

Certificate of Review
for 406 Grove Avenue

HPC2006-032601
Application for Building Permit

An application for a building permit for the above address was received by the HPC. It had been submitted to the Town Clerk by Mr. Ralph Hurst, architect, on behalf of the owners, Darrell Anderson and Paula Puglisi. The application is to enlarge the kitchen and to substantially add onto the existing deck facing Chestnut Road.

General Description: The project calls for the replacement of the existing kitchen with a slightly larger one. It also calls for the extending the existing deck on the back of the house facing Chestnut Road. The new portion of the deck (five feet in depth) will go across the entire back of the house from the existing stairs and small deck and wrap around the northeast side of the house adjacent to the kitchen. The kitchen will be extended three feet in the direction of Chestnut Rd and two and a half feet on the side. The roofline over the kitchen will remain substantially unchanged.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC to understand the project, and included the building permit application, a site plan showing the proposed expansion of the kitchen and deck, a floor plan, a west elevation, a north elevation, and plan with some detail showing the new support of the kitchen and deck. Also included on the plans were several photographs of the existing house from the west and northwest. These could be used to supplement the HPC archival photos.

Visibility from public ways: The new kitchen and deck will be visible from Chestnut Road and the new deck will be partially visible from Grove Avenue.

Contributing structure: The house is a contributing structure listed as dating from ca. 1890-1910.

Nearby Contributing structures: There are other nearby contributing structures along Grove Avenue, namely the adjacent house at 404 Grove Avenue and the facing buildings at 407 and 411 Grove Avenue.

Compatibility with the existing structure: The proposed modifications are compatible with the existing structure. The pitch of the roof over the kitchen remains essentially the same and the principal eave line will remain at the first level. The eave is slightly extended which is useful and keeps the low feeling of the structure. There is only a minimal impact to the scale or mass of the existing structure due to the addition to the kitchen and the extension of the deck. The addition to the kitchen is deferential to the existing and remaining structure.

Based on the drawings the siding on the kitchen addition will be the same as that on the existing structure. The plans do not show any screening below the existing and new deck. As the deck is almost one level above ground on the Chestnut Road side the screening of this area under the deck will be important to the overall view from the Road. One of the members suggested that landscaping under or in front of and below the deck might be an adequate solution.

The members agreed that the cut-off corners on the deck were an excellent way to keep the scale of the deck compatible with or in keeping with the existing house.

Compatibility with the historic district: The project is compatible with the historic character of Washington Grove and may generally enhance this contributing property.

HPC Recommendations: Only some materials were specified on the drawings; the HPC would encourage the use of natural materials to the greatest extent possible. The HPC has no additional recommendations.

David B. Neumann

David B. Neumann
for the Historic Preservation Commission

March 27, 2006

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