

**HPC Review**  
for 121 Chestnut Avenue

HPC2014-10-21-01

*Homeowners Emily Cavey/Rob Gilmore submitted for HPC review at its regular monthly meeting on October 21, their plans for a prefabricated shed to be placed on their property at 121 Chestnut Avenue. The homeowners were not present at the review.*

**General Description:** Submitted for review is an 8’ x 14’ shed, 10’ in height at the roof peak.

**Adequacy of the Documents Submitted:** The documents submitted were adequate for the HPC’s review. They included a building permit application dated September 27, site plan, building permit worksheet, and a vendor’s photograph of the front and partial side elevation of a similar shed.

**General Scope of the Project:** Exterior materials were not specified, but the shed appears to have T-111 siding and a shingle roof (rather than a standing-seam metal roof shown in the vendor photograph). The eave line remains low on the “saltbox” roof form.

The front elevation has two modest windows and a set of double doors, facing Chestnut Avenue.

The shed interrupts an “interior fence line” that runs about midway between the front and rear property lines.

**Visibility from public ways:** The shed is visible from both Chestnut Road and Chestnut Avenue

**Contributing structure:** The residence, ca. 1933, 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, and 128 Chestnut Avenue, and 112, 114, 118, 122 and 124 Grove Avenue.

**Compatibility with the existing structure and/or the historic district:** The shed is compatible with the existing structure and with the historic district.

**HPC Recommendations:** The shed’s rear elevation, facing Chestnut Road, presents an unbroken plane, 14’ in length, to that public way. The homeowners might consider incorporating one or more windows on this elevation, or adding other detail, such as a trellis.

  
Emilia A. Styles

11-3-2014  
Date: November 3, 2014

for the Historic Preservation Commission

- cc: Applicant HPC members
- HPC Binder Planning Commission
- Web site, Bill Saar Mayor Joli McCathran
- 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 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.*