

HPC Review
for 110 Grove Avenue

HPC2010-09-21-01

An application for building permit dated August 31, 2010, was submitted by John A. McClelland for alterations to his residence at 110 Grove Avenue. It was reviewed by the HPC at its regular monthly meeting on Tuesday, September 21, 2010. John was not at the meeting when HPC began examining his application and the accompanying documents, but he arrived in time to explain the scope of his project and answer the HPC's questions.

General Description: The proposed project consists of enclosing the existing open entrance porch, which faces southwest on the rear of the house (Chestnut Road side).

Adequacy of the Documents Submitted: The documents submitted were minimally sufficient for the HPC's review of the project. They included a house location survey, hand-drawn sketches of the two affected elevations (south and west), a sketch of the existing first floor "footprint" (with the affected area highlighted in yellow), and two pages of handwritten notes regarding materials, visibility, etc.

General Scope of Project: The proposed construction would enclose an existing open entrance porch. The existing footprint of the porch will not be enlarged. The homeowner explained that a setback of at least 1 foot vis à vis the existing south-facing cross-gable projection will be maintained. This detail is shown on the hand-drawn sketch of the existing footprint of the residence, but is not clearly shown on the house location survey.

The homeowner explained that the purpose of this project is to gain additional eating space in the kitchen.

The existing bay window and entrance door and transom will be reused in the plan. Wood German lap siding and trim (to match the existing) and wood railings and posts are called for.

The plan also calls for the newly enclosed area to have a flat roof with a floating deck, which will be defined by posts and a balustrade. There are two second-floor bedroom windows that give onto the proposed deck, but there are no current plans for access to the roof deck. John explained that, at a future date, the existing south-facing window may be replaced by French doors.

John also expressed his intention that the posts and rails in the new construction will follow the existing front porch design.

Visibility from public ways: Because of the existing large garage, the 6' fence, and mature shrubbery, the proposed construction will be minimally visible from Chestnut Road and Grove Avenue. Visibility could potentially be increased should any of these three screening factors be altered.

Contributing structure: The residence, ca. 1902, is a contributing resource.

Nearby Contributing structures: 110 Grove Avenue is literally surrounded by contributing resources on Grove Avenue (102, 103, 105, 107, 108, 111, 112, 113, 114, etc.) Additional contributing resources can be found at 103 Brown Street and 121 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The proposed construction presents no negative compatibility issues. Nonetheless, the HPC always expresses its regret to see the loss of an open porch.

HPC Recommendations: Bob Booher, Chair, suggested to the homeowner that some consideration be given to other roof forms for this project, for example a hip roof, similar to the front porch, which might prove more successful to accomplish than the flat roof defined in the current plan.

Emilia A. Styles
for the Historic Preservation Commission

Date: September 27, 2010

cc: Applicant Planning Commission
HPC members Mayor Darrell Anderson
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.