

**HPC Review  
for 402 Grove Avenue**

**HPC2014-12-16-01  
Page 1 of 2**

Homeowner Joe Clark attended the December 16 HPC meeting to present plans to raise the roof on a portion of his existing workshop at 402 Grove Avenue, in order to gain additional storage space for his woodworking activities. It was noted that the homeowner had also presented plans to the HPC at its November 18 meeting, at which time the commission concluded the original plans were, unfortunately, inadequate for its review.

**General Description:** Raise the roof on the southern-most portion of the workshop located behind the residence. The workshop is identified as a “detached garage” on the building permit application.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC’s review, and included a building permit application dated November 17; building permit worksheet; plat/location survey; existing condition photographs of the west (rear, Chestnut Road) side of the workshop (with color mark-up showing the proposed new roof pitch); aerial photograph of the homeowner’s property and environs; sketches of the proposed west, south and east elevations; floor plan and framing sketches, as well as a list of materials.

**General Scope of Project:** The project proposes to raise the current, almost-flat, roof of the smallest portion of the three-section workshop to a height of 18 feet. A steeply pitched roof, identified as 12/24 pitch on the submitted materials, is planned. The existing roof of this section of the workshop is 8-9 feet in height. The new workshop configuration would be comprised of two steeply pitched roofs, 18’ in height, bookending the lower, central portion of the workshop, which has a more shallowly pitched roof, 14’ in height.

The owner confirmed that there will be no change in the sidewall height (which had been considered earlier in the planning process). No changes to existing doors or windows are contemplated.

Exterior wall covering (in the new gable ends) will be vinyl siding -- the same brand and color as used on the existing building.

**Visibility from public ways:** The proposed construction would be visible from Chestnut Road, Acorn Lane, Grove Avenue and Miller Drive. The corner of Chestnut Road and Acorn Lane, where the workshop is located, has particularly high visibility as it is surrounded by an unusual amount of open space -- specifically the Methodist Church property across Chestnut Road, as well as the parkland that runs from Center Street to Acorn Lane (McCathran Hall and The Woman’s Club are situated, respectively, at Howard Park and adjacent Jackson Park).

**Contributing structure:** The residence at 402 Grove Avenue (Mulberry Cottage, ca. 1875-90) is included on HPC’s list of Contributing Resources, but the workshop buildings are not. Accessory structures, in general, have not been considered for inclusion on the list.

**Nearby Contributing structures:** Contributing resources in the immediate vicinity include 315, 316, 319, 404, 406 and 411 Grove Avenue as well as 407 Acorn Lane and 12 Circle.

**Compatibility with the historic district and/or existing structure:** HPC expressed some reservation about the increase in scale that the higher roof could bring, but noted that the design maintains a low eave line, which will serve to attenuate the perceived mass of the new construction. Also, the triple-roof configuration does rather call to mind an iconic Grove image of three closely situated tent cottages.

**HPC Recommendations:** The HPC consistently encourages the use of natural exterior materials.



Emilia A. Styles  
for the Historic Preservation Commission

1-5-2015

Date: January 5, 2015

cc: Applicant Planning Commission Members  
HPC Binder Mayor Joli McCathran  
HPC members 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.*