

Certificate of Review
for 301 Washington Grove Lane

HPC2005-111502
Application for Building Permit

An application for a building permit submitted to the Town of Washington Grove Planning Commission by Keith Gillis and Leigh Partington was received for review by the HPC at its November 2005 meeting. The application is for alterations to the existing garage structure at 301 Washington Grove Lane. The design and drawings were prepared by Ralph Hurst, architect. The applicants were not present at the review.

General Description: The project is for modification of the existing 2-car garage structure by replacing the existing roof and converting a portion of the garage into a studio. No change to the existing footprint is contemplated. One set of existing garage doors is to be replaced with a set of three patio doors.

Adequacy of the Documents Submitted: The documents submitted portrayed the project adequately, and included a site plan showing the location of the garage, a floor plan, and 4 elevations. HPC members noted that a drawing of the existing elevation would have been helpful. However, the HPC was able to refer to its own archive of photographs of contributing structures for this purpose. Building materials were not specified.

Visibility from public ways: The modified garage structure will be visible from Washington Grove Lane, Hickory Road, and Center Street.

Contributing structure: The house is a contributing structure listed as dating from 1935-40.

Nearby Contributing structures: There are other nearby contributing structures along Washington Grove Lane (215 and 208)

Compatibility with the existing structure: The proposed modifications are compatible with the existing garage structure. The changes will add character to an otherwise unremarkable building. The proposed increase in roof pitch as shown on the drawings is appropriate and will add interest to the structure. The eave line remains low, which is commended. There is no negative impact to the scale or mass of the existing garage structure or to the structure’s relationship with the existing house.

Compatibility with the historic district: The project is compatible with the historic character of Washington Grove and will generally enhance this contributing property.

HPC Recommendations: Materials were not specified; the applicant is encouraged to use natural materials.

Emilia A. Styles
for the Historic Preservation Commission

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