

Certificate of Review

HPC2009-11-17-02

for 317 Brown Street

An application for a building permit for an addition was submitted to the Town of Washington Grove Planning Commission by Bob & Kathy Evans for review by the HPC at its November 17, 2009 meeting. Neither the applicant nor the Architect Ralph Hurst were present at the meeting.

**General Description:** Addition of a one story master bedroom suite to the rear of the existing house.

**Adequacy of the Documents Submitted:** The documents submitted were adequate for review and included a house location plan with the addition added by hand, floors plans, and 4 elevations. There were no photos or elevations of the existing house. The floor plans clearly indicated the portions of the existing house that will be demolished and the scale of the addition. The photos in the archive were consulted to understand the character of the existing house.

**Visibility from public ways:** The addition will be visible from Pine Road and slightly visible through the trees from Brown Street.

**Contributing structure:** The house is a contributing structure listed as dating from c.1880-1900.

**Nearby Contributing structures:** There are nearby contributing houses at along Brown Street and Maple Avenue.

**Demolition:** Very little demolition will be done, limited to a single connecting opening in the rear face of the existing house.

**Compatibility of the addition with the house and with the surrounding structures:** The existing house consists of a 1-1/2 story original structure plus 2 subsequent additions toward the rear. It was clad in brick at some point and has a front porch facing Brown Street. The addition will be a single story structure to be located at the very rear of the house. The scale of the structure achieves compatibility with the existing house and the neighborhood using the following means: Its predominant eave line is at the first floor level and presents a cross gable to the direction of the main gable; the lines of the roof are broken up, reducing the apparent scale; the first floor level is within 2' of the ground level creating a close connection with the landscape; the exterior materials use both brick and siding to break up the wall surface and complement the existing house; and the roof slope is shallow which in this case is compatible with that of the existing house and results in an appropriate modest scale.

The materials are listed as brick and cement sidings which are both natural materials. The scale and arrangements of the openings were similar and compatible with the existing house.

**HPC Recommendations:** This is an addition to the house and the Grove that respects the character and scale of both, and appears as a perfectly natural extension that will add value and interest to the house. No further recommendations were suggested.



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Bob Booher  
for the Historic Preservation Commission

November 30, 2009  
Date

cc: Applicant  
Planning Commission    HPC Members  
Mayor                      HPC Binder  
Web site                    Architect

*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.*