

HPC Review  
for 407 5th Avenue

HPC2024-08-20-01

The building permit application dated August 9 submitted by homeowner Andrew Hotaling for the property at 407 Fifth Avenue was passed along and reviewed at HPC's regularly scheduled monthly meeting on Tuesday, August 20. Neither the homeowner nor the architect participated in the review.

**General Description:** Shed dormer addition and changes to the home's interior.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application, site plan, floor plans and drawings of all four elevations. The architect's drawing notes were helpful.

**General Scope of Project:** A modest 24 square-foot dormer addition is planned on the north elevation of the home. Interior changes include rebuild of the staircase to the second floor, including improved headroom, to meet current code, new closets, and bathroom renovations. Improved second floor and attic insulation, new asphalt shingle roofing, gutters and downspouts are also part of the project. Cement siding shingles are identified for the dormer's exterior, and a gang of three casement windows are planned for the dormer's north elevation. The decorative rake board found on the home's front elevation will be reproduced for the dormer.

**Visibility from public ways:** The proposed construction will be visible from Fifth Avenue, Sixth Avenue, Dorsey Street and Grove Road.

**Contributing structure:** The house, identified as c.1893 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

***407 Fifth Avenue by 1893 (MD assessment, 1875)***

*This is a one-and-a-half-story, frame house with a vernacular gable-front-and-wing form enlarged with rear additions. The house is oriented to the west, facing Fifth Avenue. The main block has a cross-gable roof with exposed rafter tails. Scroll-sawn bargeboards and decorative detailing evoke the Carpenter Gothic style. The exterior walls are clad with asbestos shingle siding, and the house is fenestrated with casement and double-hung sash, wood windows, some with louvered shutters. The house has a modest front porch under a shed roof supported by square, wood posts. The porch has a brick floor atop a concrete foundation. A one-story wing extends from the rear of the main block, and at the back of the house is an enclosed porch with a shed roof.*

**Nearby Contributing structures:** Contributing resources in proximity to this home include 402, 404, 406, 409, 416, and 418 Fifth Avenue; 403, 405, and 409 Sixth Avenue; 500 McCauley Street.

**Compatibility with the historic district and/or existing structure:** The proposed exterior changes are compatible with the historic district and with the existing structure. The planned dormer addition is modest in scale; the low eave line of the original house has been respected by the dormer's slight setback from the roof's edge, which preserves a strip of the original roof and identifies the dormer as an independent element.

**HPC Recommendations:** None. Good luck with the project.

\_\_\_\_\_/s/\_\_\_\_\_  
Emilia A. Styles  
for the Historic Preservation Commission

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Date: August 27, 2024

cc: Applicant                      Planning Commission  
HPC members                      Mayor John Compton  
HPC Binder                         Town Clerk, Kathy Lehman  
Web site, Christine  
Dibble

*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.*

