

HPC Review

HPC2015-03-17-01

for 104 Pine Avenue

An application for a building permit dated March 17 for the Ruback residence at 104 Pine Avenue was submitted on behalf of the homeowner by contractor “American Design and Build”. It was reviewed by the HPC at its monthly meeting on Tuesday, March 17. Neither the homeowner nor a representative attended the meeting.

General Description: The proposed project consists of the installation of rooftop solar panels.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. They included a building permit application, detailed drawings prepared by Steven K. Broyles & Associates, and detailed technical specifications. A birds-eye overview drawing and cross-section drawings of the proposed installation were provided. A structural roof certification and uplift wind load calculations bearing the Professional Engineer’s stamp were also part of the package. No site plan was included.

General Scope of Project: A Solarworld Sunmodule Plus SW275 system, consisting of 20 275-watt solar electric photovoltaic PV panels and two Heliodyne Gobi 406 solar thermal hot water roof panels, is planned. Most of the panels will be on the roof slope facing Pine Avenue, and three panels are contemplated for the roof gable sloping towards Brown Street.


Visibility from public ways: The proposed installation would be visible from Pine Avenue, Pine Road, Brown Street and Grove Road.

Contributing structure: The residence, identified as c.1946 in the Town’s list of Contributing and Non-Contributing Resources, is not a contributing resource.

Nearby Contributing structures: Contributing structures in closest proximity to the Ruback residence are 103, 105, 107, 111, 113 and 117 Grove Avenue as well as 313, 315 and 317 Brown Street.

Compatibility with the historic district and/or existing structure: The proposed installation is compatible with the existing house and the historic district. HPC appreciates that the profile of the proposed installation is both low and parallel to the roof on which it will be installed, thus its visual impact will be minimized.

HPC Recommendations: None.



Emilia A. Styles
for the Historic Preservation Commission

3-2-2015

Date: March 20, 2015

- cc: HPC Binder Planning Commission Members
- HPC members Mayor Joli McCathran
- Web site, Bill Saar Town Clerk, Kathy Lehman

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.