

**HPC Review
for 111 Maple Avenue**

**HPC2015-2-17-02
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Peggy Koniz-Booher attended the February 17 HPC meeting to present plans for proposed changes to her and Bob Booher’s home at 111 Maple Avenue.

General Description: Two bathrooms are proposed to be added to the home; an existing bathroom will be enlarged and renovated; the existing kitchen will be renovated and slightly enlarged to accommodate dining, and an existing screened porch will be bumped out. Two existing dormers will be modified.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC’s review, and included a house location survey; floor plans of the affected portions of the first and second floors; south, east and north elevations drawings; and enlarged, current condition photographs of the elevations which will be affected by the proposed changes.

General Scope of Project: On the south side of the home, a gable-roofed first-floor master bathroom (10’6”x7’) will be added. Three high windows (above the tub area) are included, and are similarly proportioned to those in the dormer above it. The existing bathroom will be repurposed to become a walk-in closet. A skylight is planned for the new closet area.

The existing gable-roofed dormer (above the new bathroom extension on the south elevation) is planned to be restored to a shed-roofed configuration.

The existing screened porch on the east side, facing Maple Road, will be expanded by means of a bracketed cantilevered extension (1’6”x13’). It was noted that a portion of the existing porch is planned to be repurposed for the kitchen expansion/reconfiguration. The cantilevered extension will give the porch increased prominence, serve to enhance porch ventilation, and will provide additional visual interest on the east elevation by breaking up the flat plane on the home’s first floor facing Maple Road.

On the north side, the small screened porch adjacent to the entrance steps will be eliminated in order to accommodate a “breakfast room” adjacent to the kitchen. A cantilevered bay window with full-height windows is included in this area. Full height windows will continue along the wall that looks out on the entrance steps. The existing broad entrance steps will be reconfigured (narrower) in order to accommodate the breakfast room.

The existing bathroom next to the breakfast area will be renovated to include a new tub and sink.

On the second floor, by means of modestly extending the existing shed-roofed dormer, space can be repurposed from the existing floorplan to accommodate a new bathroom with shower.

Natural materials are planned for the project. New siding will match the existing siding. The home's roof will be re-shingled as part of the plan.

No changes are contemplated for the west elevation (facing Maple Avenue).

Visibility from public ways: The proposed changes will be visible from Maple Road, Maple Avenue and Woodward Park. Seasonally, there could also be limited visibility from Grove Road as one looks across the ball field/park.

Contributing structure: 111 Maple Avenue, identified as c. 1916, is included on the Town's List of Contributing Resources.

Nearby Contributing structures: Contributing resources in closest proximity to the Koniz-Booher residence include 108, 109, 119 and 205 Maple Avenue; 410 Oak Street; 102 108, 110 and 112 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed modifications are modest in scale and are compatible with the existing structure and with the historic district.

HPC Recommendations: The proposed plan is a splendid example of obtaining maximum livability with only minor changes to the footprint and exterior of the home. Exterior changes have been thoughtfully developed to enhance the charm of the existing contributing structure.



Emilia A. Styles
for the Historic Preservation Commission

Date: March 3, 2015

cc: HPC Binder Planning Commission Members
HPC members Mayor Joli McCathran
Web site, Bill Saar Town Clerk, Kathy Lehman

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.