

**HPC Review
for 201 Washington Grove Lane**

**HPC2013-05-21-03
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An application for a building permit dated May 3 was submitted by homeowner Kevin Segovia. It was reviewed by the HPC at its monthly meeting on Tuesday, May 21. The homeowner did not attend the meeting.

General Description: The proposed project consists of enclosing the open porch feature on the existing accessory building (“shed”) at the rear of the property.

Adequacy of the Documents Submitted: The documents submitted with the building permit application were sufficient for the HPC’s review of the project. Documentation included a site plan, a one-sentence description of the scope of the project and 5 color photographs of the existing structure. Sketches depicting the proposed changes were not included and would have been helpful.

General Scope of Project: The project contemplates filling in the open porch feature of the concrete block building in order to obtain additional enclosed storage space.

Visibility from public ways: The proposed construction would be visible from Hickory Street, Oak Street and Washington Grove Lane.

Contributing structure: This residence, ca. 1940-1941, is not included on HPC’s list of Contributing Resources.

Nearby Contributing structures: Contributing resources in the immediate vicinity include 204 and 208 Washington Grove Lane and 128 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The proposed alteration will change neither the height nor the footprint of the existing accessory building. However, the perceived mass of the building will be significantly affected if the concrete block portion is expanded to the extent contemplated. Therefore, HPC offers the following suggestions.

HPC Recommendations:

1. If security and full protection from the elements are not major concerns for the new storage space, the homeowner could consider simply framing the current open area and installing insect screening and a screen door. This would maintain the current porch-like feature of the portion of the building that faces the residence.
2. If the suggestion above does not meet the homeowner’s needs, HPC suggests considering incorporating a change of materials (for example, wood siding rather than concrete block) for the newly enclosed area.
3. Pulling in the walls of the new construction by as little as 6”, when combined with a change of materials, would serve to distinguish the new construction from the original structure, and would decrease its perceived mass.
4. If solid walls are used (rather than screening), the inclusion of some modest windows would be encouraged.



Emilia A. Styles
for the Historic Preservation Commission

5 - 31 - 2013

Date: May 31, 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