

Certificate of Review
for 12 The Circle

Application for Building Permit. HPC2003082001

An application to add a front porch to 12 The Circle was submitted to the WG Town Office on August 20th, 2003 by Margaret [Peggy] Erickson and reviewed by the HPC at its August 26th, 2003 meeting .

General Description: The submission envisions adding 10 foot deep roofed open front porch 33 feet long.

Adequacy of the Documents Submitted. The documents submitted included an architectural drawing depicting the floor plan and side elevations, several plats showing the current and house prior to its last remodeling. In addition, Ms. Erickson the owner/applicant was present. Though adequate, photographs of the house and its neighbors would have been extremely helpful.

Visibility from public ways. The porch will be visible from Grove, Acorn, and 3rd Avenue.

Contributing structure. This is a contributing structure.

Nearby Contributing structures. There are nearby surrounding contributing structures.

Compatibility. Porches are encouraged as distinctive Grove features. Especially those -- as here -- which contribute to the use of multiple rooflines and massings, and whose roofline is at the first floor. Applicant intends to use natural wood materials and appropriate “gingerbread” trim. This porch is self-contained and will help define the front of the house.

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

Date

cc: Kenneth Ruback, P.O. Box 1597
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