

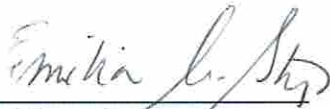
Addendum
HPC Review
for 107 Pine Avenue

HPC2020-6-16-01

Property owner Brennan Cebula submitted revised plans for a roof cover over the existing concrete patio at his home at 107 Pine Avenue, originally reviewed by HPC at its regular monthly meeting on Tuesday, June 16.

The revised plan shifts the roof cover away from the existing first-floor bay window, as was recommended by the HPC in its written review dated June 18. The revised plan also extends the roof cover some 13 feet to the left, which serves to provide shelter to an exterior entrance to the garage portion of the home. The revised plan also aligns more harmoniously with the windows on the second floor of the home.

We appreciate that the homeowners have incorporated HPC's recommendations into their new plans.



Emilia A. Styles
for the Historic Preservation Commission

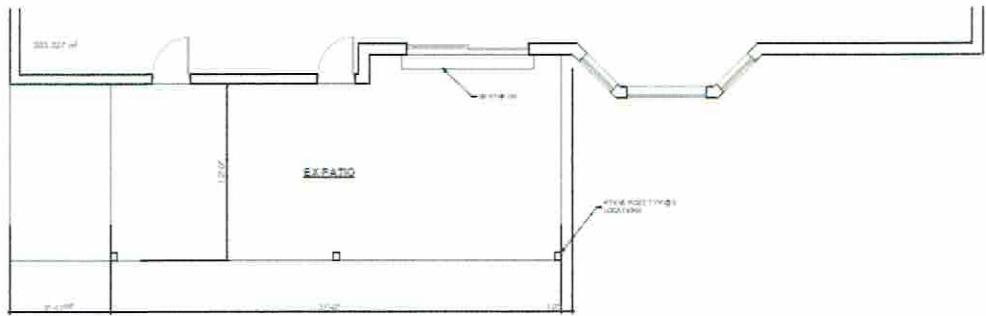
Date: July 28, 2020

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

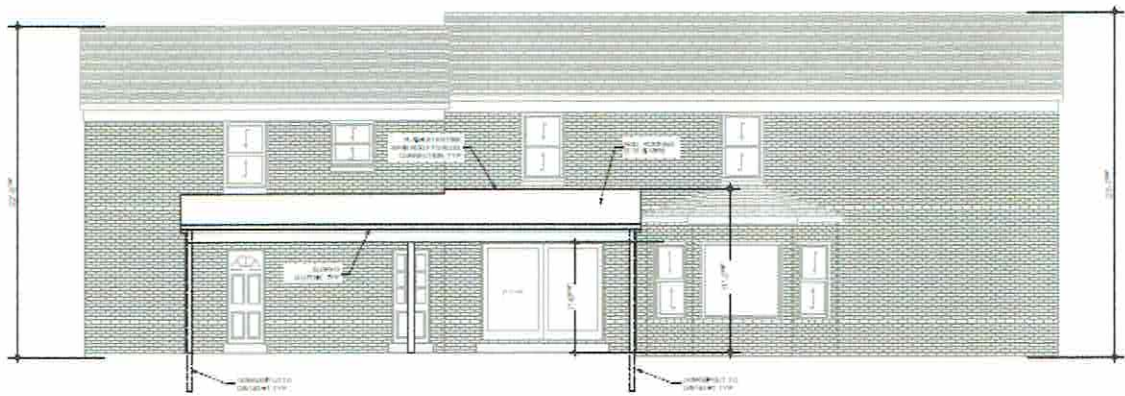
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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.



Partial Floor Plan @ Ex Patio 1.
 1/4" = 1'-0" A.1.1



Rear Elevation 2.
 1/4" = 1'-0" A.1.1

