

**HPC Review
for 102 Center Street**

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Homeowner Chris Kirtz attended the monthly meeting of the HPC on May 21 and answered questions about an addition to his shed at 102 Center Street.

General Description: The proposed addition consists of an open lean-to to be used as a carport.

Adequacy of the Documents Submitted: The documents submitted were not sufficient on their own to enable the HPC’s review. They consisted of a plat/location drawing and several photographs of the under construction structure. There were no drawings submitted. A permit application was included. The HPC called Chris who came over to fill in the details.

General Scope of Project: The project consists of a simple lean-to supported on one side at the roof of the existing shed and on the other side by a row of 6 x 6 posts supporting a header beam and open rafters. Plywood sheathing and 5-v-crimp sheet metal roofing will provide the roof cover. No floor slab, sides or roof trim is contemplated. No finish painting was indicated.

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

Contributing structure: The residence, ca. 1947-1950, is included on HPC’s list of Contributing Resources.

Nearby Contributing structures: Contributing resources are within view of this shed. They include the Town Hall, 206, 207, 213, 215 Grove Avenue.

Compatibility with the historic district and/or existing structure: The proposed addition is modest in height, and lower than the original structure. The open sides minimize the scale. The informal construction is common in the town.

HPC Recommendations: If the construction is permanent, some attention to make the construction details relate to the shed or house would improve its compatibility. Painting of the existing shed and the proposed carport would unify and upgrade the construction.

Bob Booher
for the Historic Preservation Commission

Date: July 31, 2015

cc: Applicant Planning Commission
HPC members Mayor Joli McCathran
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.