

HPC Review
for 121 Maple Road

HPC2024-09-17-01

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, September 17. Architect Richard Loosle, KUBE Architecture, was present for the review.

General Description: In February 2024, HPC reviewed the project to remodel the home at 121 Maple Road, noting that the majority of work involved reconfiguration of interior spaces for accessibility. The project is now well underway, and the homeowners wish to proceed with construction of a screened porch that was not included in the original plan.

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, site plan, elevation and construction drawings from KUBE Architecture.

General Scope of Project: A flat-roofed screened porch, measuring approximately 12'x19' is planned for the north elevation of the home. The minimal slope contemplated for the roof's proper drainage will be hidden by a modest parapet around the porch. A large, double-doored opening is planned between the kitchen and the porch, and a pair of generous sliding screen doors will give access from the porch to the adjoining deck. Floor-to-ceiling screen panels and doors emphasize the porch's connection to the outdoors and nature. Natural materials have been selected.

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. The porch is modest in size and its eave line is low.

The porch's simple, open design does not obscure the strong architectural elements of the original house.

HPC Recommendations: None.

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

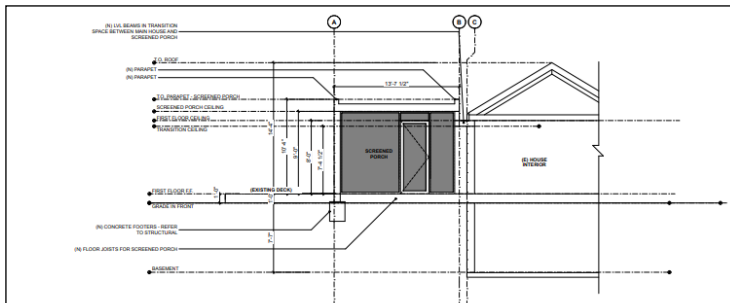
Date: September 24 2024

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

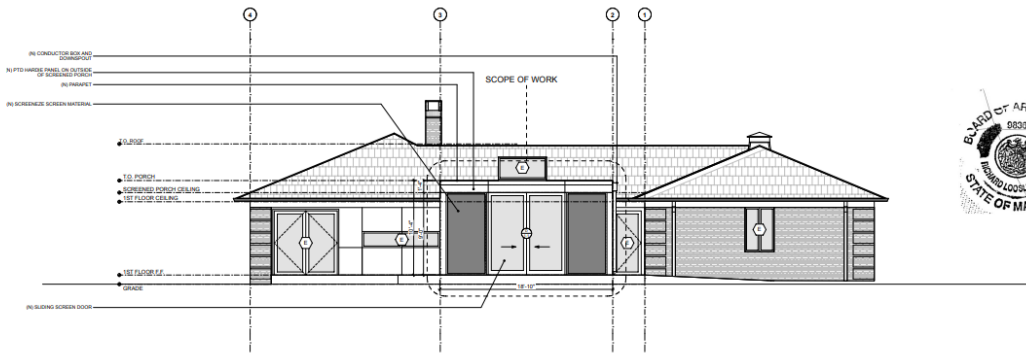
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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 Building Section
SCALE: 1/4" = 1'-0"



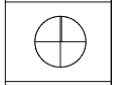
2 Screened Porch Elevation
SCALE: 1/4" = 1'-0"



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 202.966.0573
 Drawn By: KJ
 Checked By: SL

02	02.11.24	PERMIT SET

Washington Grove
 121 Maple Rd., Washington
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A-401
 Section & Elevation