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HPC Review for 125 Grove Avenue

HPC2017-05-16-01

An application for a building permit dated May 15 was provided by Architect Ralph Hurst on behalf of homeowner Renee Chandler for her residence at 125 Grove Avenue. The application was reviewed at the regular monthly meeting of the HPC on Tuesday, May 16. Neither the homeowners nor the architect were present at the meeting.

General Description: The proposed construction consists of a breakfast room and covered porch at the back of the house.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC's review of the project. Documents included a building permit application, site plan, floor plan of the proposed construction, and a plan for the east elevation. The package did not include a Building Permit Log-In/Checklist or a Compliance Checklist.

General Scope of Project: The proposed project contemplates enclosing the existing covered but open porch area, which is inset at the back of the house, developing it into a breakfast room. Two gangs of three windows are shown in the new breakfast room, facing Grove Road. These appear to be casement windows (each two-over one), but they are not specified as such.

A covered porch, measuring 8' x 18.5' is included in the plan. The covered porch is offset from the breakfast room by two feet on the north side of the lot apparently in order to meet setback requirements. A standing seam metal roof is planned for the porch. The porch will also serve to cover the rear entrance to the home, which is currently unprotected. A new glass entry door, single light, is shown.

To the left of the new porch, the existing sliding patio door in the family room will be replaced by three large double-hung windows (four-over-one).

Visibility from public ways: The proposed construction will be visible from Grove Road.

Contributing structure: The house, identified as c. 1890-1900 in the Town's list of Contributing and Non-Contributing Resources, is a Contributing Resource.

Nearby Contributing structures: Adjacent homes at 123 and 127 Grove Avenue, as well as facing homes at 122 and 124 Grove Avenue are Contributing Resources. Indeed, this home is one of twenty-three Contributing Resources that line Grove Avenue between Brown and Center Streets.

Compatibility with the historic district and/or existing structure: The proposed addition is modest in scale and is compatible with the existing structure and with the historic district. The roofline remains low to the ground.

HPC Recommendations: The east elevation sketch provided for review includes few details regarding design features for the new porch, other than the standing seam metal roof.

HPC suggests that the architect and homeowner consider including some simple, character-defining elements for the porch plan – such as exposed rafters, shaped rafter tails, the inclusion of some detail on the porch posts, their bases and/or caps, etc.

No materials for this project have been specified in the documentation provided for review. The use of natural materials for the siding, windows, and porch elements, is strongly encouraged.

May 21, 2017
Date: May 21, 2017

Emilia A. Styles

for the Historic Preservation Commission

cc:

Applicant

HPC members

HPC Binder

Web site, Bill Saar

Planning Commission 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.