

Certificate of Review
for 402 Grove Ave

Application for Building Permit

HPC2003050501
June 2, 2003

An application to build an addition to the garage/workshop at 407 Grove Avenue was submitted to the Town Clerk by Joe Clark on May 5, 2003. It was reviewed by the HPC at its May 20th, 2003 monthly meeting.

General Description: The application calls for construction of an 11’x14’ shed roofed addition on the backside of the existing garage turned workshop adjacent to Chestnut Road.

Adequacy of the Documents Submitted: The documents submitted included a plat showing the location of the addition, a single-line sketch showing the outlines of the existing and new in a plan and a view from the house, and a verbal description of the intent and drainage issues involved. The information provided was not sufficient for the HPC to understand the design enough to review the design as the sketch did not show views from Chestnut Road or the neighboring property, any indication of windows roof eaves or exterior materials. It also did not accurately represent the existing roof shape and thus that of the addition.

Joe subsequently provided further details by phone. The addition is behind the bulk of the garage/workshop and the walls will be mostly shielded from view. The only wall visible from a public way (Acorn) faces the house and will be blank for internal reasons. There will be a horizontal window facing the neighbor’s property. There will be a change in roofline on the Chestnut side that matches the steeper roof of the addition. This will change the symmetrical arrangement of the Chestnut side to a decidedly asymmetrical one. It will do the same to the side facing the house. It remains unclear as to how the roofline will be detailed to accommodate this. The material will be vinyl siding that matches the house.

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

Contributing structure: The house is a contributing structure.

Nearby Contributing structures: There nearby contributing structures across Grove Avenue and Chestnut Rd.

Compatibility with the existing structures: The addition to this accessory structure is certainly modest in nature and in general consistent with most Grove additions. However, the details of the roof may actually increase its apparent mass more than it has to. The garage was originally built with a gable roof of about 6/12 pitch. It was subsequently added onto with shed roofs on either side producing a symmetrical shape on the Chestnut side similar to many houses in the Grove. It is presently clear what was original and what was added. The steepening of the roof on the addition side could tend to obscure that distinction and make the building appear more massive. We would suggest trying to retain the shape of the original roof by 1) raising the new portion as little as possible while correcting the drainage problem, but stopping short of taking it to the ridge, 2) holding the back wall of the addition back a couple inches from the back wall of

the center portion so the original corner remains, and/or 3) keeping the shape of the original roof intact by retaining the gable end boards. The slight adjustments would help keep the apparent bulk smaller.

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
Joe Clark