

Certificate of Review

for 102 Center Street

Application for Building Permit.

An application for a building permit submitted to the Town of Washington Grove Planning Commission by Chris Kirtz was received for review by the HPC at its August meeting. The application is for a porch addition to the house.

General Description: The project is for construction of a small porch addition to the side of the house facing Chestnut Road plus a covering at the entrance door.

Adequacy of the Documents Submitted: The documents submitted included elevations, a plan, a section through the proposed roof and a photo of the existing house. The drawings were fairly rough and somewhat difficult to understand. However the Owner, Chris Kirtz, presented the project and answered all questions. He of course recused himself from commenting as a commissioner. Discussion of the awkward relation of the roof of the porch to the covering over the door resulted in a suggested change that was subsequently carried out and resubmitted. This involved changing from a roof covering to a balcony extension over the door.

Visibility from public ways: The addition will be visible from Chestnut Road and Center Street.

Contributing structure: The house is a contributing structure listed as dating from 1880-1890.

Nearby Contributing structures: There are nearby contributing structures along Grove and Chestnut and the Town Hall.

Compatibility with the existing structure: The new porch addition extends the existing low gable end out approximately 8 feet perpendicular to the house to cover an existing deck. The size and scale of the gable remains essentially the same and is continuous with the existing wrap around porch on that side. This integrates it with the existing house. The addition is smaller and lower than the existing house and maintains the dominant eave line at the first floor. It adds to the variety of roof shapes, thus reducing the apparent scale.

The balcony extension continues the existing balcony on the newer portion of the house to cover the entrance door. It is to be detailed similar to the existing balcony, but somewhat larger.

Compatibility with the surrounding structures: Both pieces of this project are small in scale and similar in materials and details to the existing house, thus will respect the compatible with the surrounding structures.

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.

Bob Booher
for the Historic Preservation Commission

Date

cc: Applicant
HPC Binder
Web site
Planning Commission