

**HPC Review
for 312 Center Street (Town Maintenance Garage)**

**HPC2015-2-17-01
Page 1 of 2**

Steve Werts, Town employee responsible for buildings and grounds, attended the February 17 HPC meeting to present plans to enlarge the town maintenance garage/workshop located at 312 Center Street. It is planned that some items currently stored in McCathran Hall will be moved to the new structure. The new space will also be more suited to the storage of certain maintenance vehicles.

General Description: Add an east wing to the existing maintenance garage structure, similar to the wing on the west side.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC’s review, and included blueprints (which included a location sketch) of the 1998 addition to the original cinderblock garage structure. And for the current plan, north and east elevation drawings; footer, roof and rafter plans were presented.

General Scope of Project: The proposed project would add a wing, measuring approximately 22’x24’ onto the east (Maple Avenue) side of the existing maintenance garage--similar in size to the wing on the east (Grove Road) side. Steve explained that the cinder block “west wing” is actually the oldest part of the maintenance garage. The shiplap-sided, 1998 addition, with garage doors facing Center Street, would become the center portion of the new plan, with wings to the right and left, each set back by 16 feet from the central portion.

The proposed addition would be built on a concrete slab, and would include a double overhead garage door as well as an entrance door to the right of it, as viewed from Center Street.

It was noted that the proposed construction would necessitate the demolition of an existing shed on the Maple Avenue side of the current building. Steve also related that a dead tree has been removed from the area of the proposed new construction.

Composite T-111 siding is planned for the exterior, and roof shingles will match those on the existing building.

Because of the building’s secluded location, and the history of vandalism to the maintenance garage, no windows are contemplated in the plan.

As the proposed construction would be on municipal land, Steve reported that Montgomery County will not require a building permit for the construction of this addition. Steve, with helpers, will build it.

Note: Steve Werts requested Chairman Bob Booher to kindly draw up the plans for the addition, as he had done in 1998 for the prior addition. Steve commented that they would be valuable for future reference and should be maintained in the Town archives.

Visibility from public ways: The proposed construction would be visible from Center Street, Oak Street, and Woodward Park; seasonally it could be partially visible, depending on foliage cover, from Maple Avenue and Grove Road.

Contributing structure: The maintenance garage/workshop is not included on the Town’s list of Contributing Resources.

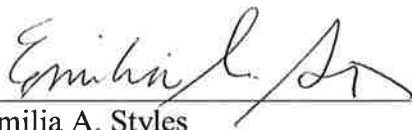
Nearby Contributing structures: Contributing resources in the immediate vicinity include 207, 213, and 215 Grove Avenue; 301, 303 and 305 First Avenue, and 205 Maple Avenue.

Compatibility with the historic district and/or existing structure: The proposed addition is compatible with the existing structure and with the historic district.

HPC Recommendations: The south elevation, facing the Woodward Park playground and tennis courts, will present a long, unbroken plane. To break up the mass, it was suggested that a narrow “connector” feature, slightly recessed and with a slightly lower roof, be planned to abut the existing structure and serve to visually separate the new addition.

(There was also discussion about lowering the roof on the entire addition, while maintaining the pitch the same as the pitch of the abutting roof. A number of options were discussed and deemed not to be feasible for various reasons. Steve also explained that he needed to maintain an inside dimension on the east wall that would accommodate the 20-foot long industrial storage shelving that has been given to the Town.)

While dormers would serve well to break up the roof mass, it was again noted that windows are not being considered for security reasons, and it was recommended that a louver be placed in the gable of the east elevation to break up that plane and add some visual interest.



Emilia A. Styles
for the Historic Preservation Commission

Date: March 3, 2015

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

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.