

**HPC Review**

HPC2017-05-16-02

for 205 Washington Grove Lane

Homeowner Audrey Maskery presented an undated building permit application for her residence at 205 Washington Grove Lane for review by the HPC at its regular monthly meeting on Tuesday, May 16. The homeowner was present at the meeting.

**General Description:** The proposed construction is for an open, single-vehicle carport.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for the HPC’s review of the project. Documents included a building permit application, Building Permit Worksheet, site plan, a CAD-type artist’s rendition of the carport housing a camper van, and multiple drawings depicting construction details. The package did not include a Building Permit Log-In/Checklist. The presence of the homeowner allowed for a welcomed question-and-answer exchange.

**General Scope of Project:** The proposed project would erect a 10’x20’ gable-roofed open carport at the rear of the property, set back 15’ from the property line at Hickory Road. At gable peak, the structure would rise 10.25’ from grade. The homeowner explained the side setback issues that are involved with the project.

The structure would be supported by six wooden posts set into concrete piers. An overhang at each gable end is planned. The homeowner has selected vinyl siding for the gable ends, to match the siding used on the residence. In notes on the building permit worksheet, the homeowner states her plan to attach trellises to support climbing plants on three sides of the carport. Asphalt shingles are contemplated for the roof. Due to storm water run-off and drainage concerns, gravel will be used on the parking pad under the carport rather than an impervious surface.

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

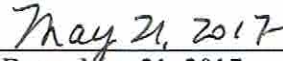
**Contributing structure:** The house, identified as c. 1940 in the Town’s list of Contributing and Non-Contributing Resources, is a not a contributing resource.

**Nearby Contributing structures:** Contributing Resources in closest vicinity to this home are located at 204, 208 and 215 Washington Grove Lane as well as at 202 and 206 Chestnut Avenue.

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

**HPC Recommendations:** HPC suggests that the homeowner consider wood siding for the gable-ends, especially since the gables are well above grade and thus less susceptible to rot, which was a concern expressed by the homeowner.

  
Emilia A. Styles  
for the Historic Preservation Commission

  
Date: May 21, 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.*