

**Certificate of Review
for 207 Grove Avenue**

Application for Building Permit.

HPC2002121701
December 22, 2002

An application for a building permit submitted to the Town of Washington Grove Planning Commission by the Architect Ralph Hurst for Owner Pat Klein was received by the HPC on December 17, 2002. The application is to enclose a section of side porch to make a dining room.

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

1. Adequacy of documents submitted. Submitted were a plat with the existing house drawn on it, plans and elevation views of each of three sides of the modification. No drawing indicating the relation to the overall house or photos were submitted to help in the review.
2. Whether the house is a historic structure. The house is considered a contributing structure built in 1905.
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 alteration will be highly visible from the Grove Avenue, the original and most prominent of the walking paths.
5. Compatibility with the current structure. The front of the present cottage has been significantly but somewhat sympathetically modified in the past, with an extension out onto the front porch just short of the porch columns and a second-story sleeping-porch above. The roof was modified as well, reducing the pitch in order to extend out over the two side porches. As the effect of the wrap around porch was retained at the time, the overall impression permitted the original form of the cottage to be understood.
The present modification that proposes to enclose the northern side porch weakens the understanding of the original cottage by reducing the front porch to an unusable façade for most of the side facing the path. The balance achieved in the previous modification is seriously weakened by filling in the space that defined the original cottage. It is the policy of the HPC to discourage the infill of porches if they contribute to the historic sense of the structure. We would encourage you to consider an alternate location for the dining room, if possible extending to the rear as is typical of most houses of this type, or to the side.
As this may not be feasible, we note that the following factors bear on the proposed design: that the front has been considerably modified from the original; that the alteration is on the side rather than the front; and that the design is such that it takes great pains to retain a considerable amount of the existing historic fabric (walls, floors, roof, and columns) and thus would be considered reversible under the Secretary of Interiors Standards.
6. Compatibility with the Grove. This modification does not change the scale or character of the original enough to significantly affect the overall historic feeling of the Grove. It has been, however, one of the more successful examples of adaptation of the unique Grove form and care should be taken to preserve that quality.

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: Pat Klein
Ralph Hurst