

**Certificate of Review
for 415 Center Street**

Application for Building Permit. HPC2002-110501

November 12, 2002

This application for building permit was submitted by the Owners Michael and Cynthia Elliott for substantial additions to their house at 415 Center Street. Proposed is a garage and shop with loft, two bedrooms and bath, a family room over a basement workroom and a stone patio to the rear of the house. There is no new second story construction other than the loft.

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

1. Adequacy of documents submitted. Submitted were an undated plat showing the present house, a site plan indicating existing and new construction, preliminary floor plans of basement and first floor, and four elevations, one of each face of the expanded house. Though the existing and new portions of the house were not designated on the elevation drawings, it was clear from the plans as to the intent. No photographs were submitted of the existing house or neighboring houses. Exterior materials seem to indicate a standing seam metal roof, horizontal bevel siding on the first level and a board and batten on areas above. The materials were not labeled. Except for the lack of photos and indications of material there was enough to get an understanding of the intended character of the house.
2. Whether the house is historic. This house is not considered a contributing structure.
3. Whether the adjacent houses are historic. The adjacent houses are not considered contributing structures.
4. Visibility from public ways. The new construction will be seen from Center Street. It does not front a walking path.
5. Compatibility with the current structure. The present house can be considered a colonial revival saltbox structure built after WWII. The proposed additions and material changes would completely modify the character of the house to take on a contemporary craftsman style appearance. They are composed however so as not to over dominate the existing house but to enhance the original form and provide a cohesive design.
6. Compatibility with the Grove. Though the additions to the house are larger than the original structure, they are predominantly one story or a story and a half and composed of multiple roof forms that break up the mass and scale of the larger assembly. The effect is of multiple rambling accretions to the original house which is one of the primary things that characterize the houses in the Grove. The placement of windows and architectural detailing is balanced among all elevations or sides of the house, which is also sensitive to the character of Grove houses, along with retention of the front porch. Though the style is not one of the predominant styles in the Grove, the significant amount of character-giving architectural details is welcome.

In summary, the owners have taken great pains to make sure the additions to their house will be compatible and enhance the character of the Grove. They should be congratulated as well for the lengths they have gone to to preserve the important trees on the property.

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

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