

HPC Review

HPC2012-05-15-01

for 117 Washington Grove Lane

An application for a building permit dated May 14 was submitted by David Wilmering, 117 Washington Grove Lane. It was reviewed by the HPC at its monthly meeting on Tuesday, May 15. Neither the homeowner nor a representative attended the meeting.

General Description: The proposed project consists of the installation of rooftop solar panels.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. They included a building permit application, site plan, and detailed drawings prepared by the contractor, Sungevity. A birds-eye overview and a cross-section drawing of the proposed installation were included.

General Scope of Project: A 2.47kW rooftop photovoltaic (solar) array is proposed to be mounted on the highest and flattest roof portion of the home, which faces Hickory Road.

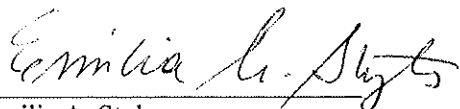
Visibility from public ways: The proposed installation would be visible from Hickory Road and possibly from the parking lot of the commercial corner. If the existing trees remain, visibility will vary seasonally. Currently there is very limited visibility of the affected roof, which would increase in the fall and winter.

Contributing structure: The residence, identified as c.1955 in the HPC’s list of Contributing and Non-Contributing Resources, is not a contributing resource.

Nearby Contributing structures: The contributing structures in closest proximity to the Wilmering residence are 105, 115 and 119 Washington Grove Lane and 120 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The proposed installation is not incompatible with the existing house. HPC appreciates that the profile of the proposed installation is both low and parallel to the roof on which it will be installed, thus minimizing its visual impact.

HPC Recommendations: None.



Emilia A. Styles
for the Historic Preservation Commission

5-19-2012

Date: May 19, 2012

- cc: Applicant
- HPC members
- HPC Binder
- Web site, Bill Saar
- Planning Commission
- Mayor Georgette Cole
- Town Clerk, Kathy Lehman

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 Towns 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 the 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.