

Re

HPC Review - Preliminary for 115 Washington Grove Lane

HPC2013-07-16-01 Page 1 of 1

Homeowners Leigh O'Donoghue and Mike Larkin came to the monthly meeting of the HPC on Tuesday, July 16 requesting a discussion of their plan to build a shed on their property at 115 Washington Grove Lane. Since the plan was reviewed prior to the filing of a building permit application and without drawings, the HPC offered to prepare a Preliminary Review, whereby the HPC provides a written review to the Planning Commission, and once the building permit application complete with documentation is submitted to the Town Office, the HPC will cross-check it against its Preliminary Review to ensure that deviations from the preliminary review plan are minor in nature.

General Description: A second shed is proposed to be constructed adjacent to the existing shed.

Adequacy of the Documents Submitted: A building permit application has not yet been completed and submitted to the Town office. The homeowner brought a plat/location drawing and a number of photographs. Further details provided by the homeowner during the meeting enabled a productive discussion.

General Scope of Project: A second shed, similar in size to the existing one (10'x10' with a roof peak of 10') is proposed to be built at the back of the property (along Hickory Road).

The siding will be T-111, as exists on the current shed, and the homeowners expressed intention to add 1'x4" trim boards to both structures. The current shed will be repainted to match the new shed.

Following discussions wherein the HPC expressed its normal recommendation to include detail in order to "break up" planes on elevations that face public ways, the homeowners are now considering either placing an entrance door facing Hickory Road or adding windows/window boxes, possibly to both sheds.

Visibility from public ways: The proposed construction would be visible from Hickory Road, and only partially visible from the parking lot in front of the post office and from the sidewalk that runs adjacent to the post office (connecting the front sidewalk to the steps leading to Hickory Road).

Contributing structure: The residence, ca. 1930-1935, is included on the Town's list of Contributing Resources.

Nearby Contributing structures: Contributing resources in the immediate vicinity include 105 and 119 Washington Grove Lane as well as 120 and 128 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: Based on the information provided, the proposed construction would be compatible with the existing structures and the historic district.

HPC Recommendations: HPC recommends to include details on elevations visible from the public ways, as discussed above.

Emilia A. Styles (handwritten signature)

July 24, 2013 (handwritten date)

Emilia A. Styles for the Historic Preservation Commission

Date: July 24, 2013

- cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
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