

HPC Review
for 201 Cherry Avenue

HPC2024-03-19-01

The building permit application submitted by Gary Hayward for the property at 201 Cherry Avenue was reviewed at HPC's regularly scheduled monthly meeting on Tuesday, March 19. The HPC appreciated the homeowner's participation in the review.

General Description: Small addition to the existing kitchen.

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, drawings and a 3-dimensional sketch.

General Scope of Project: A modest one-story addition is planned to expand the existing kitchen with a 6'x9' breakfast nook facing Cherry Avenue. Not depicted on the submitted drawings, but explained by the homeowner, the addition's shed roof will extend over and protect the existing kitchen entrance door. There will also be a reconfiguration of the steps at this entrance to allow for a landing. The current engineered-wood product siding, removed from the existing structure to open the kitchen's south-facing wall to allow for the expansion, will be salvaged and reused on the addition. Roof shingles will match existing roofing materials. Four windows are planned for the addition. The south-facing elevation shows a gang of three windows: a fixed central panel flanked by two operable casement windows. A large, fixed window is shown on the west elevation adjacent to the entrance steps.

Visibility from public ways: The proposed construction will be visible from Cherry Avenue and Oak Street.

Contributing structure: The house, identified as c. 1991 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:

201 Cherry Avenue 1991

In 1990, the parcel historically associated with 419 Oak Street was subdivided into three tracts, and the following year 201 Cherry Avenue and 202 Ridge Road were constructed on two of the newly created lots. The two-story house with attached garage at 201 Cherry Avenue was built in the New Traditional style. Although the house has a Cherry Avenue address, it is oriented toward Ridge Road, with the front door facing east. The house has a modified gable-front and wing plan, with a front porch in the L created by the two wings. The porch has a shed roof and shelters the front door and two twelve-over-twelve, double-hung, vinyl sash windows. A bay window projects from the ground floor of the front-facing, gabled wing. Second-floor windows are also double-hung, vinyl sash – three above the porch and a pair in the front-facing gable. Two wings extend from the main block of the house – a garage on the north and a one-story, two-bay wing on the south. Multiple window forms, with single lights or one-over-one, double-hung, vinyl sash, illuminate the Cherry Avenue façade.

Nearby Contributing structures: Contributing resources in proximity to this home include 209, 205, 127, 119, 111, and 109 Maple Avenue; 410, 411, 418 and 419 Oak Street; 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. The planned one-story addition is modest in scale and introduces another low eave line visible from the Cherry Avenue walkway. While the home is not a contributing resource to the historic district, this modest shed-roofed addition recalls and is in the spirit of the architecture of accretion that gives Washington Grove’s camp meeting era cottages their highly eclectic and distinct character.

HPC Recommendations: None

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

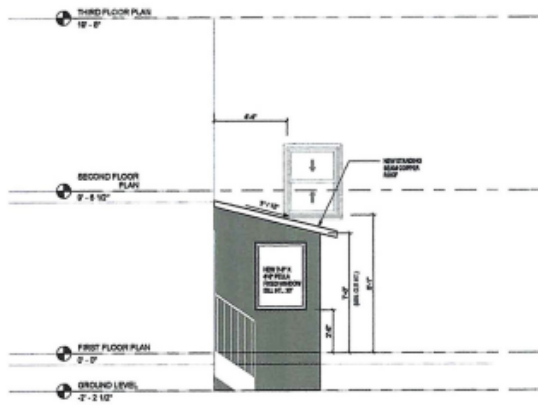
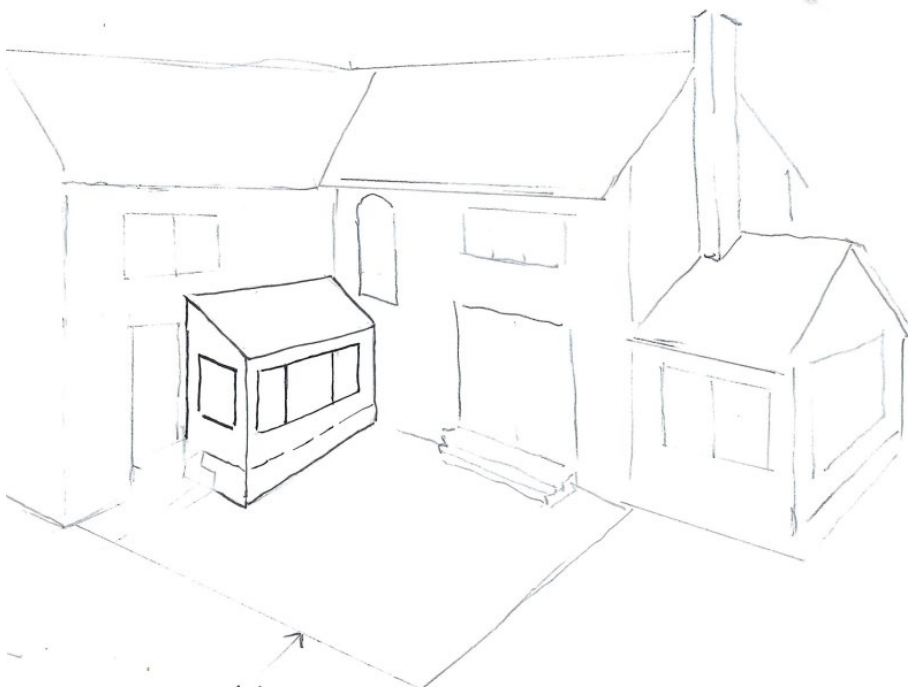
Date: March 26, 2024

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

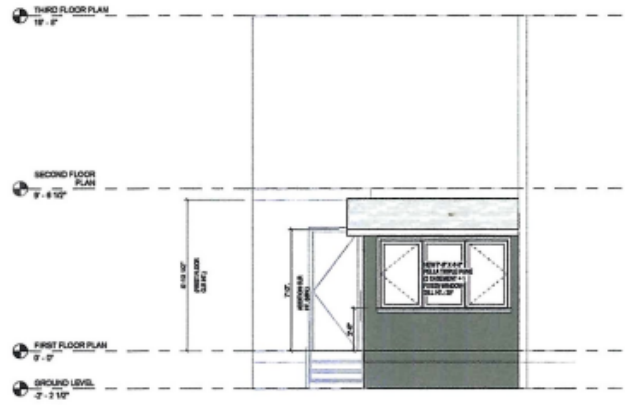
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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 thirty (30) days from the Commission’s receipt of the application from the Planning Commission.



1 North
SCALE: 3/8" = 1'-0"



2 West
SCALE: 3/8" = 1'-0"