

HPC Review

for 107 Pine Avenue

HPC2020-6-16-01

Property owner Brennan Cebula submitted a building permit application and construction drawings for an addition to the residence at 107 Pine Avenue. The HPC reviewed the project at its regularly scheduled monthly meeting on Tuesday, June 16, which was held via Zoom. HPC appreciated that the homeowner participated in the review.

General Description: A new roof cover over an existing concrete patio is planned.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application and worksheet, location map, site plans for the current and proposed conditions, elevation drawings, and detailed construction plans.

General Scope of Project: A shallow-pitched roof cover, supported by two 6x6" wood posts and a 12" beam at the eave line, is contemplated to shade the patio area adjacent to an existing in-ground swimming pool. The covered area projects 12' from the house and measures 21' in width. Roll roofing material has been specified.

Visibility from public ways: The construction will be visible from Pine Avenue.

Contributing structure: The residence, ca. 1966, is described as a two-story, Colonial Revival-style house in Robinson & Associates' 2019 Architectural Survey of the Town of Washington Grove. It is included as a contributing resource in the 2019 Updated Nomination to the National Register of Historic Places.

Nearby Contributing structures: The closest contributing resources in the current Washington Grove Historic District are 313, 315 and 317 Brown Street and 108 Maple Avenue.

The 2019 Updated Nomination to the National Register also includes 201 and 319 Brown Street as well as 104 and 106 Pine Avenue as contributing resources.

Compatibility with the historic district and/or existing structure: The proposed construction is simple of design, modest in scale, and will provide visual interest by breaking up the long expanse of the existing north elevation. It is compatible with the existing house and with the Historic District.

HPC Recommendations: The HPC noted that the proposed construction overlaps and will cover one roof plane of the existing first-floor (one-story) bay window. The northeast-facing window of the bay will be under cover, while the north- and northwest-facing roof planes and windows of the bay will not be under cover.

During the Zoom review, HPC suggested to Brennan that he consider shifting the proposed roof cover some 4 feet to the left, to align vertically with the left side of the smaller upstairs window. This realignment would preclude the awkward roof junction in the current design and allow the existing bay window to remain a discrete architectural feature.

Brennan explained that he and his wife faced a difficult choice in siting the roof cover because of complications with the existing concrete patio and its tiled surface. He said they were not completely satisfied with the location as shown on the drawings, but felt they had selected the better option.

HPC suggests that the homeowners may wish to further investigate a modification to the patio that would allow the recommended shift, as it may yield an outcome which will be more pleasing to them in the long term.



Emilia A. Styles
for the Historic Preservation Commission

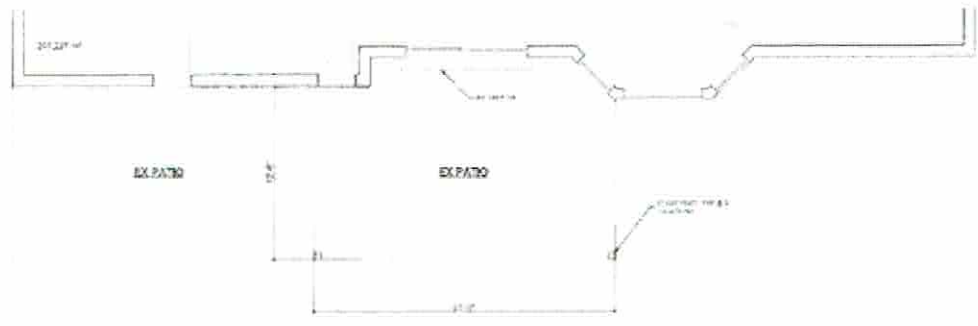
Date: June 18, 2020

cc: Applicant Planning Commission
 HPC members Mayor John Compton
 HPC Binder Town Clerk, Kathy Lehman
 Web site, Bill Saar

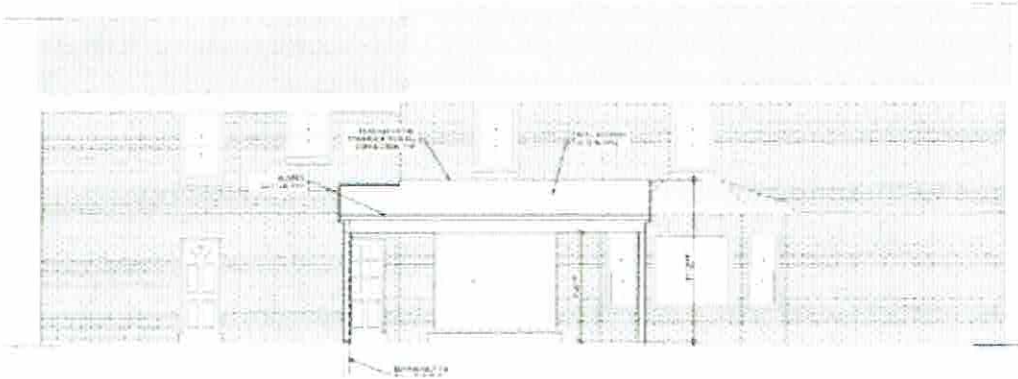
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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.



Partial Floor Plan @ Ex Patio
 1/4" = 1'-0" 2
A1.1



Rear Elevation
 1/4" = 1'-0" 2
A1.1

