

**Certificate of Review
for 301 First Avenue**

**Application for Building Permit
HPC2004031602**

Plans to rebuild a front porch and construct a two story addition and rear porch to the residence at 301 First Avenue were submitted to the WG Town Office on November 3, 2003 by Emilia A. Stiles. These plans were revised and resubmitted to the Town on March 16, 2004 and then forwarded to the HPC by the Planning Commission for review by the HPC at its March 20, 2003 monthly meeting. The preliminary review by the HPC of this project on November 3, 2003 resulted in written recommendations which were sent to the applicant and the Planning Commission at that time.

General Description: The plan calls for rebuilding and slightly increasing the area of the front porch, rebuilding and slightly expanding a first floor area and adding a second above this area with a gabled roof, shed dormers and a 2'x8' two storey bay, centered on each side. A two story gabled screened porch will be added to the rear of the structure.

Adequacy of the Documents Submitted: In addition to the documents submitted for the applicant's previous preliminary review, the following documents were submitted: New elevations and plans, revised calculations for the percent of lot covered by the structure, photographs of all four elevations and a memo explaining all changes made to the original plan. As the construction plans to be submitted to the county and the completed building permit application were not among the materials reviewed, this review is still preliminary.

Visibility from public ways: The proposed construction will be visible from Center Street, Grove and First Avenues, Grove Road and Chestnut Road. It will also be visible from McCathran Hall and three town parks (Chapel, Zoe Wadsworth and Howard).

Contributing structure: The residence is a contributing structure. It is a Carpenter Gothic Style cottage built in the 1880's. The cottage has not been substantially changed in scale or design since the late 1800's or early 1900's. The front entrance is apparently not original and an asphalt "brick" siding covers what is probably the original wood siding.

Nearby Contributing Structures: The cottage is within view of several contributing and historic structures including McCathran Hall. Additionally, most homes within two blocks, both north and south, are contributing structures.

Compatibility: Because this cottage is centrally located near many contributing structures and public parks, the applicant sought and received HPC's advice in a preliminary review at the November 3, 2003 monthly meeting of the Commission. The applicant appreciated the HPC's advice and expressed this in her March 5, 2004 memo to HPC which also listed extensive changes to her original plan. (See attached) These changes included dropping the addition's roofline to a point just below the cottage roofline, redesigning the rear porch and leaving the original windows in the small gables wing facing Center 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 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.

Edward J Mroczka, Member
Historic Preservation Commission

April 5, 2004
Date

cc: Emilia Styles Box 1214 Washington Grove, MD. 20880
Planning Commission