

HPC Review
for 211 Maple Avenue

HPC2019-07-16-01

Ted Yachup had originally submitted a building permit application dated May 7, 2019, covering the reconstruction of an existing garage at the rear of his and Missy Yachup's property at 211 Maple Avenue. The application was subsequently withdrawn, pending revisions to the construction plans.

On Tuesday, July 16, architect Ralph Hurst advised the HPC that new plans had been submitted to the town office earlier in the day. The HPC reviewed the project at its regularly scheduled monthly meeting that same evening. Neither the homeowner nor the architect was present for the review.

General Description: Reconstruction of an existing garage.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application, building permit worksheet, site plan, floor plans of the first and second (attic) floors, and drawings for all four elevations.

General Scope of Project: The proposed construction is shown to measure 29'6" x 27'8". The building permit worksheet states the proposed footprint of the reconstructed garage at 590 SF will be reduced from the current 678 SF.

At the ground level, the East elevation presents a single, paneled (four-over-four) garage door on the left, and three windows to the right, each with three vertical lights. At the attic level above, there is a 24'6" shed-roof dormer. The dormer is pierced by a row of six windows arranged in a 3+3 configuration. These windows are also depicted with 3 vertical lites each. The garage dormer was designed to complement the dormer facing Maple Avenue, on the front of the residence.

The West elevation presents a recessed entrance porch measuring 6'x13'. There is no change in the roof line over this feature. A single 3-vertical-lite window is shown to the right of the entrance door.

The South elevation presents two 3-over-1 double-hung windows at the ground level, and a single 3-vertical-lite window in the gable.

The North elevation features a side view of the entrance porch recess, and has a single 3-vertical-lite window in the gable.

Roofing material will be asphalt shingle. Vinyl lap siding is shown for the ground level with vinyl board-and-batten siding in the gables and under the dormer windows.

Visibility from public ways: The new construction will be visible from Maple Road, Center Street, and partially visible from Maple Avenue.

Contributing structure: The residence at 211 Maple Avenue, identified as c. 1953 in the Town's list of Contributing and Non-Contributing Resources, is a not a Contributing Resource. The age of the existing garage is unknown, but it is included on the site plan dated 3-17-98.

Nearby Contributing structures: Contributing structures in closest proximity to 211 Maple Avenue are located at 119, 111, 109, 108 and 16 Maple Avenue, and at 410, 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed construction is compatible with the existing residence and with the historic district. The low eave line, the dormer setback, the entrance porch recess, the variation in roof pitches, and the change in siding materials at the attic level all serve to reduce the perceived mass of the construction.

HPC Recommendations: HPC has no specific recommendations for this project.



Emilia A. Styles
for the Historic Preservation Commission

7-19-2019

Date: July 19, 2019

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder 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.