

## HPC Review

for 121 Chestnut Avenue

HPC2019-11-19-01

Homeowners Robert Gilmore and Emily Cavey submitted a building permit application dated October 25 for changes to their residence at 121 Chestnut Avenue. The HPC reviewed the project at its regularly scheduled monthly meeting on Tuesday, November 19. Homeowner Emily Cavey and architect Robyn Renas were present for the review.

**General Description:** The plan includes demolition of a second-story balcony/deck and its associated exterior access staircase. Otherwise, minimal exterior changes are contemplated during this first phase of a more extensive renovation plan. No expansion of the current footprint is proposed.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application, building permit worksheet, site plan, floorplans for both the first and second floors, and drawings for the affected elevations of the residence. Building materials were specified.

**General Scope of Project:** Exterior changes in this first phase of the project include demolition of the second-story deck and staircase, a new window in the first floor family room, and new windows in the two second floor bathrooms. The exterior door to the existing second floor balcony/deck will be removed and the opening will be patched.

Interior work in this phase includes some reconfiguration of space on the first floor, mostly affecting the family room and studio; reconfiguration of the stairway to the second floor; reconfiguration of upstairs bedrooms; and major bathroom work on the second floor.

The architect explained that a later phase of the project will likely include a roofline change to the second floor "fishbowl" bedroom which faces Chestnut Road. This bedroom once had likely been an upstairs sleeping porch and it has a very shallow pitch to its roof. She stated that a possible option would be redesign to a 2-step gambrel roof, and noted that this would be more compatible with the home's Dutch Colonial Revival style.

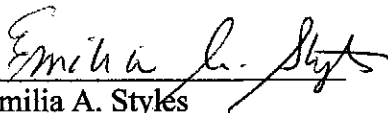
**Visibility from public ways:** The proposed exterior changes will be visible from Chestnut Avenue and especially from Chestnut Road.

**Contributing structure:** The residence is identified as ca. 1933 Dutch Colonial Revival, and it is included on the Washington Grove Historic District list of Contributing Structures.

**Nearby Contributing structures:** Contributing structures in closest proximity to 121 Chestnut Avenue include the residences at 120, 122, 123, 127, and 128 Chestnut Avenue; and 112, 114, 118, 122 and 124 Grove Avenue.

**Compatibility with the historic district and/or existing structure:** The proposed changes are compatible with the existing residence and with the historic district.

**HPC Recommendations:** HPC appreciates the opportunity to review plans which include demolition. The planned demolition in this project does not negatively affect the historic integrity of the residence. HPC has no specific recommendations for this phase of the renovation plan.

  
Emilia A. Styles  
for the Historic Preservation Commission

Date: November 27, 2019

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.*