

Certificate of Review

for 202 Grove Avenue

Application for Building Permit.

An application for a building permit submitted to the Town of Washington Grove Planning Commission for Glenn and Kristin Perry was received for review by the HPC at its August meeting. The application is for a sunroom addition to the house.

General Description: The project is for construction of a small sunroom addition to the back of the house facing Chestnut Road. It is a prefabricated vinyl or vinyl-clad aluminum structure that is made up of standardized components. The floor level will be the same as the house and the existing deck that is there now and thus will be raised above the surrounding grade. The roof will be a shed roof and will extend the existing eave further out but at a shallower angle. The sides will consist, on the three exposed sides, of vinyl-clad knee-walls with vinyl-clad windows above. The triangular gable area will be glass as well. There will be two doors, one facing a stair down to grade on one side and opposite it another onto a smaller deck. Apparently all exposed surfaces will either be vinyl or glass. It is unclear what the roof material will be.

Adequacy of the Documents Submitted: The documents submitted consisted of a variety of drawings including a site plan, a very rough hand drawn elevation of part of the back of the house, and contradictory drawings of plan and elevations apparently taken from standardized materials. Though there were many drawings of the standardized pieces and many tables, there was no complete information as to what the addition would actually look like assembled. Nor was there a drawing or photo of the existing house to provide a basis for understanding the compatibility or scale. Neither the Owner nor the Contractor was present to answer the numerous questions. A subsequent conversation with Glenn answered some of those questions and filled in some of the missing information, but it was extremely difficult for the commission members to understand what was being proposed.

Visibility from public ways: The addition will be visible from Chestnut Road and Oak Street.

Contributing structure: The house is a not a contributing structure.

Nearby Contributing structures: There are nearby contributing structures along Grove and Chestnut.

Compatibility with the existing structure: The new sunroom addition appears to be fairly small relative to the existing house and keeps below the existing first story eave line. It is off the back of the house away from Grove Avenue so will not affect any of the vistas along the walkway. As the material of the house is brick, the addition will be contrasting with the existing house, but will likely appear like a separate glassed in structure, which in this case will not be incompatible with the existing house.

Compatibility with the surrounding structures: The addition is discreet and will not impose itself on the neighboring houses.

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.

Bob Booher
for the Historic Preservation Commission

Date

cc: Applicant
HPC Binder
Web site
Planning Commission