

Certificate of Review
for 205 Grove Avenue

HPC2006-011706
Application for Building Permit.

An application for a building permit submitted to the Town of Washington Grove Planning Commission by Richard Haskett and Nancy Haskett was received for review by the HPC at its January 2006 meeting. It is dated 01/03/06, is marked “2nd Submission” across the top, and is for construction of a porch at 205 Grove Avenue. Neither applicant was present at the review.

It should be noted that a somewhat similar, though more extensive, project was reviewed by the HPC at its November 2005 meeting (please see HPC2005-111501).

General Description: The project is for an open porch, with a slightly pitched roof—previously presented as a breezeway—connecting the existing house to the existing garage. Certain other proposed changes have been noted on the drawings (i.e., proposed double doors on the garage, proposed deck, and proposed screen—all of which are undetailed).

Adequacy of the Documents Submitted: The documents submitted include a site plan showing the location of the existing house and garage as well as a drawing which includes various elevations of the existing house and garage. The proposed porch is depicted in red, thus showing how the porch would relate to the existing structures. No *Building Permit Checklist* was included with the package. Proposed materials are not referenced in the documentation submitted, except for a reference on the drawing to a shingle roof for the porch.

Visibility from public ways: The property is visible from Grove Road and Grove Avenue. The HPC has noted, however, that the proposed porch project would be barely seen from the public ways.

Contributing structure: The house is NOT a contributing structure, because of its age. The house dates from 1964 and the garage dates from 1968.

Please see HPC2005-111501 for comments concerning the architectural significance of this property.

Nearby Contributing structures: 205 Grove Avenue is surrounded by contributing structures along Grove Avenue (specifically the adjacent homes at 203 and 207 Grove Avenue, as well as the facing home at 206 Grove Avenue).

Compatibility with the existing structure: The HPC feels that the flat-roofed breezeway, reviewed at the November 2005 meeting (see HPC2005-111501), presented a more elegant solution to the applicant’s desire to connect the house and the garage and one that was more compatible with the existing design of the house.

Compatibility with the historic district: The project is no less compatible with the historic character of Washington Grove than the original design reviewed in November 2005.

HPC Recommendations: The HPC has no objection to the scope of the project as presented. When the HPC met with the applicant in November 2005, she was clear in her intention to use natural materials for the project, and the HPC encourages adherence to that initial vision.

Emilia A. Styles
for the Historic Preservation Commission
(continued)

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
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman