

Certificate of Review
for 107 Grove Avenue

Application for Building Permit.

HPC2005-031503
April 5, 2005

An application for a building permit submitted to the Town of Washington Grove Planning Commission by Ed & Judy Mroczka was received for review by the HPC at its March 2005 meeting. The application is for construction of an addition to the house at 107 Grove Avenue. The design and drawings were prepared by Ralph Hurst. The Owner will serve as General Contractor and will execute portions himself.

General Description: The project is for construction of a two-story addition to the rear of the house that will include a family room and kitchen and two bathrooms on the first floor. The existing screened side porch will be largely retained and the front porch will be rebuilt to reflect its original form. There will be expanded attic storage above. This addition will replace an earlier one of roughly the same footprint, retaining the existing basement workshop.

Adequacy of the Documents Submitted: The documents submitted portrayed the project well and included a site plan showing the location of the addition, floor plans, 4 elevations showing the character of the existing house and the intended addition, its materials and photos of the existing house.

The Owner, Ed Mroczka a commissioner, was present but recused himself from the review.

Visibility from public ways: The addition will be visible from Grove Avenue and Grove Road.

Contributing structure: The house is a contributing structure listed as dating from 1875-90.

Nearby Contributing structures: There are other nearby contributing structures along Grove Ave.

Compatibility with the existing structure: The proposed addition does a very good job of fulfilling the general recommendation of the HPC that additions be secondary in importance to the original house, the ridge line of the addition being lower than that of the original house. The predominant eave line remains at the first floor level minimizing the apparent mass (bulk) of the house. The roof of the addition is broken up into several forms that also reduce the apparent size and makes the scale compatible with the original house and the adjacent houses. The roof reflects compatible pitches as well as dormers that that work well with the existing house. The design retains the porches that are an important link to the community, and a design that employs a similar level of attention to all sides in its use of windows and details. The general style of the addition is similar to, but somewhat different than, the original house, and will use compatible siding, exposed rafter tails, and will make use of recycled casement windows to help achieve a more compatible character. Overall the project will help to retain the historic character of the Grove and will enhance the viability of this contributing property.

Compatibility with the historic district: This project has respected the modest nature of the houses in the Grove by successfully using the general and specific guidelines of the HPC as a basis for its design. It will both retain and enhance its present close relation to the walkway and be compatible with the adjacent contributing structures and the character of the historic district.

HPC Recommendations: None. Keep up the good work.

Bob Booher
for the Historic Preservation Commission

April 5, 2005
Date

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.

cc: Applicants
HPC Binder
Web site