

**Certificate of Review
for 207 Grove Avenue.**

Application for Building Permit.
HPC#2004-011201

An application to **build an addition** was submitted to the WG Town Office on January **12, 2004** by Pat **Klein** and reviewed by HPC at its **January 20, 2004** monthly meeting.

General Description: The applicant is planning to build a small two story addition and entry porch in the rear (Grove Rd. side) of the residence. A smaller addition will be demolished as will a covered entry porch. This project follows a previous alteration which was badly damaged by a fallen tree during Hurricane Isabel in 2003 just prior to the completion of that alteration.

Adequacy of the Documents Submitted: Documents included the Application for Building Permit, a copy of the property plat showing the location of the original structure and the addition, and construction plans showing elevations, demolition and floor plans. Site photos would have helped the review.

Visibility from public ways: The addition will be visible from Grove Road and park areas in the rear, Center Street from the northeast and to some extent from Grove Avenue.

Contributing structure: It is a contributing structure.

Nearby Contributing structures: Most nearby residences are contributing structures.

Compatibility: The roof of the addition is a continuation of the original gable which extends to the front elevation. This is commendable. The rear addition extends from the left side of the home’s rear elevation stopping short of the building’s right side because of the existing basement stairwell. The roof extends over this two story void and is supported by a tall 6x6 pressure treated post. The appearance is unbalanced. It could be balanced by building out the second floor of the addition to the right corner of the rear elevation. This would shorten the height of the post to match the height of the columns on the sides and front of the existing house. We also recommend changing the post to match – as close as possible - the column style of the originals. This change in structure would allow slight additional storage and insulation on the bathroom’s north wall.

The second story windows appear out of proportion to their location in the gable area. We recommend that they be taller and slightly lower on the wall so as not to appear stuck to far up in the gable. Style and materials should also be compatible with the original windows of the house.

The HPC encourages large functional porches which are common in many early “Grove” homes, now often included in newly constructed houses. The proposed porch has no roof and stops within the area of the windows on either side of the rear entry. We recommend building a wider porch extending it so as to occupy the areas in front of both windows. We also recommend that a shed roof (similar to the existing) or a gable roof (similar to the gable of the main house) be built over the entire porch. This would provide a protected entry and some insulation from heat in the summer.

We also commend the use of siding to match the original and, if economically feasible, the installation of a metal roof over the storm damaged area and the addition. We also recommend styling the porch to be similar to the original porches on the front and side.

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.

Edward J. Mroczka, Member
TWG Historic Preservation Commission

February 5, 2004
Date