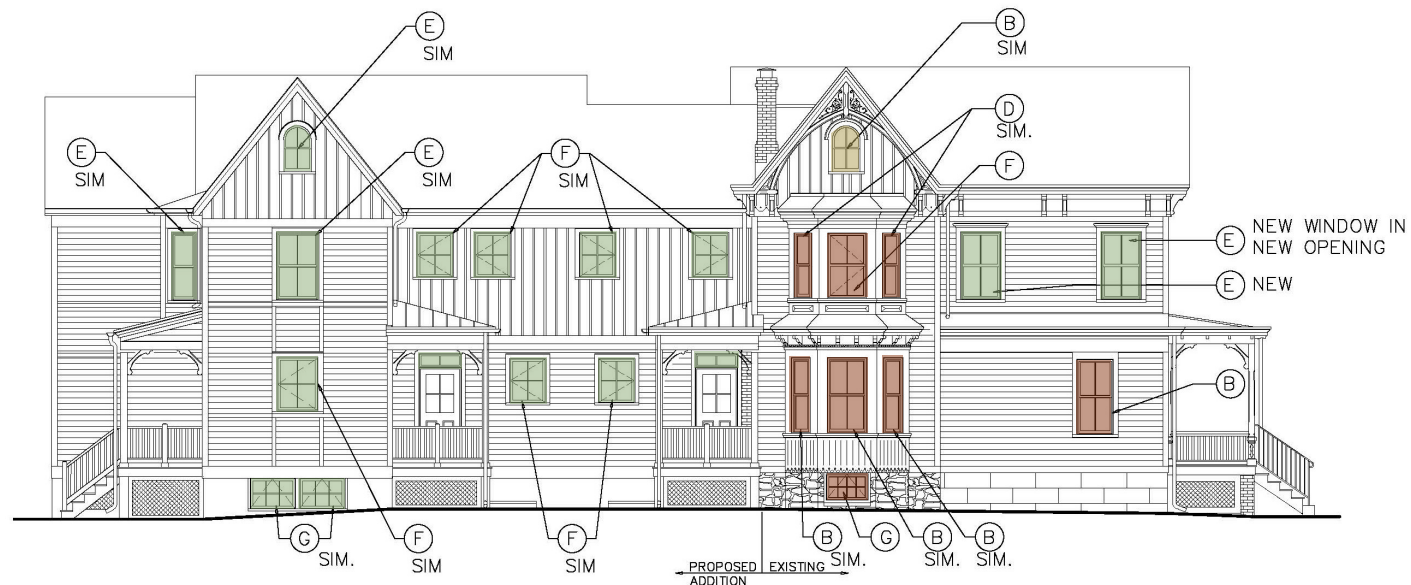


PROPOSED REAR
ELEVATION

PROPOSED LEFT
SIDE ELEVATION



A1 PROPOSED FRONT (NORTHWEST) ELEVATION
SCALE: NTS



A2 PROPOSED LEFT (NORTHEAST) SIDE ELEVATION
SCALE: NTS

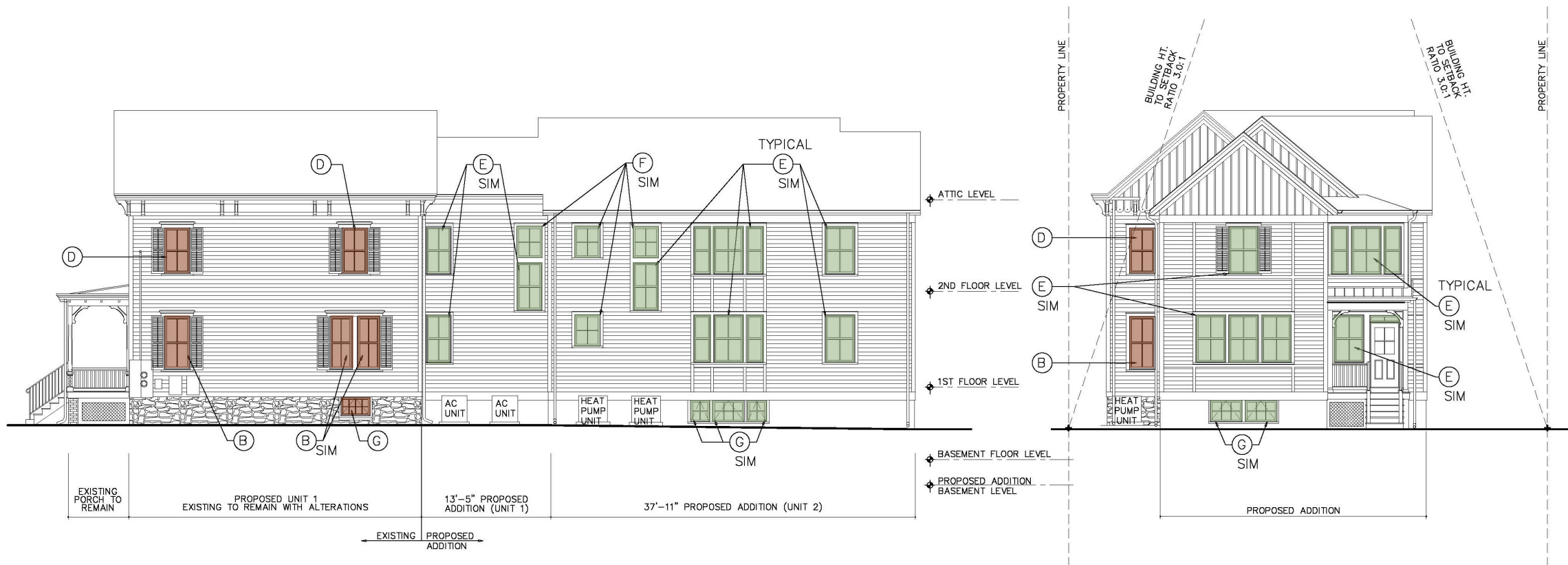
Existing Windows
to Remain

New Marvin
Elevate Insert
Windows

New Marvin Elevate
Full Frame Windows

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(B1) PROPOSED RIGHT (SOUTHEAST) SIDE ELEVATION
SCALE: NTS

(B2) PROPOSED REAR (SOUTHWEST) ELEVATION
SCALE: NTS

Existing Windows to Remain New Marvin Elevate Insert Windows New Marvin Elevate Full Frame Windows

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Post Light at
Driveway

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Light at Side and
Rear Porch



Light at Shed
(fixture will be all
black)



Light at Front
Porch

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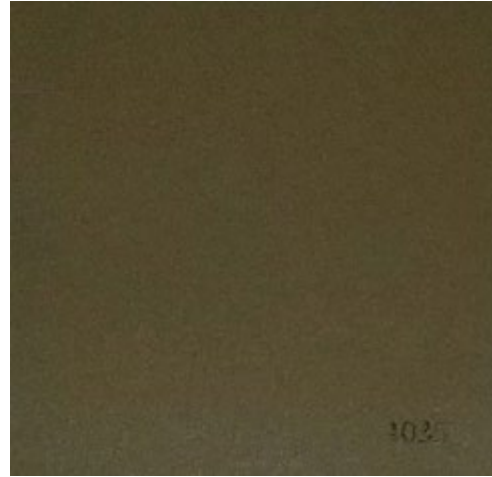


JAMES HARDIE PLANK LAP SIDING AT ADDITION AND NEW SHED
SIDING COLOR: MONTEREY TAUPE

EXISTING WOOD CLAPBOARD SIDING, NEW AND EXISTING PORCH
CEILINGS, PORCH BALUSTERS, PORCH TRELLIS AT BASE
ARE ALL TO BE PAINTED MONTEREY TAUPE TO MATCH THE
JAMES HARDIE SIDING COLOR

NOTE: JAMES HARDIE PLANK LAP SIDING WILL BE SMOOTH
FACED, WITH A 5" EXPOSURE TO MATCH THE EXISTING

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NEW AND EXISTING TRIMS,
BRACKETS, SOFFITS, FASCIAS, PORCH
POSTS, RAILINGS AT TOP & BOTTOM
RAILS, GUTTERS, LEADERS, AND ALL
PORCH FLOORS

BENJAMIN MOORE
COLOR: 1035 CAMBRIDGE RIVERBED



TIMBERLANE SHUTTERS
COLOR: OLD ESSEX GREEN

EXISTING SHUTTERS TO BE
PAINTED OLD ESSEX GREEN
TO MATCH THE TIMBERLANE
SHUTTER COLOR

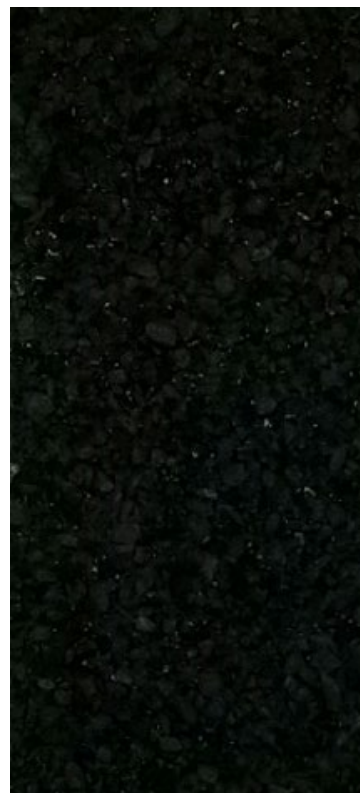
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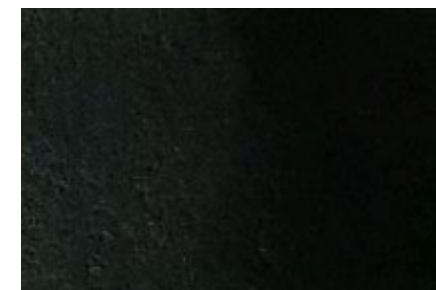
NEW MARVIN WINDOWS
COLOR: EBONY

EXISTING WINDOWS TO BE PAINTED
EBONY TO MATCH THE MARVIN
WINDOW COLOR

DOORS TO BE PAINTED EBONY TO
MATCH THE MARVIN WINDOW COLOR



ASPHALT ROOF, AT
EXISTING HOUSE AND AT
ADDITION, AND NEW SHED
TIMBERLINE HDZ
COLOR: CHARCOAL



STANDING SEAM METAL
ROOFS AT NEW
PORCHES
DREXEL METAL
COLOR: MATTE BLACK

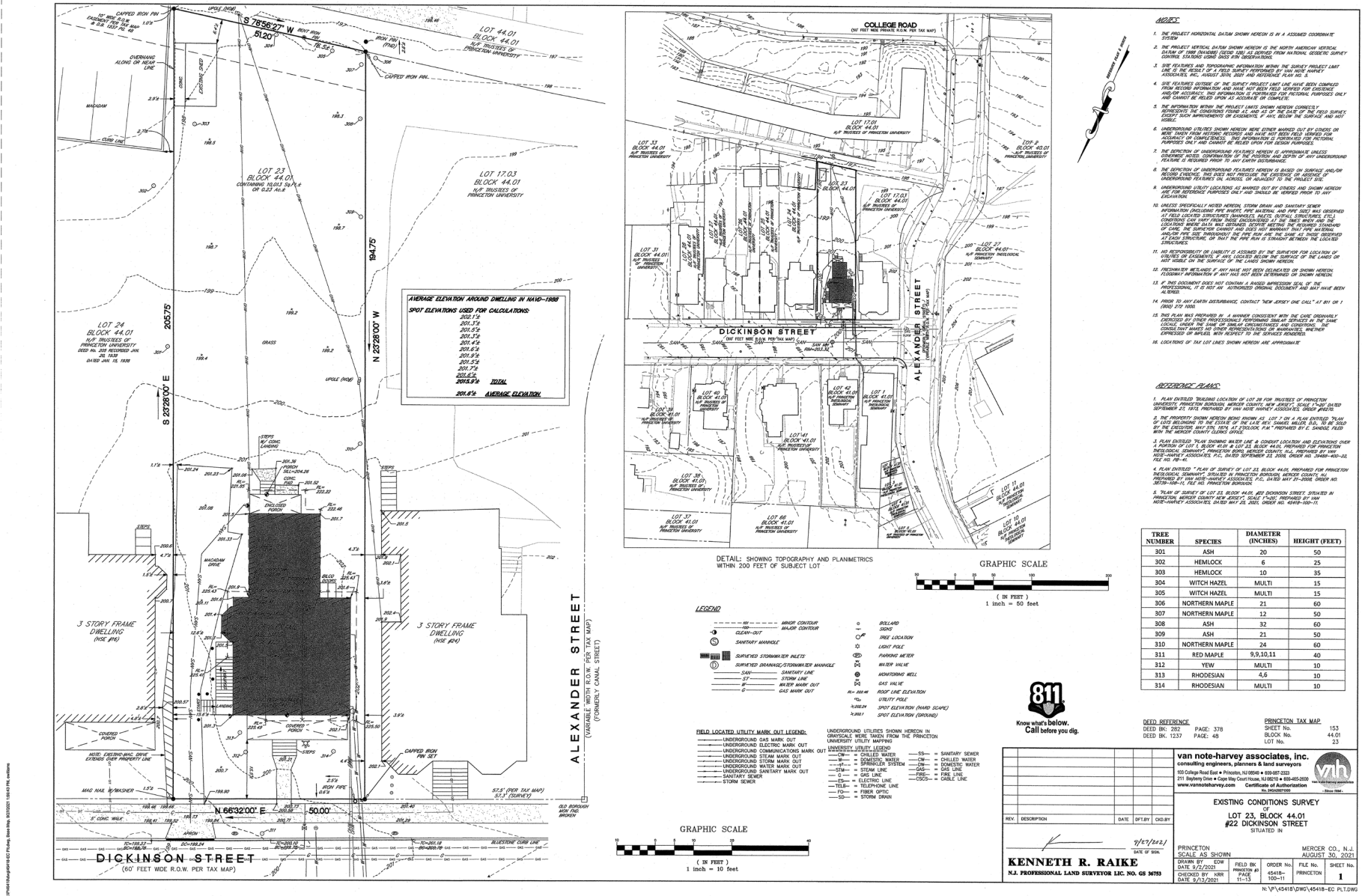


PROPOSED FRONT (NORTHWEST) ELEVATION

SCALE: NTS

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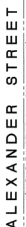
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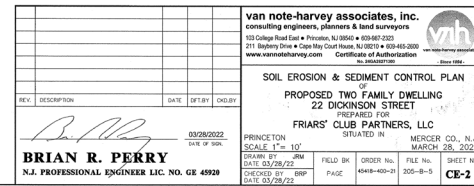
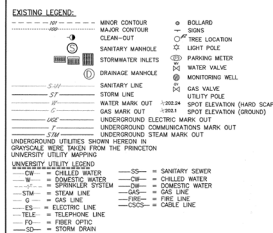
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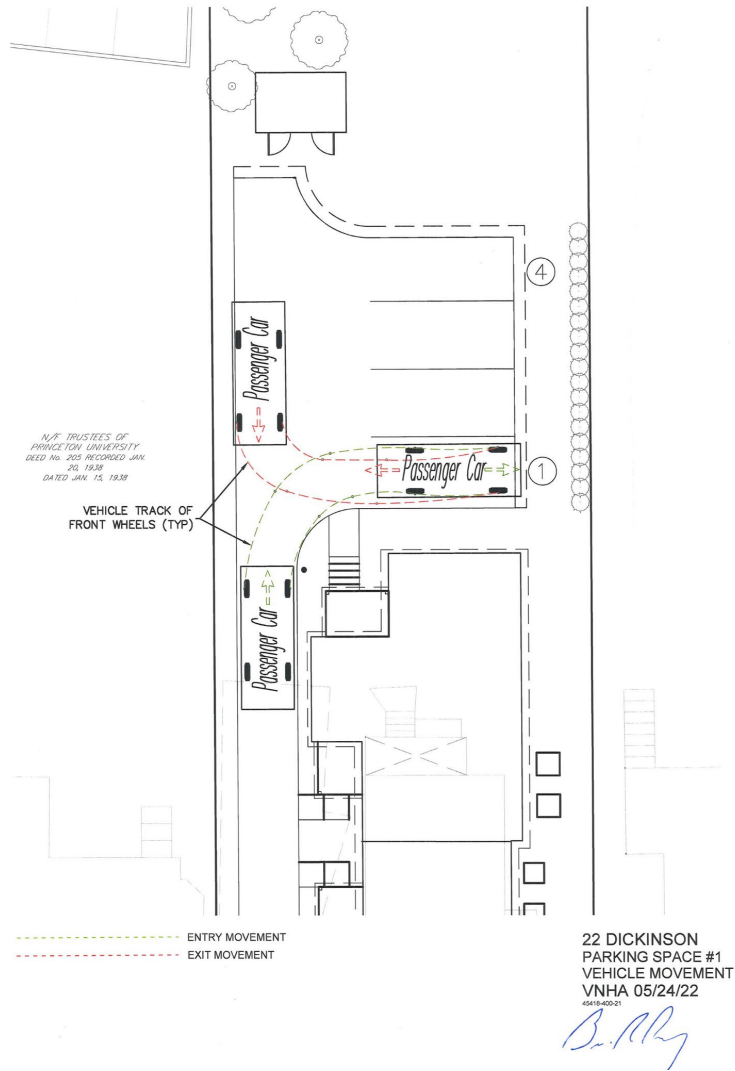


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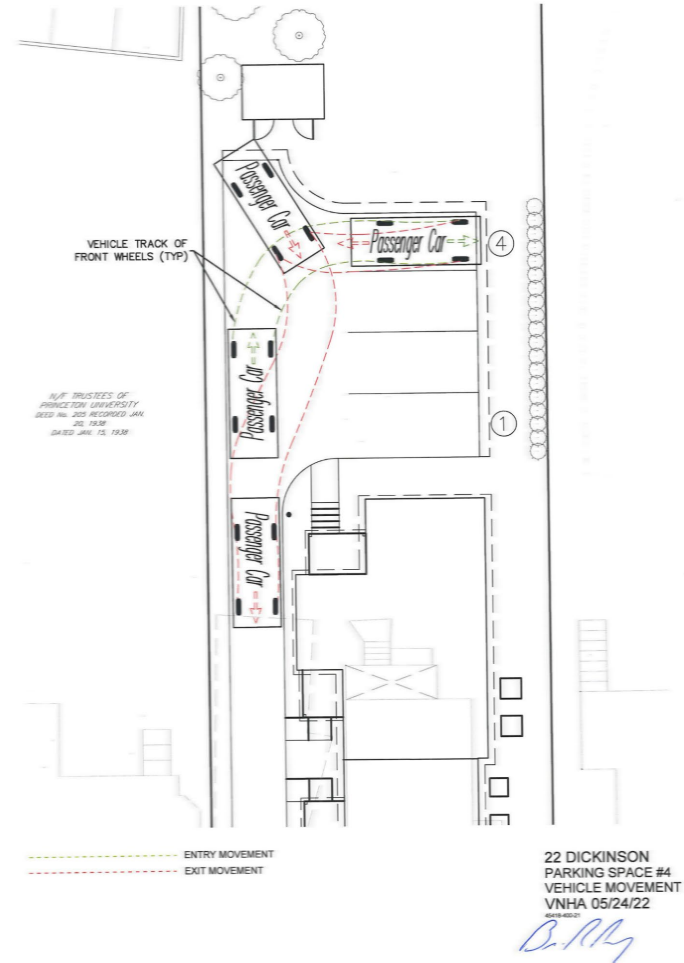
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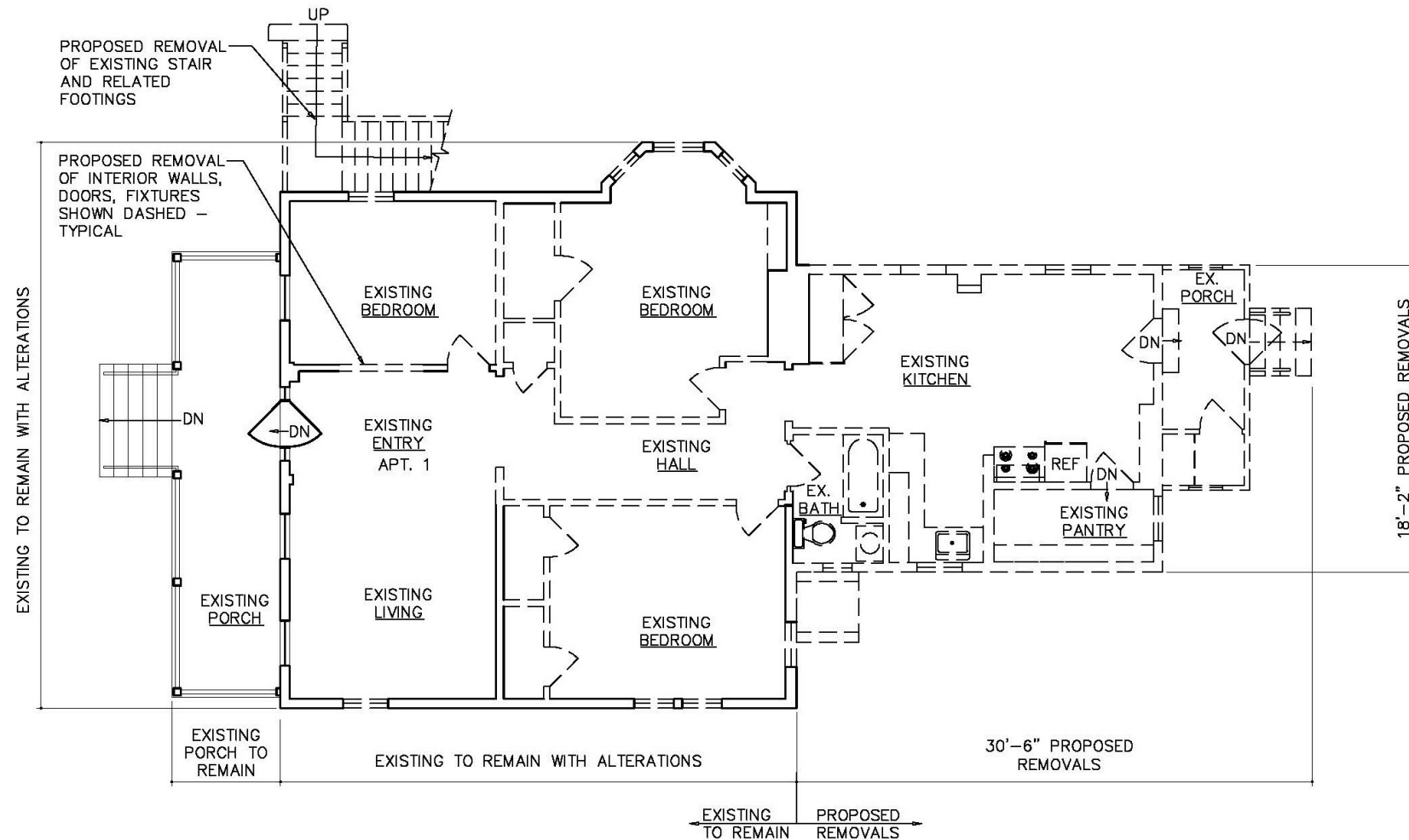




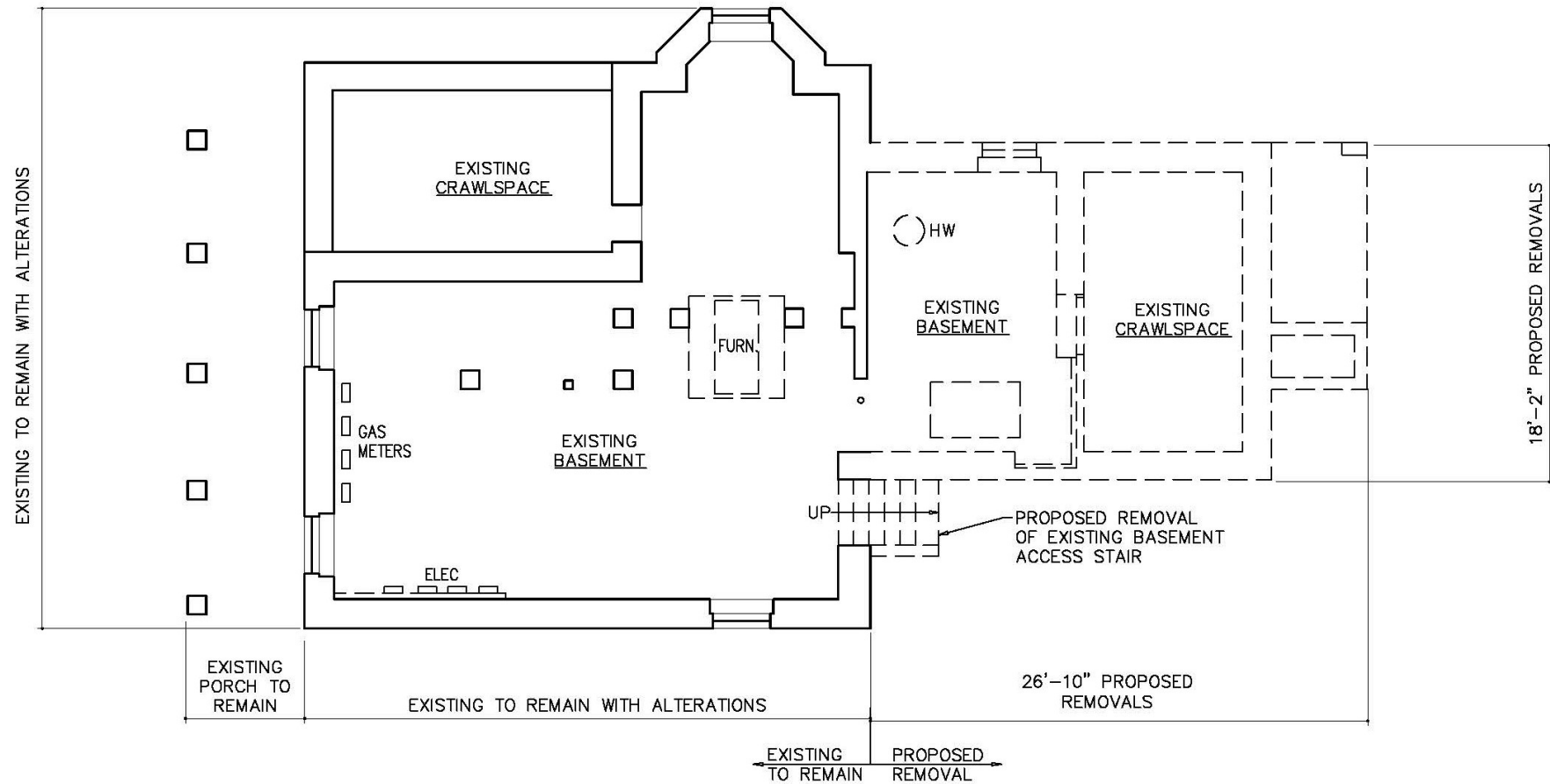
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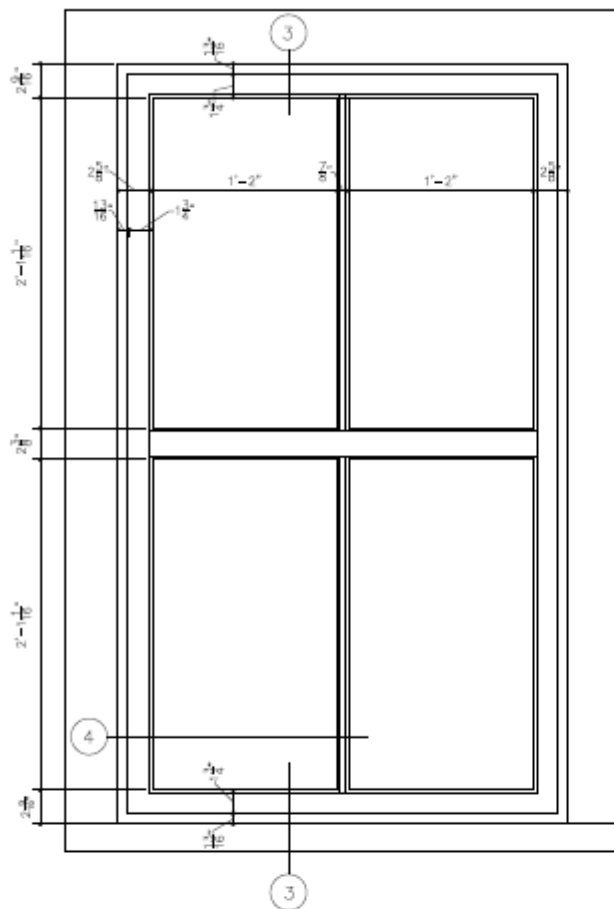
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A1 PROPOSED FIRST FLOOR REMOVAL PLAN
SCALE: 1/8" = 1'-0"



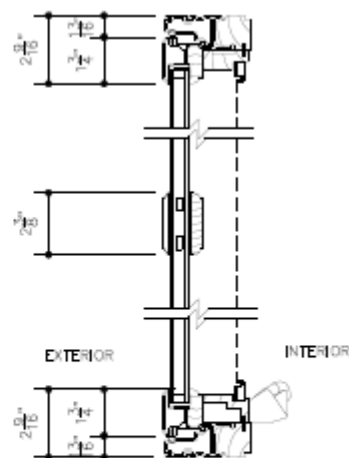
(B1) PROPOSED BASEMENT/FOUNDATION REMOVAL PLAN
 SCALE: 1/8" = 1'-0"



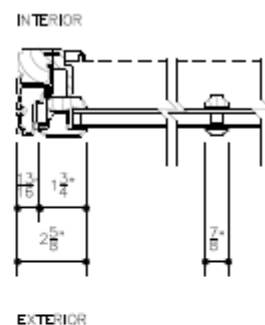
PROPOSED MARVIN ELEVATE NARROW FRAME
CASEMENT WINDOW AT SECOND FLOOR, LEFT SIDE,
CENTER WINDOW ON BAY EXTERIOR VIEW - EGRESS

SCALE: 1 1/2" = 1'-0"

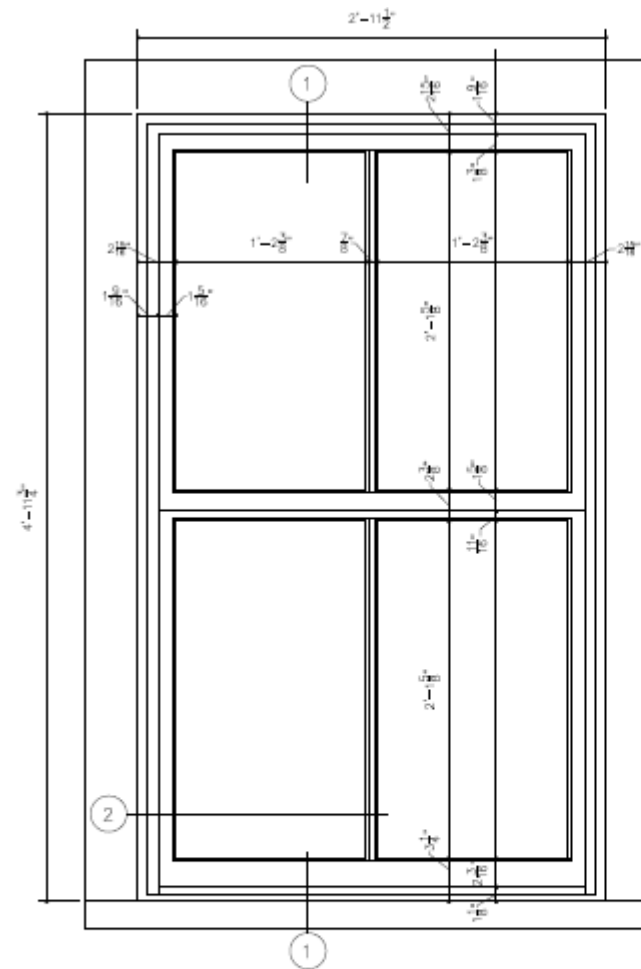
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DETAIL 3 - PROPOSED WINDOW
HEAD, MULLION AND SILL
SCALE: 3" = 1'-0"

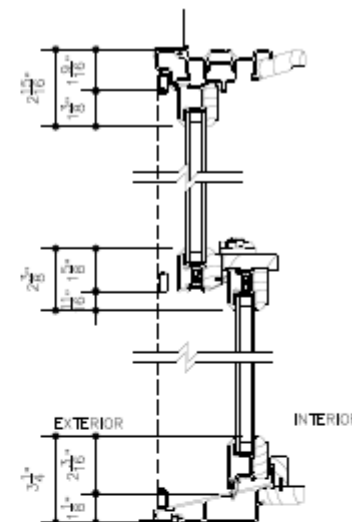


DETAIL 4 - PROPOSED WINDOW
JAMB AND MULLION
SCALE: 3" = 1'-0"

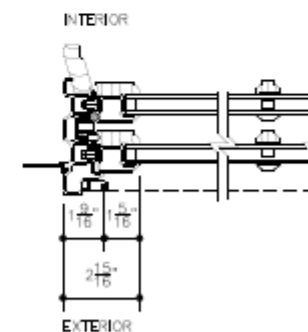


PROPOSED MARVIN ELEVATE DOUBLE HUNG
AT SECOND FLOOR, LEFT SIDE, FRONT
BEDROOM - EXTERIOR VIEW - EGRESS

SCALE: 1 1/2" = 1'-0"

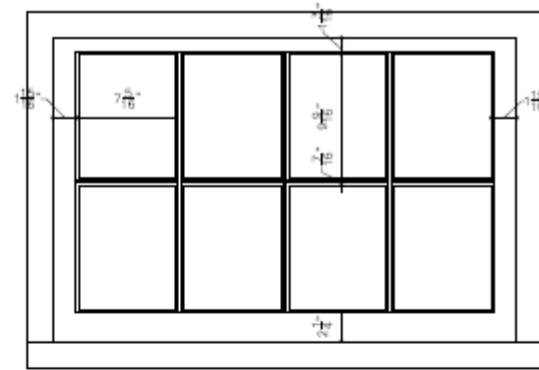


DETAIL 1 - PROPOSED WINDOW
HEAD, LOCK RAIL AND SILL
SCALE: 3" = 1'-0"

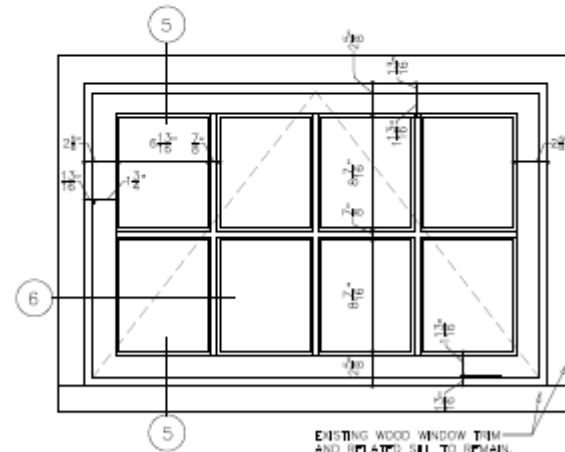


DETAIL 2 - PROPOSED WINDOW
JAMB AND MULLION
SCALE: 3" = 1'-0"

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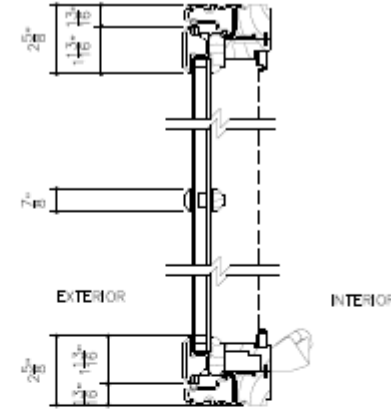
EXISTING WINDOW



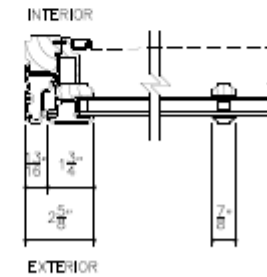
PROPOSED WINDOW

EXISTING WOOD WINDOW TRIM
AND RELATED SILL TO REMAIN,
TYPICAL AT MARVIN ELEVATE
INSERT UNITS. EXISTING WINDOW
TRIM AND SILL TO BE REPAIRED,
PREPARED, PAINTED.

G PROPOSED MARVIN NARROW FRAME AWNING
SCALE: NTS



5 DETAIL 5
PROPOSED WINDOW
HEAD, MULLION AND SILL
SCALE: 3" = 1'-0"



6 DETAIL 6
PROPOSED WINDOW
JAMB AND MULLION
SCALE: 3" = 1'-0"