

HPC Review
for 106 Pine Avenue

HPC2024-02-20-2024-01

By email of February 10 to Bob Booher, homeowner Jane Souzon requested HPC review of her proposed project, and it was reviewed at HPC's regularly scheduled monthly meeting on Tuesday, February 20.

No building permit application has been filed with the Town. The homeowner was not present for the review.

General Description: Replacement of an existing window with a bay window.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a Photoshopped photograph of the rear (Grove Road) elevation of the home, where the proposed window is to be installed. The photo is included at the end of this document.

General Scope of Project: An existing six-over-six window will be removed and replaced with a larger, Low E Thermopane bay window supplied by PELLA. The new window unit will measure about 58" wide with a 13" projection beyond the siding. It has a plain center window, flanked by operable side windows installed at 45 degrees. Side window muntins are shown to have similar proportions as those of the home's existing rear elevation windows.

Visibility from public ways: The proposed bay window will be visible from Grove Road.

Contributing structure: The house, identified as c. 1946 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

106 Pine Avenue ca. 1946 (MD assessment, 1947)

106 Pine Avenue is a one-and-a-half-story, Minimal Traditional-style house built circa 1946. The house, which can also be described as a Cape Cod, has a side-gable roof and gabled dormers. At the south end of the front façade, which faces east toward Pine Avenue, is a paneled door, which is sheltered by a pedimented hood with cutout brackets. The hood covers a concrete stoop with iron railings. The front façade is fenestrated with six-over-six, double-hung sash, wood windows. The same windows also light the dormers. Behind the house at the back of the lot stands a small shed. This house, and the one next door at 104 Pine Avenue, were built using

prefabricated Cemesto wall panel. Cemesto, an insulating board surfaced on both sides with cement and asbestos, was manufactured by the Celotex Company

Nearby Contributing structures: Contributing resources in proximity to this home include 104 and 107 Pine Avenue; 108 Maple Avenue; 313, 315, 317 and 201 Brown Street; 103, 105, 107, 111 and 113 Grove Avenue.

Compatibility with the historic district and/or existing structure: The proposed bay window is compatible with the historic district and with the existing structure.

HPC Recommendations: None

_____/s/_____
Emilia A. Styles
for the Historic Preservation Commission

February 26, 2024
Date

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder Town Clerk, Kathy Lehman
Website, Christine
Dibble

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.



106 Pine Avenue