

HPC Review
for 119 Maple Avenue

HPC2012-06-19-03

An application for a building permit dated June 11 was submitted by Margaret Ebner for 119 Maple Avenue. It was reviewed by the HPC at its monthly meeting on Tuesday, June 19. Neither the homeowner nor a representative attended the meeting.

General Description: The proposed project would affect the existing dormers.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. They included a building permit application, site plan, building permit worksheet, photograph of the West elevation (Maple Avenue facade) and a partial West view sketch of the proposed change.

General Scope of Project: A slightly set back, shed-roofed dormer would connect the existing twin dormers. The new windows pictured in the sketch present a total of eight panes and are similar in size to the (combined) existing dormer windows.

Visibility from public ways: The proposed change would be visible from the Maple Avenue walkway. There would also be limited visibility from Grove Road, as one looks across the ballfield/park.

Contributing structure: The residence, identified as c.1885 on HPC’s list of Contributing and Non-Contributing Resources, is a contributing resource.

Nearby Contributing structures: Other contributing resources in the immediate vicinity of the Ebner residence are 108, 109, 111 and 205 Maple Avenue as well as 418 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed modification is modest in scale and is not incompatible with the existing structure nor with the historic district.

HPC Recommendations: The twin dormers facing the Maple Avenue walkway are seen as a character-defining element of this contributing structure’s façade. For this reason, although the proposed modification is modest in scale, HPC suggests that the homeowner consider leaving the West elevation untouched and modifying the opposite (East) elevation with the proposed expanded dormer arrangement.

Emilia A. Styles
for the Historic Preservation Commission

Date: June 24, 2012

cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
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.