

Certificate of Review
for 500 Brown Street

HPC2006-041802
Application for Building Permit

An application for a building permit submitted to the Town of Washington Grove Planning Commission by William Harrison was received for review by the HPC at its April 18, 2006, meeting. The application is for a shed addition at 500 Brown Street. The design and drawings were prepared by Johnson & Johnson Architects. The applicant was not present or represented at the review.

General Description: The project is for construction of a storage shed addition, 10' x 12', which would share a common wall with the garage wing of the existing house.

Adequacy of the Documents Submitted: The documents submitted portrayed the project adequately, and included a copy of the building permit application, a site plan showing the location of the shed addition, and color photographs of the elevation of the existing house where the addition is proposed. Also included were the architect's drawings, which show the front and side elevations as well as the floor plan of the proposed shed. Building materials were specified.

Visibility from public ways: The proposed shed addition would be visible from Brown Street and Ridge Road.

Contributing structure: The house (c. 1998) is a not a contributing structure.

Nearby Contributing structures: There are nearby contributing structures along Brown Street and Ridge Road — particularly 414 Brown Street, 409 Brown Street, 3 Ridge Road and 102 Ridge Road.

Compatibility with the existing structure: The proposed modifications are compatible with the existing structure. Attention was paid to the scale of the proposed shed — and its roofline, which mimics that of the house, is pleasing. Proposed roofing and siding materials would match those on the existing house.

Compatibility with the historic district: The design and scale of the proposed shed present no negative compatibility issues for the historic district.

HPC Recommendations: *The HPC notes, however, and brings to the attention of the Planning Commission, that the proposed shed addition appears to be located within the CONSERVATION EASEMENT, which starts at the southwest corner of the garage.*

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 Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman