

**HPC Review
for 501 Brown Street**

**HPC2014-07-15-01
Page 1 of 2**

General Description: Shelley Winkler presented plans for a screened porch addition to her and David Stopak’s home at 501 Brown Street at the Tuesday, July 15 meeting of the HPC.

Adequacy of the Documents Submitted: Documents submitted were sufficient for HPC’s review, and included an undated/draft building permit application; a plat/location survey; an “existing condition photograph” of the back of the home; sketches of the proposed rear elevation and one side elevation (facing Ridge Road); and a floor plan, prepared by Architect Ralph Hurst.

General Scope of Project: The proposed project consists of the addition of a one-story, gable-roofed, screened porch, measuring 8.5’ x 15.5’, at the back of the home. Its gable peak is centered on the junction of the house and garage, where the roof levels of those two existing elements change.

An exterior staircase from the new porch to the back yard is included on the rear elevation of the plan. The homeowners may include a stone patio at the base of the exterior stairs—either when the porch is built, or at a future date.

The plan for the rear elevation consists of four screen “panels” (one of which is the screen door opening onto the exterior staircase). The side elevation shows two screen panels of similar proportions. The gable end would also be screened. The bottom third (approximately) of each panel would be a solid or paneled material, capped by an exterior railing feature.

The plans show cedar lattice panels to cover the foundation supports.

Roof shingles will match those on the existing home.

While the homeowners plan that the interior of the porch will be of natural materials (wood), they are wary of using wood for the exterior, based on maintenance experiences with the front porch of their home.

Although the reviewed drawing indicates “painted wood trim” for the exterior, the homeowner said exterior materials have not yet been chosen, but will most likely be a composite material in a “natural” color.

Visibility from public ways: The proposed construction would be visible from Ridge Road and from the Washington Grove Conservation Meadow Park.

Contributing structure: The house “Moondance” (ca. 1997, per the “House Histories”) is not a contributing structure.

Nearby Contributing structures: A number of nearby houses are contributing structures, specifically 3, 102, 108, 110, and 112 Ridge Road. Additional contributing structures in close proximity include 414, 410 and 409 Brown Street.

Compatibility with the existing structure: The one-story, gable-roofed porch addition is compatible with the existing home. It is modest in height and in scale, and its eave line remains low. The plan introduces a new roof form and brings fresh interest to the otherwise flat plane and generally plain design of the back of

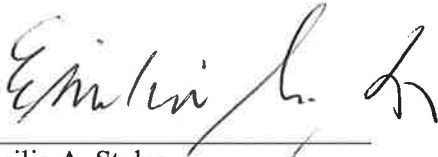
the home. The new planes introduced by the screened porch also serve to reduce the perceived mass of the residence.

Compatibility with the historic district: The proposed construction is compatible with the historic district. Open and screened porches are an integral part of the fabric of Washington Grove. They emphasize our homes' connection to the outdoors. An important legacy, appropriately scaled porches are always encouraged to be retained, or added, to Grove homes.

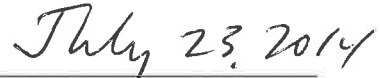
HPC Recommendations: The homeowners are especially encouraged to investigate and consider with their architect and builder options for robust natural (wood) materials for the exterior of this attractive addition.

If the homeowners decide against using natural exterior materials, consideration could be given to using a paintable composite.

Should they, rather, opt for an unpainted composite, the homeowners are encouraged to carefully examine generous samples of "natural color" composite materials before committing to a selection.



Emilia A. Styles
for the Historic Preservation Commission



Date: July 23, 2014

cc: Applicant HPC members
Architect Planning Commission
HPC Binder Mayor Joli McCathran
Web site, Bill Saar 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.