

**Certificate of Review
for 12 Center Street**

Application for Building Permit

HPC2002-092701

October 16, 2002

An application dated 9/27/02 for a building permit submitted to the Town of Washington Grove Planning Commission by Wayne Elgin was received by the HPC on Sept. 26, 2002. The application is to add a front portico to the existing house at 12 Center Street.

The portico shown in the plans is a single story addition that replaces the existing red and black metal awning hood over the front door. The structure is to be built on and over the existing concrete front stoop and step. The design calls for two simple colonial style columns supporting the corners of a small gabled roof with a ridgeline perpendicular to the existing roof.

Adequacy of the documents submitted. The application includes plans showing a front and side elevation of the portico and a house location plan or survey dated 6/17/97. The house location plat does not show more recent improvements on the property, but it is, in conjunction with the plans and other materials submitted by the applicant, entirely sufficient for the HPC review.

Visibility from public ways. The planned addition will be visible from Center Street and from Chestnut Avenue.

Contributing structure. The house and garage at 12 Center Street are not contributing or historic structures in the Town of Washington Grove. The loss of the awning over the front entrance and replacement with a colonial-style structure will add detail and change the style of the house and give it a more substantial look.

Nearby contributing structures. The house on the same south side of Center Street but on the eastern side of Chestnut Avenue at 102 Center is a contributing or historic structure. There is no adverse effect by the planned addition on that nearby contributing structure.

Compatibility. The homes in the immediate vicinity facing Center Street, with the major exception of the almost adjacent contributing structure at 102 Center, have slightly different exteriors, but are primarily post-WWII or 1950's style single story ramblers. The planned addition is consistent in scale and generally consistent in style and character with the existing building as well as with the nearby residences. Materials to be used in the addition are similar to those in the existing structure and are planned to blend with existing siding and roofing. Addition of the portico will not have a significant effect on the immediate neighborhood. If it has any effect, the likely effect will be positive by slightly increasing the diversity of styles in the block.

The HPC has no reservations and recommends that the Planning Commission grant the applicant a building permit.

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.

David Neumann, Member
for the Historic Preservation Commission

Date

cc: Applicant:
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