

**Certificate of Review Application for Building Permit
for 110 Grove Avenue**

HPC2002102801
November 13, 2002

This request for preliminary review by the Commission of a fort in the form of a stone castle was submitted by the owner John McClelland and his son.

In reviewing applications, the HPC examines a series of issues.

1. Adequacy of documents submitted. Submitted were a plat with the fort drawn on it, scaled views of each side with several dimensions and a view from the top.
2. Whether the house is a historic structure. The house is considered a contributing structure. The fort, being made of wood and faced with stone, would not be considered permanent and would thus be reversible.
3. Whether the adjacent houses are historic. The adjacent houses and houses in the surrounding area are also contributing structures.
4. Visibility from public ways. The castle will be visible from both the Grove Avenue walking path and Chestnut Road. It has been located on the side of the house partially concealed by a wing of the house.
5. Compatibility with the current structure. As the fort is a stone castle and the house is carpenter gothic and wood sided, it does not intend to be viewed as part of the house but distinct from it.
6. Compatibility with the Grove. It can't be said that a stone castle is similar to anything in the Grove though there are at least two houses with stone exteriors. As this is an outbuilding, really a part of the garden, it does have precedents in Victorian gardens: that of fantasy buildings called follies. This does fit in with the ambience of the Grove as a place of quirky and lighthearted amusements. The ultimate success of whether it is an asset or an eyesore relies on its execution. We thus urged John to consider this in his development of the design.

Since this was a formal preliminary review by the Commission, a review of the building permit drawings only need be done by the planning commission to check for consistency of intent with this review

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 25 of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article 25 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, HPC

Date

cc: John McClelland
 110 Grove Avenue
 Washington Grove