

HPC Review
for 201 Maple Road

HPC2014-09-16-01

Homeowner Jim Snyder and his builder (State Wide Builders) submitted plans to the HPC for review at its monthly meeting on Tuesday, September 19. Neither the homeowner nor builder was present for the review.

General Description: A carport currently exists on the Maple Road side of the property. The plan is to convert the carport to a one-car garage by enclosing it, and to connect the resulting garage structure to the house by means of a mudroom.

Adequacy of the Documents Submitted: The documents submitted were adequate for the HPC's review. They included a house location survey/site plan, a roof plan with dimensions and setback indications, floor plans of the new garage and mudroom, and drawings of all four elevations. Materials were specified, but window and door details were not included

General Scope of the Project: The shallow-pitched roof of the existing carport roof will be "cut back" on the Maple Road side, in order to meet setback requirements. The drawings show that the slope of the house roof will continue its downward trajectory to form the roof over the new mudroom, and the north side of the garage roof will mirror it. Though not specifically called out, a new roof may be planned for the garage structure.

The floor plans indicate that, in addition to the overhead garage door, four windows will be included (two each on the north and south elevations). A set of double doors is also shown on the south elevation, and a door facing Cherry Avenue has been included.

Details for doors and windows are not further specified in the plans, and are not depicted on the elevation drawings. (*However, earlier plans specified double windows with shutters.*)

Vinyl siding to match the existing residence is contemplated, and roof shingles on the new structure will match the house roof shingles.

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

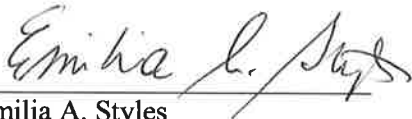
Contributing structure: The house (ca. 1975-1978, per HPC's list of contributing and non-contributing structures) is not a contributing structure.

Nearby Contributing Structures: Nearby contributing structures include 119 and 205 Maple Avenue as well as 410, 418 and 419 Oak Street.

Compatibility with the existing structure and/or the historic district: The proposed construction keeps the eave height and roof ridge low, and it is compatible with both the existing 1-story ranch house and with the historic district.

HPC Recommendations: In order to break up the 33-foot plane of the south elevation, consideration could be given to modestly pulling in the mudroom wall. A pull-back of as little as 6 inches would provide visual interest to this elevation and serve to reduce its perceived mass.

Consideration should also be given to including the shutter detail that was presented in earlier plans.



Emilia A. Styles
for the Historic Preservation Commission

9-30-2014

Date: September 30, 2014

cc: Applicant HPC members
 HPC Binder Planning Commission
 Web site, Bill Saar Mayor Joli McCathran
 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.