

HPC Review
for 107 Grove Avenue

HPC2018-03-20-01

Homeowner Ed Mroczka came to the regular monthly meeting of the HPC on Tuesday, March 20 to present his plans for upgrades to the “original cottage” portion of his and Judy Mroczka’s residence at 107 Grove Avenue. He explained that the focus of the work will be “to make the house livable for us for (we hope) the next 20+ years as we age in place.”

Although the extent of the proposed work should not require a building permit, Ed wanted to memorialize his plan in Town records. He hopes that sharing these plans may be helpful to neighbors who own similar homes, originally built for summer use only, as they evaluate ways to make them more energy efficient while retaining their historic integrity.

General Description: The proposed work includes replacement of the existing roof with one that incorporates a system of insulation, as well as wall insulation, new skylights and new front double doors.

Adequacy of the Documents Submitted: Ed provided a helpful variety of documents to illustrate his plan. These included a summary memo, drawing of the existing front façade as seen from Grove Avenue, drawing of the north elevation (identified as “view from Gail’s house”), drawing of the front façade with replacements, view of the north elevation with replacements, interior sketch, memo to HPC outlining the scope of the project, cut-away view of roofing/insulation system, Hunter “spec sheet” for the Cool-Vent Ventilated Nailbase Polyiso Panel, original/cutaway view of roofing/interior rafters and a 3-dimensional drawing of the scissor truss.

The documents submitted were ample for HPC’s review of the project.

General Scope of Project:

Roof: Old roofing materials on the “original cottage” portion of the house, which included about 2.5” of insulation (likely dating to the 1970s), will be removed. Replacing the old materials will be two layers of ½” plywood and the 4” Polyiso panels, and new asphalt shingles. The Polyiso panels include foam insulation and have a 1” air-venting, which will channel air up and out through a new ridge vent. The net gain in the height of the roof is estimated at 3”.

Attachments 9 and 10 illustrate a series of three new scissor trusses planned for the interior of the main room, needed to augment the existing deficient structure to bring it up to current code requirements as well as to accommodate the additional weight of the new roof.

At the balcony, new 2x6 rafters will sister the original 2x4 rafters.

The original roof will remain exposed to view from the interior of the main room.

Skylights: The two units facing Grove Avenue will be replaced with skylights of the same dimensions. There are also currently two skylights facing Grove Road. One will be replaced with a unit that matches the front skylights, and repositioned for symmetry and a more rational solar gain. The other skylight

facing Grove Road will be replaced with a larger “egress” unit to be used in the event of emergency, as there is currently no secondary means of escape from the second floor.

Front Door: The existing front double doors are most likely not original to the cottage. They will be replaced with wood double doors of the same dimensions, but with glass panels in the upper half to allow natural light into the room.

Other: The plan to insulate the walls of the existing cottage includes adding 2x6 framing to the existing walls, applying foam insulation, and replacing the interior wood paneling.

Visibility from public ways: The proposed exterior replacements will be visible from Grove Avenue and Grove Road.

Contributing structure: The house, identified as c. 1875-90 in the Town’s list of Contributing and Non-Contributing Resources, is a Contributing Resource.

Nearby Contributing structures: The Mrocza residence at 107 Grove Avenue is one of seventeen Contributing Resources along Grove Avenue between Brown Street and Oak Street.

The others include 102, 103, 105, 108, 110, 111, 112, 113, 114, 117, 118, 122, 123, 124, 125, and 127 Grove Avenue.

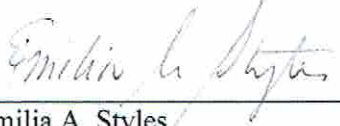
Compatibility with the historic district and/or existing structure: The proposed changes are compatible with the existing residence and with the historic district.

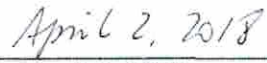
HPC Recommendations:

The plans have been well thought out and are clearly depicted in the documents submitted (and attached hereto).

HPC has no additional recommendations for this project.

We commend the Mroczkas for their sensitive approach to a common problem with Grove houses.


Emilia A. Styles
for the Historic Preservation Commission


Date: April 2, 2018

- 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.