

**HPC Review - Preliminary
for 302 Chestnut Avenue**

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Homeowner John Porter came to the monthly meeting of the HPC on Tuesday, September 17 requesting a discussion of his plan to build a garage on his property at 302 Chestnut Avenue. Because a building permit application had not been submitted, the HPC offered to prepare a Preliminary Review, whereby the HPC provides a written review to the Planning Commission, and once the building permit application complete with documentation is submitted to the Town Office, the HPC will cross-check it against its Preliminary Review to ensure that deviations from the preliminary review plan are minor in nature.

General Description: A two-car garage with a studio/office area on the upper level is planned.

Adequacy of the Documents Submitted: The homeowner brought a plat/location drawing and copies of plans for “The Hemlock Studio” from *Perfect Little House Company*. Two detailed color renderings included views of all four elevations.

General Scope of Project: A two-car garage, shown as 21’4” x 30’, is proposed. The homeowner may consider expanding the footprint of the building from the dimensions shown on the plans. The upper floor area is intended to be used as an office. Vehicular access to the new structure will be from Hickory Road. The building height is not specified on the plan.

The homeowner said that siding and roofing materials will match those of the residence, namely vinyl and asphalt shingle respectively.

Visibility from public ways: The proposed construction would be visible from Hickory Road, Chestnut Avenue, and partially visible from Center Street.

Contributing structure: The residence, ca.1960-1963, is not included on the Town’s list of Contributing Resources.

Nearby Contributing structures: Contributing resources in the immediate vicinity include 215 and 301 Washington Grove Lane.

Compatibility with the historic district and/or existing structure: The proposed construction would be compatible with the existing structure and the historic district.

The perceived mass of the structure is minimized as the eave line has been kept at the first level. The design emphasizes the roof because of the exposed rafter tails and the generous, bracketed overhang at the gable ends of the building. A change in the roofline (lower) is shown at the studio entrance. Numerous interesting details are depicted in the rendering, which the homeowner intends to retain. They include trellises above the garage doors and the side entrance door, large dormers on each side of the second level, a gang of three windows on the first level opposite the garage doors as well as a gang of two windows on the first level opposite the entrance. The side entrance door includes divided lights on the upper portion. Generously sized windows are also included on the second level at each gable end.

HPC Recommendations: As always, HPC encourages the use of natural materials.



Emilia A. Styles
for the Historic Preservation Commission

9-23-13

Date: September 23, 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