

**HPC Review**  
for 201 Maple Road

HPC2012-04-15

Property-owner Jim Snyder submitted a building permit application that was recorded on February 1, 2012 to enclose a carport at 201 Maple Road. The application was reviewed at the HPC meeting on March 20, 2012. The Applicant was not present for the review.

**General Description:** There is an existing carport on the Maple Road side of the property. The plan is to enclose or replace the carport, extend it 4' and convert it into a one car garage.

**Adequacy of the Documents Submitted:** The documents submitted were adequate for the HPC's review, and included

1. A building permit check-list;
2. A filled-out application and a house location survey.
3. Hand drawings fully describing the existing carport, and schematic drawings depicting the proposed enclosed garage with 4 elevations. There were no details of the garage provided as the design is in a schematic stage.
4. Narrative description of the intended design elements.
5. No photos were provided

**General Scope of Project:** The existing carport consists of a shallow-pitched roof supported by lally columns with a concrete slab below. There is an enclosed storage shed at the back toward the house. The project intends to remove the storage shed and extend the roof and slab an additional 3'- 4' toward the house. The application does not indicate whether the existing structure will in fact be retained or whether the structure is to be replaced. It is not unlikely that the County may require a new structure. The drawings depict the proposed garage 8" wider and 4' longer than the existing carport. It keeps a similar roof slope and height. The single vehicular opening will remain toward Maple Road; double windows with shutters will face the adjacent properties; and a door will face the existing house. The materials are called out as vinyl siding and shutters to match the existing house. Three lights are proposed, 2 facing Maple Road and one facing the house.

**Visibility from public ways:** The garage will be visible from Cherry Avenue, Maple Road and Oak Street.

**Contributing Structure:** The house on this property is not a contributing structure. The HPC lists c1975-78? as the date of the house, though it is likely somewhat older.

**Nearby Contributing Structures:** One residence at 205 Maple Avenue.

**Compatibility with the historic district and/or existing structure:** Both the roof slope and materials will be similar to the existing house, and the adjacent Boynton House at 203 Maple Road. The eave height and ridge remain low, keeping the scale modest, though it will have a greater presence than an open carport. The garage is compatible with the existing house.

Both this house and the adjacent Boynton house have their entry doors to the sides of the houses, with no design elements specifically addressing either the Maple Road side or the Cherry Avenue side. This makes it ambiguous whether the house actually faces Maple Road. This is not unusual for Maple Road, which has very few houses that actually face the road. Other than these two twin houses, the three that do

have road addresses are on the same side, in the next block, and are fairly modern, with garages dominating the facades. On the other side of Maple Road, garages hug the road at all five immediately adjacent properties. All of these houses face Maple Avenue, making Maple Road the back of those houses. The corner house (Klinger) on the same side faces Center Street but has its garage facing Maple Road. Thus this section of Maple Road is clearly characterized by garages lining the roadside. The split personality of Maple Road is the result of development trends changing over the years and by the time construction built out the lots on the east side of Maple Road, the orientation to the Avenue walking paths was abandoned. In fact no houses presently face Cherry Avenue, though one recent house (Hayward at 201 Cherry Avenue) across from this property does have the avenue as its address.

The proposed garage will be further from the road than the neighboring garages because the Town owns a swath of property adjacent to the road. The existing carport is currently non-complying because it is set back less than the amount required by zoning from the front of the property, which is considered to be Maple Road.

As long as the garage retains its modest scale it will remain compatible with the adjacent neighborhood.

**HPC Recommendations:** Keeping the scale modest and adding pleasing details that break up the wall surfaces, like the windows and doors depicted, will both increase the compatibility and provide a pleasing entranceway to the house. Other details that could help are:

- constructing the 4' rear extension with a shed roof to reduce the length of the ridge and add interest
- adding a trellis to the side to provide a covered walkway to the entrance
- providing two different materials to divide the wall surfaces similar to the house
- keep the lighting low-key and downward pointing so as not to increase the ambient lighting in the neighborhood

A more unusual suggestion would be to construct the garage further back and attached to the house.

Another unusual suggestion is to request the Planning Commission change the official address of the property to Cherry Avenue. This is likely the original address of the property if not the house. This would allow the proposed garage to remain in its current location, though would result in the need to relocate a shed at some point. Providing a pedestrian connection to the avenue, if not directly addressing it, would help to reinforce the intent of the original masterplan, and reinforce the purpose and improve the character of the avenue. This may open the possibility in the future of further construction that does address the avenue.

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Bob Booher  
for the Historic Preservation Commission

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Date

*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.*

cc: Applicant  
HPC members  
HPC Binder  
Web site, Bill Saar  
Planning Commission, Charlie Challstrom  
Mayor Georgette Cole  
Town Clerk, Kathy Lehman