

**HPC Review**  
for 127 Grove Avenue

HPC2018-07-17-01

Homeowners Dick Cavicchi and Gretchen Horlacher came to the regularly scheduled monthly meeting of the HPC on Tuesday, July 17 to discuss the plans for renovation of their home at 127 Grove Avenue. Architect Robyn Renas, who had designed the plans, was also present for the discussion.

**General Description:** It is contemplated to enlarge the back of the home (facing Grove Road) by approximately 176 sq. ft.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application, house location survey, building permit worksheet, site plan, floor plans of the first and second floors, and drawings representing changes to the north (Oak Street) and east (Grove Road) elevations. (Note: elevation drawings for changes to the west (Grove Avenue) and south elevations were not included, but these elevations will be less visible from public ways.) A birds-eye view of the roof plans for the new construction, and how they will tie into the existing roof planes, was also included.

**General Scope of Project:** The one-story addition includes a new breakfast room, with a window seat looking onto Grove Road/Woodward Park, off the existing kitchen. The window seat arrangement projects 1.5 feet towards Grove Road. A gang of three two-over-two windows are shown in the window seat bay, and an additional window is depicted in the gable end above. The principal entrance door from the east elevation is shown as a single full-lite door. A new entrance porch, facing Grove Road, will open onto a new mudroom, which has been created from a combination of new construction and a reconfiguration of existing space.

The footprint of the breakfast room addition will extend 4.5 ft. to the south as compared to the footprint of the existing building. This will allow for the inclusion of a new exit door, a stoop and stairs to give access to the south yard. There is currently no direct access from the house to this part of the property.

As part of the renovation, an existing interior stairway to the basement/crawlspace from the "original cottage" part of the house will be eliminated, as there will be improved access to the basement from the mudroom at the back of the house. A new areaway and exterior door on the Oak Street side will provide access from the outside.

Additional work contemplated includes a rearrangement of **existing** interior space facing Oak Street. A new bedroom and full bathroom are shown. New windows, two-over-two, in the spirit and generally in the scale of the existing windows in the original cottage, are contemplated for the bedroom and bath. They have been identified as Andersen wood windows with weather-friendly exterior cladding.

New siding will match the existing siding, namely wood Dutch lap siding for the breakfast room/rear entrance addition. Also, a band of shake-type shingles is shown below the window seat feature.

The porch and steps leading to the Grove Road entrance are shown as either brick or stone.

As an option, depending on budgetary considerations, a new roof deck will be added, with access from the second floor of the original cottage through a pair of new French doors (to replace an existing window). As a nod to the decorative “gingerbread” in the front gable facing Grove Avenue, the new roof deck will include a board-on-board railing with cut-out ornamentation.

**Visibility from public ways:** The new construction will be visible from Grove Road, Oak Street, and Grove Avenue.

**Contributing structure:** The house, identified as c. 1883-1885 in the Town’s list of Contributing and Non-Contributing Resources, is a Contributing Resource.

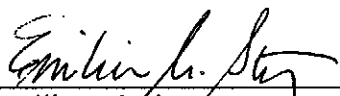
**Nearby Contributing structures:** 127 Grove Avenue is one of seventeen Contributing Resources along Grove Avenue between Brown Street and Oak Street. They include 102, 103, 105, 107, 108, 110, 111, 112, 113, 114, 117, 118, 122, 123, 124, and 125, Grove Avenue.

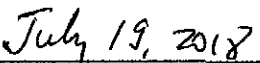
An additional six Contributing Resources can be found along Grove Avenue between Oak Street and Center Street, namely 201, 203, 206, 207, 213 and 215 Grove Avenue.

**Compatibility with the historic district and/or existing structure:** The proposed construction is compatible with the existing building and with the historic district. The design is modest in scale, and the eave lines are kept low to the ground. A slight setback has been included to distinguish the new construction from the existing building. A variety of appropriate roof lines are shown for the new construction. The use of natural materials is commended. Importantly, the new construction will be subservient to the original cottage. The design is in the spirit of, and honors, the original house.

**HPC Recommendations:**

HPC has no specific recommendations for this project – this is a lovely design.

  
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Emilia A. Styles  
for the Historic Preservation Commission

  
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Date: July 19, 2018

- 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.*