

Certificate of Review
for 402 Grove Avenue

HPC2007-02-20-02

An application to enclose a portion of an existing open porch was submitted to the Town Office on February 1, 2007, by Joseph Clark and forwarded by the Planning Commission for review by the HPC at its monthly meeting on February 20.

General Description: The applicant plans to alter the existing open, wrap-around porch by enclosing one side of it (the side adjacent to the residence at 406 Grove Avenue) in order to provide an additional bedroom in the home. No change in footprint or roof line is contemplated.

Adequacy of the Documents Submitted: The documents submitted were quite adequate for the HPC’s review. In addition to the permit application and plat, the applicant provided photographs of existing conditions on the two elevations that will be affected. Drawings of those elevations, showing proposed construction, were included, as were partial floor plans.

Visibility from public ways: The new construction will be visible from Grove Avenue and partially visible from Acorn Lane.

Contributing structure: The cottage is a contributing structure dating from c. 1875-1890.

Nearby Contributing structures: There are a number of contributing structures within sight of the applicant’s residence. The closest include 319, 404, 406 and 411 Grove Avenue, as well as 407 Acorn Lane and 12 Circle.

Compatibility with the existing structure: Although the HPC generally discourages fill-in of open porches, we have noted and appreciate that the new construction includes a modest set-back from front plane of the main house, which helps to recall the wrap-around porch. Also, the modest size of the window on the front elevation de-emphasizes the enclosed addition.

HPC Recommendations: The HPC has no specific recommendations other than its usual encouragement of using natural materials, particularly on historic structures, such as this.

Emilia A. Styles
for the Historic Preservation Commission

Date

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.

cc: Applicant
HPC members
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman