

HPC QUESTIONNAIRE > RESULTS

A total of 84 responses were received from the HPC questionnaire. This survey polled residents on two issues—1) “mansionization” or the problem of the scale in new homes or remodeling of older ones and 2) preservation of the character of the Town.

The results indicate a broad consensus:

- 90% agreed that it was important for new construction “to reflect the scale and character of that neighborhood.” 85% agreed with the statement “the construction of more massive homes” was of concern.
- 65% expressed a willingness to place limits on the scale of their own construction and the same percentage expressed an expectation that the Town’ ordinances would protect them from construction that was not in scale with their homes.
- 61% disagreed with the statement that our current ordinances provide sufficient protection or that no further efforts towards preservation should be attempted.
- On the question of “retaining the existing character of the town”, 86% responded that it was very important. A combined total of 91% agreed that it was important and only 2% said that it was not important. 94% identified neighborhoods where it was important to retain their character. On retaining the characteristics of older homes, 88% considered it important for houses built before 1900 and 84% for homes built up to 1937.
- Finally, 75% responded positively to further exploration of these issues. 23 residents offered to volunteer to work on a committee looking into these matters (and there were 26 maybes).

Responses are expressed as percentages of the total. Questions left blank were not calculated as a separate category. In some cases the intent of the respondent could not be determined or the question was not understood. These are indicated as “??” when accounting for 5% or more of the responses.

1) The construction of more massive houses in the midst of more modest ones should be a concern in Washington Grove.

85% AGREE WITH STATEMENT, 11% DISAGREE

Strongly agree 67% Agree 18% Disagree 10% Strongly Disagree 1%

2) The existing ordinances should be relaxed as to height or set-backs so that larger homes that are not currently allowed could be built.

82% DISAGREE WITH STATEMENT, 12% AGREE

Strongly agree 4% Agree 8% Disagree 21% Strongly Disagree 61%

3) Overall, how important do you feel it is to retain the existing character of the Town?

91% FELT THIS HAD IMPORTANCE, 2% NOT

Important 86% Somewhat Important 5% Not So Important 1% Not Important 1%

4) What characteristics of houses contribute to the overall Town character and are important to retain?

| | Very Important | Somewhat Important | Not So Important | Not Important |
|---|----------------|--------------------|------------------|---------------|
| Intermingling of houses with trees | 76% | 12% | 6% | 0 |
| Modest scale of houses | 54% | 26% | 11% | 6% |
| Variety and prominence of rooflines | 38% | 42% | 7% | 1% |
| Diversity of styles | 49% | 29% | 13% | 1% |
| Porches | 51% | 32% | 10% | 3% |
| Carpenter Gothic style of homes (write-in other) | 7% | | | |

5) How important is it for new construction within a neighborhood to reflect the scale and character of that neighborhood?

90% CONSIDERED THIS OF SOME IMPORTANCE, 5% NOT SO IMPORTANT

Very Important 71% Somewhat Important 19% Not So Important 5% Not Important 0%

6) Are you willing to have limits placed on the remodeling of your home in terms of scale, height or bulk to protect your neighbor's home from being dwarfed by yours?

Opposed to any limits 11% Would accept voluntary guidelines 11%

Agree to a need for limits 65% Other 8%

7) How would you feel if your neighbor remodeled or built a house adjacent to yours that was out of scale with yours in terms of larger height, size or bulk?

65% Would expect Town ordinances to provide protection from this kind of construction

11% May not like it, but don't want anything done

4% Would welcome this kind of construction

12% Other 5% ??

8) How dependent is the value of your property upon the character of the Town itself?

65% Location in Washington Grove adds significantly to the value of my house.

23% Location in WG adds some value to my house.

1% Location in WG adds no value to the selling price of my house.

5% My house would have more value if located elsewhere in Montgomery County.

5% ??

9) Are there areas of the Town which exhibit characteristics that are important to retain?

Yes 94% No 4%

| | Very Important | Somewhat Important | Not So Important | Not Important |
|----------------------------------|----------------|--------------------|------------------|---------------|
| The Circle | 79% | 17% | 1% | 0% |
| Environs around the Circle | 73% | 18% | 3% | 0% |
| Grove Ave between Center & Brown | 68% | 18% | 3% | 3% |
| (write-in) All of Town | 17% | | | |

10) How important is it to retain the character of the houses built before 1900?
88% CONSIDERED THIS OF SOME IMPORTANCE, 5% OF NOT SO MPORTANT
Important 71% Somewhat Important 17% Not So Important 5% Not Important 0% ?? 5%

11) How important is it to retain the character of the houses built up to 1937?
84 % CONSIDERED THIS OF SOME IMPORTANCE, 8% NOT
Important 61% Somewhat Important 23% Not So Important 7% Not Important 1% ?? 5%

12) The Town could encourage retaining significant portions of existing historic buildings by considering trade offs, such as some relaxation of setbacks or height limitations to achieve preservation goals.
Strongly agree 21% Agree 26% Disagree 20% Strongly Disagree 15% ?? 15%

13) The Town should place limits on demolitions or should require that demolitions be replaced by structures of similar scale to what was removed.
Strongly agree 39% Agree 27% Disagree 14% Strongly Disagree 10% ?? 7%

14) Our current ordinances provide sufficient protections to guide future development within the Grove. No further preservation efforts or ordinance changes are required.
61% DISAGREE WITH THIS STATEMENT, 27% AGREE
Strongly agree 10% Agree 17% Disagree 32% Strongly Disagree 29% ?? 15%

15) I would support the formation of an ad-hoc committee to explore these issues further and which would advise the Historic Preservation Commission, Planning Commission and Town Council and come up with recommendations for possible action by these bodies.
75% AGREE WITH THIS STATEMENT, 15% DISAGREE
Strongly agree 43% Agree 32% Disagree 7% Strongly Disagree 8% ?? 6%

16) I would be willing to volunteer to participate in such a group.
Yes 23 No 30 Maybe 26 (actual number not percentage)

17) Please indicate when your residence was originally constructed
33% Built before 1900
17% Built between 1900 & 1937
49% Built after 1937

