

**Certificate of Review
for 211 Maple Avenue**

Application for Building Permit
HPC2003051403

An application to renovate Ted and Missy Yachup’s house at 211 Maple Avenue was submitted to the Town Clerk by Ralph Hurst on May 2, 2003. It was provided to the HPC on May 14, 2003 which reviewed it at its May 20th, 2003 monthly meeting.

General Description: The plans call for major alterations to the entire structure on all facades and the roofline.

Adequacy of the Documents Submitted. The documents submitted included detailed floor plans and elevations, and a set of photographs showing the existing structure from all sides. In addition, the owner was present at the HPC review with models showing the existing and intended structure. [Note: The owner’s presence and the models improved the HPC’s understanding of the proposed changes and facilitated its review.]

Visibility from public ways. The house will be visible from Maple Avenue and Road and the park.

Contributing structure. This is not a contributing structure.

Nearby Contributing structures. There no adjacent contributing structures.

Compatibility. This, and the homes adjacent thereto are post World War II homes. Also, this home underwent a complete modification in the 1970’s. The HPC feel the massings and planned roofline alterations bringing down the eave line to the first floor improve the scale of the house and keeps the character of houses in that part of the Grove. The three over windows and equal detail on the walkway side of the house are commendable.

The HPC welcomes the addition of the porches; feels this modification is a welcomed addition; and lauds the applicant and architect for working so well to help preserve the character and styling of the Grove.

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.

Charles [Chris] Kirtz, Member
for the Historic Preservation Commission

May 27, 2003
Date

cc: Applicant, Ted and Missy Yachup, General Delivery, Washington Grove, Maryland 20880