

**Certificate of Review
for 207 Maple Avenue**

Application for Building Permit
HPC2004031601

An application to construct a new residence was submitted to the WG Town Office on March 16, 2004 by David and Brenda Gumula and forwarded by the Planning Commission for review by HPC at its March 16, 2004 monthly meeting.

General Description: The applicants are constructing a new residence at 207 Maple Avenue, consisting of a two story living area, an attached garage and a screened porch.

Adequacy of the Documents Submitted: Exterior elevations were provided along with a drawing showing the location of the new residence on the building lot. Photos of the area might have been helpful in providing a reference for scale and orientation of the homes in the immediate area. The review was conducted prior to the actual submission of the building permit application, thus no plat was submitted nor were final construction plans.

Visibility from public ways: The residence will be visible from Maple Avenue, Maple Road and the playground park area.

Contributing structure: Not Applicable

Nearby contributing structures: There are four contributing structures to the southwest on Maple Avenue including the applicants' current residence at 205 Maple Avenue.

Compatibility: The elevations picture a main gabled two story structure running northwest to southeast. There is a smaller one story gabled porch facing Maple Avenue to the northwest. The main roof mass is broken up by three gabled dormers to the northeast and two on the southwest facing entrance side. The eave line is low (below the second story floor line) and broken by a shed roof over the entrance and by shed roofs over the small bay projections on both sidewalls below the eaves. These bays also interrupt the otherwise long lineal sidewalls. The one story gabled garage provides a third roof line and eave line to the southeast facing Maple Road. Thus the structure's entrance side on the southwest elevation is not dominated by the garage opening. During the review it was noted that the height of the structure might be above the limit being set by the new town zoning ordinances. The owners decided to lower the highest roof line to comply with the regulation which is yet to take effect. This will help to keep this new structure in scale with structures in the area. The HPC lauds all of the design elements addressed above.

There are numerous casement windows highlighting the walls, gables and projections. These were shown on the drawings to be single panes of glass but in subsequent discussions with Brenda Gumula it was noted these would be changed to single-pane casements with simulated divided lights. Her wish was to keep a more traditional look to the residence. The house siding will be *Hardiplank* (a fiberglass concrete composite), the windows will be wood on the inside and clad on the exterior and the trim will be *Hardiplank*. HPC encourages the use of natural building materials.

This current review is the second review by HPC with the applicants. The preliminary review resulted in a direction for the applicants with regard to style compatible with design elements encouraged by HPC, including modest scaling, varied rooflines, steeply pitched roofs and useable porches. The resulting plans provide a pleasing, attractive structure compatible with traditional design elements in "the Grove," and they combined the features of the builder's concept drawing favored by the Gumulas and the HPC with the design guidance provided by HPC. The applicants expressed their appreciation for HPC early recommendations in the pre-review and HPC noted the favorable results of their efforts.

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, Member
Historic Preservation Commission

March 21, 2004
Date

cc: David and Brenda Gumula Box719
TWG Planning Commission (Attach to Permit Application)
HPC File