

HPC Review
for 410 Oak Street

HPC2014-10-21-02

Homeowner Steven Wertz submitted for HPC review at its regular monthly meeting on October 21, plans to demolish an existing shed and build a new shed on his property at 410 Oak Street. The homeowners were not present at the review.

General Description: Submitted for review are plans to construct an 8’ x 14’ shed, 12’ in height at the roof peak.

Adequacy of the Documents Submitted: The documents submitted were adequate for the HPC’s review. They included a building permit application dated October 12, an older site plan showing the location of the shed to be demolished, a more recent survey, a building permit worksheet, sketches of all elevations, and notes about building materials.

General Scope of the Project: The proposed shed will be 8’x14’ with a saltbox form roof. At its peak, the roof will reach a height of 12’ but it is noted that the front and back elevation eave lines remain low. The front elevation includes double barn-type doors and a large double-hung window. Similar windows are also included on both side elevations. Siding is specified to be either dark green or dark grey Dutch-lap vinyl siding. Shutters will be included on all windows, and will be black to match those on the house and garage. Asphalt shingles are contemplated for the roof, and will match those on the house and garage.

Visibility from public ways: The shed will be visible from Oak Street, Maple Road and Cherry Avenue.

Contributing structure: The residence, ca. 1940, is included on the Washington Grove Historic District list of Contributing Structures.

Nearby Contributing Structures: Contributing structures in closest proximity to 410 Oak Street include the residences at 418 and 419 Oak Street, and 109, 111, 118 and 205 Maple Avenue.

Compatibility with the existing structure and/or the historic district: The shed is compatible with the existing structure and with the historic district.

HPC Recommendations: None.


Emilia A. Styles
for the Historic Preservation Commission

11-3-2014
Date: November 3, 2014

- cc: Applicant HPC members
- HPC Binder Planning Commission
- Web site, Bill Saar Mayor Joli McCathran
- Town Clerk, Kathy Lehman

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.