

HPC Review
for 1 The Circle

HPC2017-09-19-01

An application for a building permit dated September 12 was submitted by homeowner Peter Nagrod for his property at 1 The Circle and was reviewed at the regular monthly meeting of the HPC on Tuesday, September 19. The homeowner came to the meeting to explain his plan.

General Description: The proposed construction consists of an 8'x12' garden shed.

Adequacy of the Documents Submitted: Documents included a Building Permit Log-In/Checklist, Application for Residential Building Permit, Building Permit Worksheet, and a fragment of a survey for the property, which did not include the location of the residence on the property but did show the proposed location for the shed.

The documents submitted were minimally sufficient for HPC's review of the project; they would not have been adequate had the homeowner not been present to discuss his plan.

General Scope of Project: The proposed construction would place an 8'x12' shed near the Locust Lane property line, approximately 20' from the First Avenue property line and 60' from the Grove Road property line. The homeowner showed an illustration of a red shed on the cover of a Sunset book entitled *Sheds & Garages*, and said it generally represented the form he plans for his shed. He may, however, steepen the roof pitch from that shown in the photograph. An entry door flanked by two windows is shown. The addition of double doors on the gable end of the shed would allow access for a lawn tractor. Siding is planned to be either T1-11 or board and batten. For the roof, the homeowner plans to use metal shingles like those currently installed on his home. He said he may be able to locate some old windows in his outbuilding that could be used for the project.

Visibility from public ways: The proposed construction will be visible from The Circle, Grove Road, Locust Lane, First and Seventh Avenues, Grove Avenue, and possibly from other walkways radiating from The Circle.

Contributing structure: The house, identified as c. 1878-85 in the Town's list of Contributing and Non-Contributing Resources, is a Contributing Resource.

Nearby Contributing structures: 1 The Circle is surrounded by contributing structures – namely the residences at 2, 6, 8, 12, 13, 15 and 17 The Circle; 311 Locust Lane; 313 and 315 Grove Avenue; 203 Second Avenue; 301, 303 and 305 First Avenue.

Compatibility with the historic district and/or existing structure: The proposed construction (as described verbally by the homeowner and generally depicted by the book cover photograph), is modest in scale and is compatible with the existing residence and with the historic district. The roofline remains low to the ground.


HPC Recommendations:

HPC suggests that the homeowner consider including some simple, character-defining elements such as exposed rafters. HPC specifically pointed out for inclusion the slight overhang of the gable ends, shown on the book cover photo, which produces a nice shadow line.

The homeowner stated he contemplated that the windows would be false (i.e., surface mounted and not cut through the siding). It was suggested that he reconsider and install windows as they are generally intended (to admit light or air and allow people to see out.)

The homeowner was reminded that there a number of architectural salvage warehouses (such as Community Forklift in Edmonston, Md., and Second Chance in Baltimore) where he might be able to source interesting windows and doors for his project.

The use of natural materials for the siding, trim, doors and windows is strongly encouraged.



Emilia A. Styles
for the Historic Preservation Commission

9-20-2017

Date: September 20, 2017

- 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.