

PRELIMINARY Review
for 205 Washington Grove Lane

HPC2007-07-17-01

Homeowner Audrey Maskery came to the July 17, 2007, HPC meeting to discuss her plan to rebuild the existing “back stoop” of her home at 205 Washington Grove Lane. After brief discussion (and because the homeowner was present to provide any needed clarification), the HPC agreed it had enough information to write a preliminary review.

General Description: Currently there is a covered, open stoop at the back entrance to the house (facing Hickory Road). According to the homeowner, it is in a bad state of repair.

Ms. Maskery’s intends to rebuild this entrance with slight modifications. The depth of the entrance porch will stay the same, but the reconstruction will be approximately two feet wider. The renovated entrance will take the form of a porch with cement siding below and fiberglass screen above.

The sketch provided shows a brick apron, but the homeowner explained this will probably be replaced with latticework because of cost considerations.

It is planned to rebuild the roof at the current height and pitch and to use similar shingles on it.

Adequacy of the Documents Submitted: A clear 8½ x 11” sketch of the proposed screened porch was submitted. Material specifications were noted on the sketch. The homeowner was present to describe the scope of her project and answer questions. It would have been helpful to have a photograph of the existing condition. (Since 205 Washington Grove Lane is not a contributing structure, the HPC does not have a photograph on file.) Dimensions were not included on the sketch, but can be estimated, based on the scale of the depicted screen door.

Visibility from public ways: The new construction will be visible from Hickory Road.

Contributing structure: The house, circa 1940, is not a contributing structure.

Nearby Contributing structures: Contributing structures within sight of the applicant’s residence include 204 and 208 Washington Grove Lane; 128, 202, and 206 Chestnut Avenue.

Compatibility with the existing structure: the renovated porch is modest in height and in scale and is compatible with the existing house.

Compatibility with the historic district: The transformation of the existing covered stoop to a modest screened porch is most compatible with the historic district.

HPC Recommendations: The HPC suggested to the homeowner that she consider slightly increasing the size of the porch in order to be able to more fully enjoy all that a screened porch has to offer! Ms. Maskery explained that her overriding consideration is the large, old oak tree that sits very close to the existing stoop. She is concerned that footings for an enlarged porch could disturb the roots to the detriment of the tree’s health.

Ms. Maskery has not yet met with her builder. HPC suggested that she might wish to discuss other options with him -- such as cantilevering, or a footing that extends well beyond the tree's root zone in order to gain a few additional square feet for the porch.

Emilia A. Styles
for the Historic Preservation Commission

Date

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.

cc: Applicant
HPC members
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman