

Certificate of Early Review
for 409 Brown Street

Application for Building Permit.

A preliminary design to build a garage addition to 409 Brown Street was presented to the HPC at the meeting June 17, 2003.

General Description: The project is for construction of an attached 2-car garage with storage areas adjacent and above the garage. The connection to the house will serve as the main entrance arrival space and stair to the upper storage area. The material of the garage portion will be painted brick to match the lower portion of the house. The adjacent storage area toward Cherry Ave, the gable ends and the rear will be wood lap siding to match the upper portion of the house as well. The connecting portion is intended to be stone. The roof pitch matches that of the house and there is a similar dormer at the upper level.

Adequacy of the Documents Submitted: The documents submitted included a site plan showing the location of the addition, a front elevation sketch showing the character of the existing house and the intended addition, a side elevation to scale showing the relation of the rooflines to the existing house, and photos of the house from Brown, Cherry, and Maple.

Visibility from public ways: The addition will be visible from Cherry Avenue, Maple Road and Brown Street.

Contributing structure: The house is a contributing structure originally dating from 1909.

Nearby Contributing structures: There are nearby contributing structures across Cherry Avenue and Maple Rd.

Compatibility with the existing structure: The proposed addition does a very good job of fulfilling the general recommendations of the HPC for additions to be secondary to and not overwhelm the original house. It has been generously set back from the front of the house, is smaller in size and the roof lower. It has been broken up into 3 forms or masses to reduce the scale. The use of several wall materials contributes to the reduction of the mass as well. The predominant eave line is at the first floor, matching the house. The general style of the addition is similar to the house and will use a comparable level and type of architectural details. Use of the arches at the garage doors, though somewhat foreign to the original house could be made to resemble the existing segmental arch window on the west side of the house, and glass in the garage door would be more compatible if it had gridded muntins rather than the “colonial” fanlight shown. Other details from the craftsman style house such as exposed rafter tails and gable brackets could help tie the structures together, but there should remain sufficient new elements to clearly distinguish it from the original. The connecting entryway portion shown in a different material than both the house and garage helps to distinguish it, but the stone, being a substantial material, may have a tendency to overwhelm the original sense of the front of the house. A lighter material such as wood framing, lattice or glass, perhaps in combination with

some stone may accomplish this effect. The back corner of the original house and original entry door opening should be left in place, perhaps opening more to the back if desired.

Much of the design remains to be developed, but the material submitted gave a sufficiently clear idea of the intent of the design for us to comment on. **Should the final design submitted for permit sufficiently resemble this early design, and incorporate the spirit of the comments, the HPC will not need to review the application.** We appreciated the opportunity to discuss the design at this early stage and hope they are successful in accomplishing the intent presented.

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
cc: Applicants
Jerry and Reggi

Date