

**HPC Review
for 404 Grove Avenue**

**HPC2013-05-21-02
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Homeowner Ryan Young attended the May 21 HPC meeting, and presented plans for an addition to his/Emily Brown's home at 404 Grove Avenue, prepared by Architect Ralph Hurst.

General Description: A 2-story addition is contemplated.

Adequacy of the Documents Submitted: Documents submitted were sufficient for HPC's review, and included a plat/location survey, 2 photographs of the existing structure, sketches of the rear and north elevations, and two floor plans. No building permit application was included.

General Scope of Project: The proposed project consists of an addition that would enlarge the existing dining room, add a screened porch and entry porch on the main level, and add a second floor study on the second level. A new roof, different from the current roof, is contemplated over the existing kitchen. The homeowner emphasized that some changes to the floor plans were probable.

The homeowner explained that the plan submitted at the HPC meeting on the 21st was a second, alternate plan. He had presented an initial plan to the Planning Commission at their May meeting and was informed that the plan did not meet current side setback requirements. Charlie Challstrom was present at HPC's meeting and concurred regarding the setback issue. The homeowner is not inclined to pursue a variance/exception for the initial plan, based on advice about the likelihood of success, as well as cost considerations.

Regarding materials, the homeowner said current siding is cedar shake on the front of the home (Grove Avenue side), and vinyl siding for the balance of the house. They would like to use cedar shake or Hardiplank for the new construction and replace the existing vinyl siding as well.

Specifications for windows are yet to be determined.

Visibility from public ways: The proposed construction would be visible from Chestnut Road and Grove Avenue.

Contributing structure: This residence, ca. 1890-95, is included on HPC's list of Contributing Resources.

Nearby Contributing structures: Contributing resources in the immediate vicinity include 402, 406 and 411 Grove Avenue as well as 407 Acorn Lane and 12 Circle.

Compatibility with the historic district and/or existing structure:

While, the proposed addition includes features that the HPC finds desirable (*new construction at the rear of the home, forms that are varied and broken up, height lower than the original house*), HPC expressed concern about the compatibility of the flat-roofed, "boxy" addition to the existing structure. Although the roof height of the addition is lower than the back elevation's original steep-roofed gable, the mass of the addition tends to overpower the original gable.

HPC Recommendations:

To achieve a more harmonious structure, HPC suggests that consideration be given to incorporating roofline aspects of the original plan in the refined plan.

Specifically, the peaked roof shown in the original plan could be combined with the liberal use of dormers in order to gain both floor space and headroom on the second floor. The addition at the back of 301 First Avenue was mentioned to the homeowner as an example of this technique—and other instances of the use of various dormer forms can be found throughout Town.

The homeowner indicated that changes to the plan are likely, and HPC would welcome the opportunity to discuss ideas and refinements with the homeowner and his wife as they are developed.



Emilia A. Styles
for the Historic Preservation Commission

5-31-2013

Date: May 31, 2013

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.