

**HPC Review
for 122 Chestnut Avenue**

**HPC2013-06-18-01
Page 1 of 2**

An undated application for a building permit submitted by Nick and JoAnn Suzich, prepared by Architect Ralph Hurst, was reviewed by HPC at their monthly meeting on Tuesday, June 18. Neither the homeowners nor a representative was present for the review.

General Description: The proposed construction would expand the existing family room and add a new screened porch and entrance.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review. They consisted of a building permit application, building permit worksheet (and addendum dated 5/29/13), plat/location drawing, site plan that specifies proposed demolition and new construction, and one perspective sketch of the new construction as viewed from the southwestern property corner.

Elevation drawings and material specifications were not included and would have been helpful for the review process.

General Scope of Project: The project contemplates a modest expansion of the south side of the existing family room as well as construction of a new screened porch and entrance porch and vestibule that would face Hickory Road.

Exterior materials were not specified, but from the perspective drawing, it appears that a standing-seam metal roof is planned for all components of the addition (family room expansion, screened porch and entrance porch/vestibule). The sketch also shows a series of brick piers supporting the porch.

Two skylights are shown on the sketch in both the family room addition and the screened porch roofs.

No details are given for the windows that will flank the gas fireplace in the family room addition, except to note that they will be high, as they surmount built-in cabinetry in that room.

Visibility from public ways: The proposed construction would be visible from Hickory Road, and most likely only partially visible from Chestnut Avenue.

Contributing structure: This residence, ca. 1955-1959, is not included on the Town's list of Contributing Resources.

Nearby Contributing structures: There are numerous contributing resources in the vicinity of this home. The closest include 105, 115 and 119 Washington Grove Lane as well as 120, 121, 123, 127 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 structure and the historic district.

The addition is set in slightly from the original house, thus preserving the latter's original brick corners, which is desirable.

The proposed addition is modest in height, and the common roof line of the screened porch and the family room expansion keep the eave line low, serving not only to anchor the addition to the natural setting, but also to reduce the perceived mass of the 2-story '90s-era addition directly behind it.

The changes in roof and wall planes also reduce the scale of the overall house. A change in roof line, to a peaked roof, further defines the covered porch/entrance vestibule.

The choice of a standing-seam metal roof for the contemplated construction nicely complements the two adjacent outbuildings, facing Hickory Road, which have red standing-seam roofs.

HPC Recommendations: As always, HPC encourages the use of natural materials.



Emilia A. Styles
for the Historic Preservation Commission

6.28.2013
Date: June 28, 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.