

**Certificate of Review
for 302 Chestnut Avenue**

Application for Building Permit.

HPC2002-110502
November 20, 2002

An application to extend and add onto 302 “Hickory Road” -- a property whose correct address is 302 Chestnut Avenue -- was submitted to the WG Town Office Clerk-Treasurer on November 5th by Valerie Frank on behalf of the owners John and Ann Porter. It was transmitted to the Planning Commission and HPC, which reviewed it immediately, that date.

General Description: The plans depict using the existing house footprint; enclosing an existing open porch; making it into a new bedroom and enlarged great room; adding a new covered porch and set of outside steps; and reconfiguring the existing flat roof into a system of ridged ones.

Adequacy of the Documents Submitted. The documents submitted were minimally sufficient to permit HPC review. In future, photographs of the existing structure showing its current appearance, its relation to neighboring structures, and its visibility from public ways would be extremely helpful and are requested. Also, the plans should note what external and finishing materials will be used, e.g. wood siding, asphalt shingles, etc.

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

Contributing [historic] structure. This is not a historic structure.

Nearby Contributing [historic] structures. There are no nearby historic structures which this addition will adversely affect.

Compatibility. This, and the homes in the immediate vicinity, are primarily post-WWII single-style structures. The height of the addition not only maintains compatibility with other Grove structures, but actually enhances compatibility by the use of multiple ridged roofs with staggered massings.

We applaud the increased use of architectural details, especially the porch on the West side, and, as noted just above, the alterations in the roof line[s] and massings. Any additional details which applicant might add to the other sides of the house would further enhance and help balance the overall design changes.

The original plan for Washington Grove was to have a house’s principal orientation and main ingress and egress face dedicated public walkways. This is consistent with the fact that, notwithstanding this house’s current orientation and the fact the application for its modification was submitted for 302 “Hickory Road”, its correct address is, as noted above, 302 “Chestnut Avenue” -- a dedicated public walkway.

Given this, we encourage the submitter to consider changes to the house plans which enhance its relationship to Chestnut Avenue. For example, the house might have a porch on the East side facing Chestnut. A second choice might be to expand the currently proposed Southeast stairs into a porch; and/or to make a pathway leading from the steps going towards the Chestnut Avenue walkway.

As a final note, it is difficult to ascertain with certainty from the plans submitted what external and finishing, e.g. wood siding, is intended. Wherever possible, we encourage the use of natural materials..

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: Applicant
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