

HPC Review

HPC2009-10-29-01

for 215 Washington Grove Lane

Property-owner Ellen McInnes Price submitted a building permit application on October 6, 2008 to enclose a small porch at 215 Washington Grove Lane. This application was submitted to the Town previously on August 31, 2009.

General Description: The porch is on the northeast corner of the house facing Center St. and Hickory Road adjacent to an existing patio. The plan is to enclose the porch and convert it into a walk-in closet.

Adequacy of the Documents Submitted: The documents submitted were adequate for the HPC's review, and included

1. a building permit check-list;
2. a filed out and signed, but undated application, a house location survey. The survey is dated 10-1-09 for lots 7 & 8 in Block 2 of Plat Book 1 Plat 22 for Liber 35053, Folio 202. It shows the porch to be enclosed; and
3. hand drawn diagrams showing how the porch will look after it is enclosed including a floor plan of the final closet, and two side views or elevations – one view from Center St. and one from Hickory Road.

General Scope of Project: The proposed construction is to enclose the 11' 4" by 5' 2" porch and create a walk-in closet with clothing racks on opposite sides of the entry from the house. Entry to the closet will be via a single door. There will be a double sash window opposite to the door in the center of the long side of the structure and double shutters with a window box on the narrow end of the structure. It seems that the shutters will be decorative only. The diagram seems to show that the single window to be installed facing Center St. will be similar to the existing ones facing Center St. There is no mention of the exterior siding, trim, or roofing. The roof is indicated as an existing low-sloping shed roof. Based on existing photos of the home in Town records, the existing roof is a metal awning. Based on elevations in the submitted drawing the adjacent roof will be extended to cover the construction.

Visibility from public ways: The enclosed porch will be visible from Center St. and Hickory Road.

Contributing structure: The house on this property is a contributing resource built in 1913.

Nearby Contributing structures: See residences at 204, 208, and 301 Washington Grove Lane.

Compatibility with the historic district and/or existing structure: Members of the HPC felt that the porch enclosure would be compatible with the existing building and would not be incompatible with the various styles of nearby buildings. There were no questions regarding the scale or height of the structure.

HPC Recommendations: HPC members suggest that the Window facing Center St. be as identical as possible to the others facing Center St. Also that the roof be a gable facing Center St. rather than simply a continuation of the existing shed roof. This would make it more compatible with the other shapes in the existing home.

[One HPC member suggested that the Planning Commission(PC) consider that since there is an encroachment onto Town property shown on the house location survey, i.e., an erected a fence is on a

Town right-of- way (a) a boundary survey is needed before a new permit can be approved by the PC, and (b) the PC consider not granting the permit until the encroachment has been removed.]

David B. Neumann
for the Historic Preservation Commission

Date

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.

cc: Applicant
HPC members
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor Darrell Anderson
Town Clerk, Kathy Lehman