

HPC Review
for 121 Maple Road

HPC2024-02-20-2024-02

The Planning Commission forwarded to the HPC the building permit application submitted by JoAnn Suzich for the property at 121 Maple Road, and it was reviewed at HPC's regularly scheduled monthly meeting on Tuesday, February 20. Neither the homeowner nor the architect was present for the review.

General Description: Renovate/remodel the existing house without changing its footprint; new deck and patio to replace those existing outdoor spaces.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application, application worksheet, surveys, and multiple drawings from the firm KUBE architecture.

General Scope of Project: Most of the contemplated work involves reconfiguration of the interior spaces on the first floor and the in basement, with an emphasis on achieving a greater level of accessibility. Recessed (sunken) areas on the first floor will be eliminated – those floors will be raised. Exterior changes include replacement of all doors and windows with low E. extruded aluminum units, installation of Hardie panels on the non-brick portions of the home's exterior, and construction of sloped ramps leading to the front entrance patio and from the garage to the new deck. Repainting the brick exterior is also specified on the supplied drawings.

Visibility from public ways: The changes will be visible from Maple Road and Cherry Avenue.

Contributing structure: The house, identified as c. 1979 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is not identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

121 Maple Road 1979

Built in 1979, this one-story house, which faces west toward Maple Road, has the low profile and horizontal massing of a ranch house. It is a frame house faced with brick veneer and has a U-shaped plan that encompasses an attached garage on the north and a projecting bay on the south. The main block, garage, and projecting bay are all sheltered by a hipped roof. Decorative details include a cupola, with louvers to vent the garage, and quoining at the house's corners. Illuminating the house are vinyl, casement windows with brick sills. The front door is accessed by a brick patio. A broad, brick chimney extends from the front slope of the roof over the main block.

Nearby Contributing structures: Contributing resources in proximity to this home include 209, 127, 119, 111, and 109 Maple Avenue; 410, 411, 418 and 419 Oak Street; 102, 106, 108, 110, 112, 114, 116 and 118 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed exterior changes are compatible with the historic district and the existing structure.

HPC Recommendations: HPC suggests that the homeowners carefully consider the ramifications of painting the existing finished brick. Painting brick is not considered “reversible”, which is a basic tenet of preservation. It is nearly impossible to safely remove paint from brick. If the homeowners wish to “lighten up” the house, they might consider introducing a lighter color on the Hardie panels at the recessed front entrance as well as on the Hardie panels on the north elevation, which anchor the home’s patio and deck features.

_____/s/_____
Emilia A. Styles
for the Historic Preservation Commission

February 26, 2024
Date

cc: Applicant Planning Commission
 HPC members Mayor John Compton
 HPC Binder Town Clerk, Kathy Lehman
 Website, Christine
 Dibble

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 30 days from the Commission’s receipt of the application from the Planning Commission.