

HPC Review

for 123 Washington Grove Lane

HPC2018-02-20-01

An application for a building permit dated December 19, 2017, was submitted by homeowners Maria and Marco Ortiz for their property at 123 Washington Grove Lane and was reviewed at the regular monthly meeting of the HPC on Tuesday, February 20. The homeowners were accompanied by designer/contractor Bryce Blair, who had drawn up their plans. As explained in further detail below, they had initially consulted with the HPC at its regular monthly meeting in January.

General Description: The proposed construction consists of a two-story addition at the back of the house.

Adequacy of the Documents Submitted: Documents included a Building Permit Log-In/Checklist, Application for Residential Building Permit, and a survey for the property on which the proposed addition was depicted. Also included were existing condition photographs of the residence and drawings of the existing front and side elevations. For the proposed new construction, drawings of all four elevations and floorplans were provided.

The documents submitted were sufficient for HPC's review of the project.

General Scope of Project: The proposed construction includes a 2-story addition with basement at the back of the home (approximately 30.5' x 16'), as well as a deck (approximately 12' x 21').

Siding will likely be HardiePlank. Double-hung 4-over-4 windows are depicted in the plan, similar to those used in the existing house. Access to the deck will be via sliding patio-type doors. Similar doors will give access to the rear yard from the walk-out basement. Another exterior entrance is contemplated on the north side of the basement addition. Materials for the deck have not been specified.

Visibility from public ways: The proposed construction will be primarily visible from Hickory Road, less visible from Washington Grove Lane, and possibly visible from Oak Street.

Contributing structure: The house, identified as c. 1947 in the Town's list of Contributing and Non-Contributing Resources, is a not Contributing Resource.

Nearby Contributing structures: Contributing Resources in closest proximity to the residence are 119, 115, 105, 204 and 208 Washington Grove Lane, as well as 120 and 128 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The homeowners and designer/contractor have incorporated HPC's suggestions into the new plans dated 2/7/2018.

By varying roof planes, breaking up masses, and keeping eave lines at the first floor, the perceived scale of the addition has been greatly reduced. There is a steep slope from the front to the back of this lot, which makes issues of perceived scale especially critical.

These measures, and others enumerated below, have appreciably enhanced the compatibility of the proposed construction with the existing residence and with the historic district.

HPC Recommendations:

The designer/contractor and homeowners had come to the regular January meeting of the HPC with an initial plan for the addition. A productive exchange with the HPC took place, and they expressed a willingness to incorporate changes to the exterior design which would minimize the perceived scale of the construction and make it more compatible with the neighborhood.

Accordingly, it was decided to postpone formal review of the plan until February, when new plans incorporating the suggestions could be reviewed.

In reviewing the new plans, HPC commends the homeowner and designer/contractor for the following elements which have incorporated verbal recommendations made at the January meeting:

- The front façade has been preserved. (The initial plan would have added a second floor facing Washington Grove Lane, but it has been eliminated in the new plan.) The scale of this cape cod-type home—so similar to its neighbors in the run of comparable, modest homes along the east side of Washington Grove Lane, has been preserved.
- The north and south elevations have maintained the roof pitch of the original house.
- The new construction of the second story is now achieved by a single gable running from the back of the peak of the original roof. The eave line of the second story of the addition has been maintained at the first floor roofline by incorporating dormers on both the north and south elevations.
- The roof pitch of the new rear elevation “gable” closely mimics the pitch of the original side gables and the gable over the existing front entrance of the home. This not only augments compatibility, it also moderates perceived scale.

In addition to the recommendations already incorporated in the 2/7/2018 plans, it was suggested that trim be included on the windows and doors.

And, as always, HPC strongly encourages the use of natural materials.

Emilia A. Styles
for the Historic Preservation Commission

2-26-2018

Date: February 26, 2018

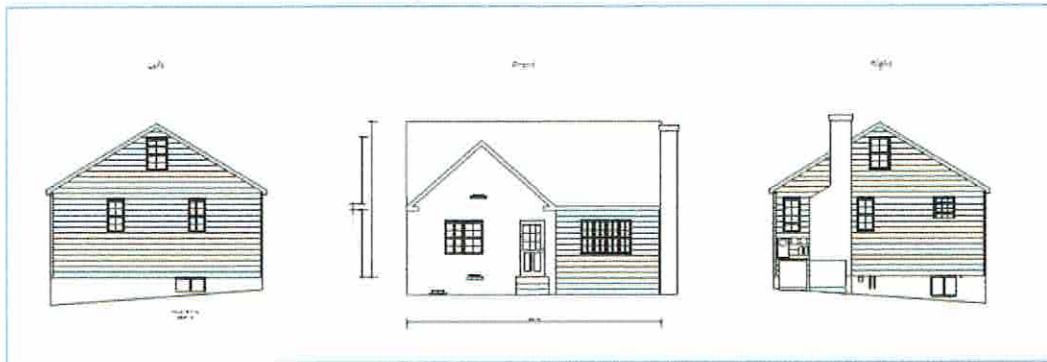
cc: Applicant Planning Commission
 HPC members Mayor Joli McCathran
 HPC Binder Town Clerk, Kathy Lehman
 Web site, Bill Saar

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.

123 Washington Grove Lane
Front and side Elevations – Existing Condition



As initially proposed:



Revised elevations following January consultation with HPC:

