

Certificate of Review
For 15 The Circle

Approval of Façade Change

HPC2005-042001
April 20, 2005

George Paine made a personal appearance before the Washington Grove Historic Preservation Commission meeting on April 19, 2005 to present plans and request approval for alterations to the front entrance and a façade change of his house on The Circle. No building permit application for these plans was forwarded to the HPC by the Planning Commission (PC) because the applicant was advised that the PC did not review changes to an exterior façade even if the building was a contributing structure. The HPC appreciates that the Mr. Paine took it upon himself to request that the HPC review his plans. It should be noted that Mr. Paine was a prime mover in helping the Town to write its Historic Preservation Ordinance.

General Description: The plans are to replace the existing façade of 15 The Circle; the new façade will reflect the style of the façade as it probably existed still into the late 1950’s. The existing three wide sliding doors to the porch facing The Circle will be removed; only the center door is operable. Two doors and two windows, one either side will replace the sliding doors. The two doors and two windows are older, salvaged units. The two windows are four- pane, two over two, and the doors are each ten pane. The entrance door on the porch was originally all the way on the right-hand side of the porch, but the plans call for placing it at the center of the porch to enhance access and lighting in the central living room. The entrance will be centered between the two porch columns and directly below the second floor gable window.

Adequacy of the Documents Submitted: The applicant submitted digital photographs of the façade as it is now. He also submitted photos which had been digitally altered in such a manner as to show how the façade would look after the planned changes. There were no drawings, but the doctored photos clearly showed the planned changes including the placement of the new doors and windows. The photographs also showed the existing covered porch, and Mr. Paine indicated how the rotted floor boards would be replaced.

Visibility from public ways: The façade is visible from The Circle.

Contributing structure: The house is a contributing structure listed as dating from “c1875-85”.

Nearby Contributing structures: There are several adjacent and neighboring contributing structures on The Circle.

Compatibility with the existing structure: The proposed new facade will be compatible with the existing residence and will reflect the original style of the cottage.

Compatibility with nearby structures. The façade will definitely be compatible with the adjacent contributing structures. It will certainly be compatible with the twin cottage at 13 The Circle that is adjacent and owned by Mr. Allan Janus.

Compatibility with the historic district: This project supports the goal of historic preservation in the Town. The changes will enhance and preserve the historic nature of The Circle.

HPC Recommendations: None. The HPC commends Mr. Paine for his plans. The HPC appreciates the effort Mr. Paine has made to present, explain, and discuss his ideas.

Bruce Rothrock
For the Historic Preservation Commission

April 20, 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: Applicant, Mr. George Paine
Planning Commission
HPC Binder
TWG Web site