

**Certificate of Review
for 115 Chestnut Avenue****Application for Building Permit
HPC2003103003**

An application to add a storage shed on the side lot of 115 Chestnut Avenue was submitted to the WG Town Office on October 30th by Carolyn A. Luxford. It was reviewed by the HPC at its November 18, 2003 meeting.

General Description: The submission envisions adding a 10' x 16" shed with 8 foot sidewalls and an 11'4" roof height at the ridge. The sides are T-11, it will have rough sawn cedar cornice boards, and architectural shingles.

Adequacy of the Documents Submitted. The documents submitted included hand-drawn scaled drawings of the shed including elevations and framing detail; and a plat showing the intended location.

Visibility from public ways. The planned accessory structure will be visible from Chestnut Road and Avenue.

Contributing structure. This is a contributing structure.

Nearby Contributing structures. There is a contributing structure on one side and several others within eyeshot which this accessory structure will impact.

Compatibility. We appreciate the fact the applicant intends to use natural materials and to add details such as rough sawn cedar cornice boards. We note the plans show a window at one end of the structure. However it is not clear which way the end with the window will face. Historically, the walkways were the front entry ways of the houses. Over time, the rear of the houses -- like this one -- have ended up the primary ingress and egress. The HPC wishes to encourage as much detailing as possible on these rear and very visible facades and, therefore, encourages the owner to face the most detailed and visually interesting part of the shed towards Chestnut Road. Lastly, the current plans show the applicant intends to set this building back 22 feet from Chestnut Road. We would encourage the applicant to take into account the degrees to which the garages on their side of Chestnut Road are set back and, to the extent possible, make sure they place their shed in at least some degree of compatible alignment.

We note that the applicant intends to place this outbuilding on a part of its overall parcel which was once owned by the Town and, we believe, was designated, at least at one time, as a park. We trust the Planning Commission is or has taken this into account to the extent appropriate in its review.

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.

Charles [Chris] Kirtz, Member
for the Historic Preservation Commission

Nov. 29, 2003

Date

cc: Carolyn Luxford
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