

**Certificate of Review
for 102 Center Street**

Application for Building Permit.
HPC2004030201

An application to construct an accessory building (a “detached studio”) was submitted to the WG Town Office on March 3, 2004 by Chris Kirtz and forwarded by the Planning Commission for review by HPC at its March 16, 2004 monthly meeting.

Note: Chris Kirtz is an HPC Commissioner, thus he removed himself from the review process. His wife Terry Kirtz presented the plans to the Commission.

General Description: The plans call for construction of an accessory building with a steep 24 ½ foot high gable roof running north-south. The ridge of a lower east-west running steep gable roof intersects the higher roof at about 1/3 of the distance across its span measured from its western roof end. There is a small entry porch facing north which is covered by a shed roof.

Adequacy of the Documents Submitted: Elevations, floor plans, site plans and permit application were provided by the applicant. Photos of the area of construction, as always, would have been helpful.

Visibility from public ways: The structure will be visible from Chestnut Avenue, Chestnut Road, and Center Street

Contributing structure: The applicant’s residence is a contributing structure.

Nearby Contributing Structures: The accessory building is adjacent to several contributing structures including the Town Hall and will be slightly visible from Chapel Park.

Compatibility: The structure will have form and mass similar to the original tent/cottages which dominated the building style in the Grove in the late 1800’s. The exterior building treatments will be made from natural materials. The double hung windows and siding will match as closely as possible those elements in the applicants original cottage as will the design elements of the porch. The HPC commends the effort made by the owners to make the new building compatible with the older main building. It was recommended that the applicant diminish the scale of the porch post from a final thickness dimension of 8”x8” to 6”x6”.

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 Mroccka, Member, Historic Preservation Commission
cc: Chris and Terry Kirtz Box 1358
Members of the Commission; HPC File

March 22, 2004
Date