

**HPC Review
for 202 Grove Avenue**

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Homeowners Glenn and Kristin Perry attended the monthly meeting of the HPC on May 21 and presented plans for an addition to their home at 202 Grove Avenue, prepared by Architect Ralph Hurst.

General Description: The proposed addition consists of a kitchen, dining room, and screened porch.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC’s review. They consisted of a plat/location drawing, 2 photographs of the existing structure, three elevation sketches of the proposed construction, and a floor plan. A permit application was not included.

General Scope of Project: The project contemplates the demolition of the existing screened porch and the construction of a one-story kitchen (approximately 9’x14’), connecting to a new dining room (13’x17’). A screened porch (10’x12’) off the dining room that would open to the garden is also included. The plan also calls for the conversion of the existing kitchen to a mudroom.

Visibility from public ways: The proposed construction would be visible from Grove Avenue, Oak Street and Chestnut Street.

Contributing structure: This residence, ca. 1947-1950, is not included on HPC’s list of Contributing Resources.

Nearby Contributing structures: Contributing resources surround this home. They include 122, 124 125, 127, 201, 203, and 204 Grove Avenue as well as 127 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: No negative compatibility issues were noted. The proposed addition is modest in height, and lower in height than the original structure. While the multiple roof heights of the new addition are lower, roof pitches generally follow those of the existing home. The eave lines remain low, further reducing the perceived mass of the addition.

Exterior materials are to be brick (to match the existing structure) and Hardiplank. An abundance of windows (depicted as 3 over 1) are included in the design. A 3-paned window is included in the dining room gable facing Grove Avenue. Asphalt shingles (“architectural” style) to match those on the existing home are planned.

HPC Recommendations: HPC compliments the homeowners on the plan, and encourages their understanding of the importance of specifying high quality windows for this project!


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.