

Certificate of Review
for 124 Chestnut Avenue

Application for Building Permit

HPC2005-032002
March 20, 2005

An application to move a previously constructed Amish style shed from outside Town limits onto Lot 20 at 124 Chestnut Ave was submitted to the Town Office on March 10, 2005 by Kathryn L. Lehman and forwarded by the Planning Commission for review by the HPC at its monthly meeting on March 15, 2005.

General Description: The documents submitted included three copies of a house location survey or plat dated June 24, 1964. These showed the three alternative locations proposed for locating the shed on the lot. A black and white picture of the shed was also provided. The picture shows a window on one end of the structure that seems to have been drawn in.

Adequacy of the Documents Submitted: No additional information was needed. The applicant was not present.

Visibility from public ways: The property is located on Chestnut Avenue and the shed would be visible from either the Avenue or from Hickory Road (Switch Road).

Contributing structure: The residence at 124 Chestnut (built ca. 1956) is not a contributing structure.

Nearby Contributing Structures: There are several contributing structures nearby.

Compatibility: The addition of the shed to premises is not incompatible with nearby contributing structures or with the historic district itself. The shed will have clay colored siding, white trim, and a black roof. The HPC does not comment on exterior colors, but appreciates the interesting style and detail of the shed.

Conclusions: The HPC has reviewed a number of sheds and concluded that in keeping with the historic concept that homes in Town face the walkways and avenues it recommends locating sheds on the street-side of properties. Thus, in this case the HPC recommends locating the shed on the Hickory Road side of the property. The HPC also recommends that, if possible, the some detail on sheds such as doors or windows face the street.

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 and builders 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.

David B. Neumann, Member
Historic Preservation Commission

Date

cc: Planning Commission, Applicant: Kathryn L. Lehman, HPC File, Town File