

Certificate of Review

419 Fourth Avenue

Application for Building Permit

HPC2006-081501

An application to construct a garden shed was submitted to the Town Office on August 2, 2006 by Charles Negin and forwarded by the Planning Commission for review by the HPC at its monthly meeting on August 15, 2006.

General Description: The applicant plans to construct a garden shed on their property. The property is divided into two sections by Fourth Avenue. The shed will be located on the portion of the lot without the house and close to the corner adjacent to Johnson Alley and away from McCauley Street. A single door and window will face Fourth Avenue; a barn sash window will face McCauley Street and double doors will be located on the side away from McCauley Street.

Adequacy of the Documents Submitted: The documents submitted were quite adequate. The applicant submitted an overview of the project, an application for a building permit, a plat survey, a diagram of the shed's location on the lot, a picture of the proposed style of the shed and a photo of the lot with a drawing of the shed superimposed on the photo showing its proposed location.

Visibility from public ways: The structure will be visible from McCauley Street, Fourth Avenue and Johnson Alley.

Contributing structure: The applicant's home is not a contributing structure. Although it dates from 1885, it has been significantly altered in subsequent years.

Nearby Contributing Structures: These include 417 Fourth Avenue, 418 Fifth Avenue and 500 McCauley Street. In addition, there are several nearby contributing structures on Johnson Alley and Grove Avenue.

Compatibility with existing structure and historic district: The Shed will have crossing gables which are steeply pitched. The photo submitted by the applicant indicates a style compatible with Grove cottages. The varied roof line and the inclusion of multi-paned windows adds to overall sense of blending in with the character of the neighborhood.

HPC Recommendations: The HPC commends the applicant's attention to design and compatibility. The HPC also recommends the use of natural building materials where applicable.

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,
for the Historic Preservation Commission

Date
August 29, 2006

cc: Planning Commission John McClelland
Applicant: Charles Negin Box 267 Washington Grove, Md,
HPC File
Mayor John Compton
Town File
Town Web Site, Bill Saar