

**HPC Review**  
for 405 Brown Street

HPC2019-04-16-01

Homeowner Collin Turner came to the regularly scheduled monthly meeting of the HPC on Tuesday, April 16 to discuss plans for a new garage adjacent to his residence at 405 Brown Street. Architect Robyn Renas, who had designed the plans, was also present for the discussion.

**General Description:** It is contemplated to demolish the existing 2-car garage and associated lean-to structures that share common walls with it. A one-and-a-half story garage is to be built on the site of the demolished garage. An existing tree, north of the garage/lean-to, will be removed to allow for parking the family's camper on a new gravel parking pad alongside the new garage.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a site plan, floor plans of the first and second (attic) floors, drawings for all four elevations, a roof plan, materials lists and various structural and construction specifications.

A building permit application had not been submitted to the Town office at the time of the HPC review.

**General Scope of Project:** The proposed construction measures approximately 32'x35'. This includes a 2-car garage with individual overhead doors facing Maple Road. A separate bike storage area has been contemplated and will be accessed through a pair of solid 2-panel doors that also face Maple Road. The bike storage area is set back 3 feet from the garage structure. Immediately behind the bike storage area is a potting shed and general storage area. Stairs to the attic storage area are accessed from the potting shed. A new driveway, concrete with exposed aggregate, is planned. A curved walk will extend from the driveway to the bike storage area.

A workshop area is located behind the garage portion of the new construction. The workshop will be accessed either from the rear yard thru a pair of solid 2-panel doors, or through the potting shed.

The 2-car garage presents a front-facing gable to Maple Road (east elevation). The overhead garage doors are specified to each include barn-door type decorative strap details and a row of divided lite windows. A double-hung six-over-six window is shown in the gable of this elevation.

A lower cross gable extends south from the garage roof, sheltering the bike storage and potting shed areas. A cupola and weather vane are shown on the plan mounted atop the cross gable.

The south elevation, facing the residence, includes a 9-lite entrance door flanked by a pair of six-over-six double hung windows. A pair of brackets support a modest shed roof which protects the entrance door to the potting shed.

The rear (west) elevation includes a six-over-six double hung window in the gable, a pair of solid 2-panel doors (accessed by a ramp) and a pair of 9-lite casement windows.

The north elevation is relatively unremarkable, and is pierced by a single six-over-six double-hung window. (The new gravel parking pad will be adjacent to this elevation.)

Painted Hardie Plank smooth lap siding, of a dimension similar to that of the vinyl siding on the residence, has been specified for the new construction, with painted Hardie shingles specified for the three gable ends.

**Visibility from public ways:** The new construction will be visible from Maple Road, Brown Street and Maple Avenue.

**Contributing structure:** The residence at 405 Brown Street, identified as c. 1914 in the Town's list of Contributing and Non-Contributing Resources, is a Contributing Resource. The age of the existing garage to be demolished is unknown.

**Nearby Contributing structures:** Contributing structures in proximity to the new construction are located at 313, 315, 317, 401, 409, 410 & 414 Brown Street and at 16, 108, 109, 111 & 119 Maple Avenue.

**Compatibility with the historic district and/or existing structure:** The proposed construction is compatible with the existing residence and with the historic district. The eave lines remain low, and a variety of setbacks and roof lines break up the perceived mass of the construction. The inclusion of a variety of entrances and six windows adds visual interest and brings in natural light from all sides. On the south elevation (facing the residence), the progression from a roof pitch of 10/12 to 12/3.5 is a nod to traditional vernacular outbuildings and their accretionary nature.

**HPC Recommendations:** HPC has no specific recommendations for this project.

  
Emilia A. Styles  
for the Historic Preservation Commission

4-23-2019  
Date: April 23, 2019

cc: Applicant Planning Commission  
HPC members Mayor John Compton  
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 XI of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XI 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.*