

HPC Review

HPC2025-05-20-01

for 123 Washington Grove Lane

Homeowner Brayan Valeriano submitted a building permit application dated March 20 for a new deck and screened porch. The Planning Commission had discussed the project with the homeowner at their previous meetings, additional drawings were submitted, and the project was forwarded to the HPC for review at its regularly scheduled monthly meeting on Tuesday, May 20. The homeowner was present and participated in the review.

General Description: A deck and a screened porch are planned for the back of the home (facing Hickory Road).

Note: *The building permit application also included plans for a new front porch (facing Washington Grove Lane). It will be reviewed by HPC and the Planning Commission separately because its design needs to be refined and accurately illustrated.*

The submitted drawing of the proposed construction shows the front porch extending the full width of the home. However, there is a setback issue on the southside of the property, which must be respected for new construction (the existing house encroaches by over three feet into the required 10' setback.)

Also, the drawing shows the roof of the new porch tying into the home's existing roof more than halfway up the latter's slope, whereas the homeowner explained he planned an almost-flat metal porch roof, with its junction closer to the eave line of the existing house. There were no side elevation drawings provided to represent the roof juncture. The roofline of the existing front-gable entrance feature further complicates tying in a low-sloped porch roof.

It was suggested that the homeowner consider a gable-roofed front porch, to follow the form of the brick entrance feature, rather than extending the porch partially across the white-sided portion of the home.

The homeowner agreed to give the front porch design further attention and consider the gable-roof porch suggestion. HPC looks forward to reviewing detailed front and side elevation drawings for the new front porch at its June meeting.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application and checklist, a rough house location sketch, a scale drawing sketch, two elevation drawings and a number of framing drawings. Elevation drawings showing the existing house, and how the proposed construction would relate to it were not included and would have been very helpful.

General Scope of Project: The new construction will extend the full width of the back of the house and consist of an 18'x18' deck and adjacent raised 12'x18 gable-roofed screened porch. The sketch shows a 24" (vinyl) knee wall that the homeowner indicated would be required by county code. A Screeneze system will enclose the porch. The homeowner plans to use Trex for the decking. The stairway that leads from the deck to the back yard includes a landing midway and 90-degree change in direction. A metal pipe-type deck railing and stair handrails are proposed.

Visibility from public ways: The screened porch and deck will be visible from Hickory Road and somewhat visible from Washington Grove Lane.

Contributing structure: The house, identified as c.1947 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

123 Washington Grove Lane
1947

The house at 123 Washington Grove Lane has many similarities with its neighbor to the south (at 121 Washington Grove Lane), but varies in its details. It has the same one-story, three-bay, Minimal Traditional form under a side-gable roof and metal awnings, front gable, glass and wood front door, and brick side chimney. It also includes a lower level on the rear elevation. Unlike 121 Washington Grove Lane, however, this house uses a combination of brick veneer and horizontal siding on the front (west) façade. The remaining facades are clad with horizontal siding, and all the windows have double-hung, vinyl sash, with the exception of the bow window on the front facade, which is composed of eight-light, vinyl casements. The cornice ornament takes the form of dentils, rather than the scallops of its neighbor, and there is no side door at 123 Washington Grove Lane.

Nearby Contributing structures: Contributing resources in proximity to this home include 105, 115, 117, 119, 121, 125, 127, 128, 200, 201, 203, 204, 205, 207, 208, 213 and 215 Washington Grove Lane; 116, 120, 122, 124, 128, 202 and 206 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The proposed exterior change can be compatible with the existing home and with the historic district if care is taken to align the pitch of the new screened porch roof with the roof line of the existing gabled addition.

HPC Recommendations: None, other than those regarding the screened porch roof, under Compatibility, above.

_____/s/_____
Emilia A. Styles
for the Historic Preservation Commission

Date: May 27, 2025

cc: Applicant Planning Commission
 HPC members Mayor John Compton
 HPC Binder Town Clerk, Kathy Lehman
 Web site, Christine
 Dibble

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.

