

HPC ~~Early~~ Review

HPC2010-19-21-01

for 315 Brown Street

Homeowner Liz Robertson came to the regular monthly meeting of the HPC on Tuesday, October 19, 2010, to present her renovation plans for 315 Brown Street. Since no building permit application was included with the drawings, the HPC explained to her that this is to be considered an “early review.” When the building permit and plans are submitted to the Planning Commission, they should be reviewed for consistency with the plans presented to HPC on October 19.

General Description: The proposed project calls for demolition of the rear-most portion of the house, new construction in its place, and the addition of porches on the front (Brown Street) and east (Pine Road) sides of the house.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. They included a site plan, drawings of all elevations, floor plans of the existing structure, and some construction drawings.

General Scope of Project: The property owner explained the new construction (master bedroom and bath) will be at the same floor height as the main part of the house, which will allow for one-level living. (Currently, there is a step-down from the main house to the rear-most addition.)

While the footprint of the addition will be larger (approx. 28’ wide) than the existing addition to be demolished (approx. 16’ wide), the addition is one story and is modest in scale.

The new construction also contemplates enlarging the existing kitchen and the construction of a new 1st floor powder room.

The construction drawings present two options for the 10’ deep wrap-around porch. Drawing A2 shows rounded roof transitions from the front porch to the side porch. Angular transitions are depicted on Drawing A2B. In either option, on the Pine Road side, there is a deeper section of the porch (aro. 15’) that will be screened.

Standing-seam metal roofing has been specified for the porch roofs, but the homeowner indicated that asphalt shingle is also an option for the porch roofs.

Although the construction drawings clearly show “James Hardi Cedar Impression Siding, 6” reveal,” on the original house, the homeowner indicated that she does not intend to replace the existing siding.

It was noted that the existing 2nd story sleeping porch is to be retained.

Visibility from public ways: The home is visible from Brown Street, Pine Road and Pine Avenue.

Contributing structure: The residence, ca. 1905, is a contributing resource.

Nearby Contributing structures: Other contributing resources in the immediate vicinity include 313, 317, 401, and 405 Brown Street as well as 16 and 108 Maple Avenue

Compatibility with the historic district and/or existing structure: There are a number of commendable features in this project that help to keep it compatible with the historic district; i.e., the inclusion of porches, the offset in plane on each side of the addition, and maintaining a low eave line.

The proposed construction presents no negative compatibility issues with the existing structure or the historic district.

HPC Recommendations: HPC recommends that the homeowner clarify the siding replacement issue with the architect and the contractors who bid the job. Also, the homeowner should satisfy herself that the specified siding (Hardi Cedar Impression Siding, 6” reveal) is what she expects.

The homeowner stated that some of the windows in the original house are in bad condition and will be replaced. HPC recommends that original windows be carefully examined for potential restoration rather than replacement.

Emilia A. Styles
for the Historic Preservation Commission

Date: November 2, 2010

Note: The “early” status designation is removed from this review. While the drawings submitted by the homeowner with her Application for Building Permit dated October 27, 2010 differ in some respects from the drawings submitted for the early review, the new drawings are consistent with options discussed with the homeowner during the early review on October 19, 2010.

Emilia A. Styles
for the Historic Preservation Commission

Date: November 11, 2010

cc: Applicant Planning Commission
HPC members Mayor Darrell Anderson
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.