

**HPC Review
for 315 Brown Street**

**HPC2013-03-19-01
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An application for a building permit dated February 18 was submitted by homeowner Elizabeth Robertson, 315 Brown Street. It was reviewed by the HPC at its monthly meeting on Tuesday, March 19.

(Note: Though dated February 18, the permit application was received by the Town Clerk on February 20, the day after HPC's February 19 meeting).

The homeowner attended the March 19 meeting.

General Description: The proposed project consists of a one-story garage.

Adequacy of the Documents Submitted: Although the documents submitted with the building permit application were minimally sufficient for the HPC's review of the project, the homeowner's presence at the meeting allowed a dialogue that provided additional information and an exchange of ideas.

Documentation included with the building permit application included a building permit worksheet, site plan, an 8-point summary specification from the builder, and sketches of the south and east elevations of the proposed building.

General Scope of Project: The project contemplates a one-story garage, 16'x32' at the back of the property (near the property line with 107 Pine Avenue). Entrance to the garage would be from a gravel drive accessed off Pine Road.

The homeowner explained that, though not shown on the sketches submitted with the permit application, the current plan is to include a gang of four awning-type windows (similar in style to some that exist on the residence) on both the south and west elevations.

Some detailing, yet to be determined, is planned to be included on the overhead door.

Ship-lap vinyl siding is contemplated, to match the color, style and profile of the wood siding of the residence.

It is planned that the back of the 32' garage building (farthest from Pine Road) will be used as a storage shed.

Visibility from public ways: The proposed garage will be visible from Brown Street, Pine Avenue, and Pine Road, as well as from Wadsworth Park.

Contributing structure: This residence, ca. 1905, is included on HPC's list of Contributing Resources.

Nearby Contributing structures: Contributing resources in the immediate vicinity include 313 and 317 Brown Street as well as 108 Maple Avenue.

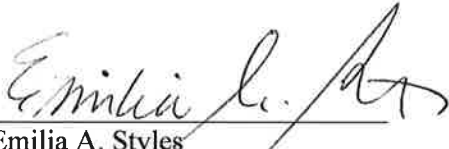
Compatibility with the historic district and/or existing structure: At thirteen feet, the proposed building is modest in height, and the eave line is low, reducing the perceived bulk of the structure.

However, the unbroken plane of its 32' length is the source of some concern; but this could be attenuated through the implementation of the suggestions outlined below.

HPC Recommendations:

1. Rather than running the gable roof the full length of the garage, it was suggested that the homeowner consider breaking up the 32' north and south elevations by incorporating a shed roof at the rear of the building.
2. Additionally, modestly pulling in the side walls of the resulting "shed" portion of the structure (*say, to 14' or 15'—from the 16' width of the "garage" portion of the structure*), would nicely break up the plane of the north and south elevations.
3. The homeowner could also consider including another gang of 4 awning windows on the north elevation (facing 107 Pine Avenue and Wadsworth Park), as are planned for the south and west elevations of the building. Or, the windows planned for the west elevation could be moved to the north elevation.

Although current vegetation and fencing may somewhat hide this side from view, those elements could change in the future, thus exposing a blank elevation unbroken by windows or doors.


Emilia A. Styles
for the Historic Preservation Commission

3-29-13
Date: March 29, 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.