

**Certificate of Review
for 107 Grove Avenue**

Application for Building Permit.
HPC2002120301

An application dated 12/1/2002 for a building permit submitted to the Town of Washington Grove Planning Commission by Edward J. Mroczka was received by the HPC on 12/03/2002. The application is to construct a new chimney for an existing oil burner at 107 Grove Avenue (Liber 1, Folio 22, Parcel 7). The application is signed by the owner and applicant Edward J. Mroczka. The contractor is Sugar Loaf Chimney Restoration, PO Box 368, Barnesville, MD.

The plans call for construction of a chimney and the necessary foundation on the south side of the existing house.

The application includes construction plan drawings, a building permit application form, and a house location survey dated 6/14/1993. These are fully sufficient for the HPC to make its review.

In the house location plan the chimney is shown on the south side of the house; it will be visible from Grove Avenue and from Grove Road.

The house is one of the older cottages along Grove Avenue and continues to be one of the contributing structures to the Town's historic district. There are other nearby (across Grove Avenue as well adjacent to the north and south) contributing or historic structures.

Based on the drawings submitted which show the details of the brickwork, especially at the top of the chimney, the chimney will be compatible with the existing house as well as with the neighboring structures. The owner has told one or two of the members of the HPC that he intends to use old brick wherever possible.

In conclusion, the HPC has reviewed the plans and believes that the new chimney as planned will not have an adverse affect on the existing building, that it will be compatible with adjacent structures and the Grove in general. The HPC hopes that the above review will assist the Planning Commission in their approval process.

Please note that the HPC 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 HPC 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 HPC 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.

David Neumann, for the
Historic Preservation Commission

cc: Mr. E. J. Mroczka
107 Grove Avenue
Washington Grove, MD 20880

12/20/02

Date