

Preliminary Review
for 206 Grove Avenue

HPC2006-071801

An application to construct a kitchen addition and a redesigned porch was submitted to the Town Office on June 12, 2006, by Konrad Ritter and Christiana Figueres and forwarded for review by the HPC at its June 19, 2006, meeting. It was not reviewed because the applicant provided insufficient documents. Additional documents were received subsequent to the June meeting and HPC reviewed the plans at its July 18, 2006, meeting.

General Description: The applicant plans to alter the existing porch, which is on the left side of the structure in the rear. A gabled bump-out is planned to extend as far out as the existing porch and the deck above. The porch and new entries will be to the right of the bump-out. The steps are tapered in width and a railing borders the porch and the steps. Three new Andersen clad windows will be on the front of the structure and one window will be on the left side. A new shed roof above the porch will extend from the new addition to the existing gabled structure on the right. The new roof will complement the porch roof in the front of the house. A new entry door will replace an existing window to the right of the porch. No part of the new work will extend beyond the existing porch.

Adequacy of the Documents Submitted: Along with the permit application, a plat, a very rough drawing (not to scale), and a description of some of the building materials were submitted for HPC's June meeting. Two additional drawings were submitted for the July meeting. These documents showed the elevation of only the addition and porch and a rough plan drawing of the floor plan. The scale of the drawings was ¼"=1'. The June submissions were deemed not adequate for an HPC review. HPC voted at the July meeting to review the project but it was noted that there was barely enough information for a review. Rather than delay the project, HPC voted to review the application plans with the caveat that this would be a preliminary review and the final plans would be examined by the reviewer to determine whether the design generally followed the plans submitted for review.

Visibility from public ways: The new structure will be visible from Grove Avenue and Chestnut Road. If one is standing directly in front of the cottage, the new structure will not be visible.

Contributing structure: The cottage is a contributing structure dating from c. 1875-1880. An addition, which was neither in the style of the original cottage nor in the style of Grove contributing structures, was added some time before the applicants' ownership of the residence.

Nearby Contributing structures: There are many contributing structures within sight of and near the applicants' residence. A few of these include Town Hall, 207, 213 and 215 Grove Avenue, as well as 102 Center Street.

Compatibility with the existing structure: The new structure will eliminate a lattice treatment which is above the existing porch. This will be a beneficial change. The gable of the kitchen extension will complement the existing side gable of the original structure. The gabled roof and porch roof will create a varied roof line, a feature that is recommended by the HPC. The new windows, although clad, will resemble the existing windows as closely as possible. All new trim will match the existing trim. The sliding door entrance to the kitchen is not compatible with the Grove entry styles. It is not clear what style entry door will replace the existing window to the right of the new porch. The applicant says that

the new railing will match the wood railing of the front porch. The scale of the new structure does not dominate the existing structure. The Grove Avenue side of the house is preserved and the new features are generally complementary to the old. The project will improve the design of this portion of the house.

HPC Recommendations: The HPC recommends building the porch steps in a straight, parallel line instead of a tapered line. The applicant says that the new railing will match that on the front porch, although as it is drawing in the submission, it seems to resemble a metal railing. HPC recommends that the railing, steps, and porch be constructed with wood and that the rail not be curved. HPC also recommends traditional entry doors similar to those in the applicants' cottage or other Grove cottages. HPC advises that the porch shed roof not be steep enough to resemble a mansard roof. HPC recommends the use of natural building materials where applicable.

Ed Mrocza
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