

HPC Review
for 125 Grove Avenue

HPC2017-05-16-01

An application for a building permit dated May 15 was provided by Architect Ralph Hurst on behalf of homeowner Renee Chandler for her residence at 125 Grove Avenue. The application was reviewed at the regular monthly meeting of the HPC on Tuesday, May 16. Neither the homeowners nor the architect were present at the meeting.

General Description: The proposed construction consists of a breakfast room and covered porch at the back of the house.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC's review of the project. Documents included a building permit application, site plan, floor plan of the proposed construction, and a plan for the east elevation. The package did not include a Building Permit Log-In/Checklist or a Compliance Checklist.

General Scope of Project: The proposed project contemplates enclosing the existing covered but open porch area, which is inset at the back of the house, developing it into a breakfast room. Two gangs of three windows are shown in the new breakfast room, facing Grove Road. These appear to be casement windows (each two-over one), but they are not specified as such.

A covered porch, measuring 8' x 18.5' is included in the plan. The covered porch is offset from the breakfast room by two feet on the north side of the lot apparently in order to meet setback requirements. A standing seam metal roof is planned for the porch. The porch will also serve to cover the rear entrance to the home, which is currently unprotected. A new glass entry door, single light, is shown.

To the left of the new porch, the existing sliding patio door in the family room will be replaced by three large double-hung windows (four-over-one).

Visibility from public ways: The proposed construction will be visible from Grove Road.

Contributing structure: The house, identified as c. 1890-1900 in the Town's list of Contributing and Non-Contributing Resources, is a Contributing Resource.

Nearby Contributing structures: Adjacent homes at 123 and 127 Grove Avenue, as well as facing homes at 122 and 124 Grove Avenue are Contributing Resources. Indeed, this home is one of twenty-three Contributing Resources that line Grove Avenue between Brown and Center Streets.

Compatibility with the historic district and/or existing structure: The proposed addition is modest in scale and is compatible with the existing structure and with the historic district. The roofline remains low to the ground.

