

Certificate of Review
for 113 Grove Avenue

HPC2005-122002
Application for Building Permit

An application for a building permit, submitted to the Town Office by Don and Birgit Henninger, was received for review by the HPC at its December 2005 meeting. The application is for addition/alteration to the existing porch, deck and roof. The design and drawings were prepared by Ralph Hurst, architect. The applicants were not present at the review.

General Description: The project calls for a new, more steeply pitched roof to be built over the porch structure (similar in pitch, but lower than the right-hand gable of the existing house, which faces Grove Road). A small window is incorporated in the new gable above the main roof line of the porch. A wainscot enclosure is contemplated for the lower portion of the porch, with screen enclosure above. The footprint of the new porch will be only slightly altered from footprint of the existing porch. It is planned to retain the existing brick steps and the existing railing.

Adequacy of the Documents Submitted: The documents submitted portrayed the project well, and included the application for building permit, a site plan showing the proposed expansion of the porch, a floor plan and three elevations. Also included were two photographs of the existing porch/deck., which could be used to supplement the HPC archival photos. The documents were quite adequate.

Visibility from public ways: The new screened porch structure will be visible from Grove Road.

Contributing structure: The house is a contributing structure listed as dating from 1882-1884.

Nearby Contributing structures: There are other nearby contributing structures along Grove Avenue, namely adjacent 111 and 117 Grove Avenue, as well as facing structures at 110, 112 and 114 Grove Avenue.

Compatibility with the existing structure: The proposed modifications are quite compatible with the existing structure. The increase in roof pitch as shown on the drawings is appropriate and will add interest to the rear elevation of the house. The eave line remains low, which is commended. There is no negative impact to the scale or mass of the existing structure or to the structure's relationship with the existing house. Cedar lattice has been specified on the drawings.

Compatibility with the historic district: The project is compatible with the historic character of Washington Grove and will generally enhance this contributing property.

HPC Recommendations: Material for the lattice only has been specified on the drawings; the HPC would encourage the use of natural materials to the greatest extent possible. The project looks good, and the level of detail portrayed on the drawings is particularly attractive. The HPC has no additional recommendations.

Emilia A. Styles
for the Historic Preservation Commission

Date

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.

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