

HPC Review
for 201 Cherry Avenue

HPC2011-11-15-01

An application for a building permit dated October 28 was submitted by Gary Hayward for alterations to his and Janet Lottero's residence at 201 Cherry Avenue. It was reviewed by the HPC at its monthly meeting on Tuesday, November 15. The applicant was present at the meeting.

General Description: The proposed project consists of an addition above the existing attached two-car garage.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC's review of the project. They included a building permit worksheet, a house location survey/site plan, floor plan, sketches of the affected elevations (front, right and rear), and a one-page summary about the addition. An undated note from Charlie Challstrom regarding setback requirements is also part of the building permit application. The applicant's presence during the review enabled back-and-forth discussion of the proposed project.

General Scope of Project: The proposed addition, which totals 496 sq. ft., includes two bedrooms and a bathroom. Mr. Hayward emphasized that the roof height of the addition (26') will be lower than the existing house (27').

On the front elevation, the design includes a bay window, similar to the existing bay window in the dining room. The lower portion of the bay, below the window, will include cedar shingles, as used on the dining room bay.

The design includes an 18" overhang beyond the existing garage wall on the rear elevation. This elevation also contemplates a gang of three windows in one bedroom, as well as a small, high window in the bathroom.

Two large windows, one in each bedroom, are contemplated on the right-side elevation.

The homeowner explained that materials for the addition are planned to match the existing house as closely as possible (Andersen windows, similar roof shingles, composite siding, etc.).

Construction on the project is not planned to start before February 2012.

Visibility from public ways: The proposed addition would be visible from Cherry Avenue and Ridge Road. There may be limited visibility from Oak Street

Contributing structure: The residence, ca. 1991, is not a contributing resource.

Nearby Contributing structures: Contributing structures in closest proximity to the Hayward/Lottero residence are 410, 418 and 419 Oak Street as well as 302 Ridge Road.

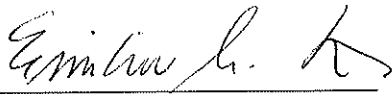
Compatibility with the historic district and/or existing structure: The design includes several of the guidelines for managing the scale of the overall house, including a lower ridgeline, multiple roof planes and multiple wall planes. While the proposed addition is not incompatible with the existing structure per se, HPC expressed to the homeowner its concern about the increased mass fronting the Cherry Avenue walkway.

HPC Recommendations: During the review, HPC offered some design devices that the homeowner could consider to mitigate the perceived scale of the addition.

The first suggestion would be to lower the overall height of the addition by incorporating a step-down feature from the existing structure into addition.

Lowering the eave-line (even without lowering the roof ridge of the addition from the contemplated 26') would help establish the addition as a subordinate structure and also reduce the height of the wall that faces Cherry Avenue.

Another suggestion would be to further break up the flat-plane of the rear elevation. This could be accomplished by limiting the 18" overhang to the central portion of the addition (thus creating the perception of a bay) rather than having the overhanging portion run the full 20' length of the rear elevation. This bay could provide a design element that would acknowledge the value of the Avenue frontage.



Emilia A. Styles
for the Historic Preservation Commission

Date: November 23, 2011

cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
HPC Binder Town Clerk, Kathy Lehman
Web site, Bill Saar

Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute to historic preservation in Washington Grove.

Further information regarding the scope, powers, duties, and structure of the Historic Preservation Commission may be found in Article XV of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XV describes the powers and duties of the Historic Preservation Commission in the building permit process. This section reads as follows:

The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission may recommend to an applicant alternative historical designs, materials and sources for the same which may be more historically compatible. The Commission shall forward its recommendations regarding the same, if any, in an advisory capacity, to the Planning Commission for consideration by the Planning Commission within thirty (30) days from the Commission's receipt of the application from the Planning Commission.