

Preliminary HPC Review
for 102 Center Street

HPC2020-4-21-01

Homeowner Chris Kirtz requested a preliminary review of plans to construct a new garage at his residence at 102 Center Street. A building permit application has not yet been submitted. The HPC reviewed the project at its regularly scheduled monthly meeting on Tuesday, April 21, which was held via Zoom. Chris participated in the review and discussion.

General Description: A detached 1-1/2 story garage is proposed.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included four elevation sketches as well as floor plans for the first (garage) and loft levels of the building, prepared by architect Ralph Hurst. Chris said the loft level will be used for storage.

General Scope of Project: The plan calls for the construction of a 25'x30' free-standing garage. No site plan was included with the submission, but Chris explained that the new garage will be located at the southwest corner of his property and will be accessed from an existing gravel driveway off Chestnut Road. The new garage will replace an existing shed and attached lean-to, which Chris stated measures approximately 18'x24'.

The construction will duplicate a number of design features and roof forms found in the adjacent residence.

The east elevation of the new construction, facing Chestnut Road, will include two garage doors. A steeply pitched gable rises above the left garage door, while the garage door on the right is set back by two feet. This change in wall plane serves to break up the mass of the structure. A peaked dormer pierces the cross gable above the right-hand garage door. Each garage door is surmounted by an arched window.

The south elevation includes a large shed dormer which intersects the roof 1-2 feet below the roof ridge. At the first level, two large 2-over-2 windows are shown.

Arched windows are shown at the loft level of the three other elevations; Chris indicated that he plans to use a number of salvaged stained glass windows in the building, as he had done in the residence.

The north elevation, facing Center Street, will mimic the distinctive "broken-angle" roof line of the residence's 21st century addition. Two entrance doors are included on the north elevation and a pair of 2-over-2 windows are ganged and centered between them.

Wood or HardiePlank siding will be used and painted to match the residence; architectural asphalt shingles are planned for the roof.

Visibility from public ways: The proposed construction will be visible from Chestnut Road, Chestnut Avenue and Center Street.

Contributing structure: The residence is a contributing resource to the historic district, dating from before 1900. Robinson & Associates 2019 Architectural Survey of the Town of Washington Grove describes it, in part, as follows:

The Carpenter Gothic cottage at 102 Center Street was originally constructed before 1900 in the rear yard of 1 the Circle, according to Washington Grove records. It was moved to its current location in 1906 where it stands facing north toward Center Street. The house consists of two distinct sections – a one-and-a-half-story, pre-1900 cottage with a two-story rear extension and a two-and-a-half-story, cross-gabled addition constructed in 2004.

Nearby Contributing structures: Contributing structures in closest proximity to 102 Center Street include McCathran Hall at 300 Grove Avenue and the residences at 206, 207, 213, and 215 Grove Avenue.

Compatibility with the historic district and/or existing structure: The proposed changes are compatible with the existing residence and with the historic district. There is visual interest on all four elevations of the building. The eave lines have been kept at the first floor, and a variety of roof forms and wall planes have all successfully mitigated the perceived mass of the structure.

HPC Recommendations: No recommendations.



Emilia A. Styles
for the Historic Preservation Commission

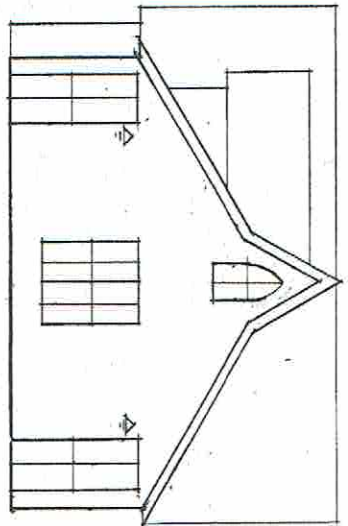
Date: April 28, 2020

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

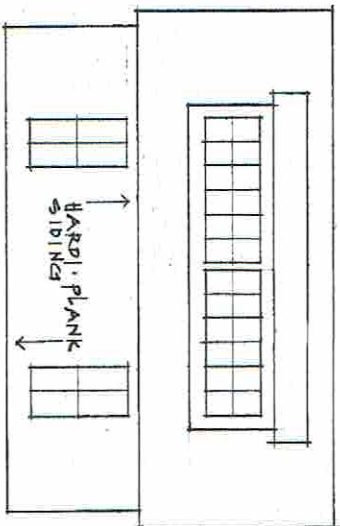
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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:

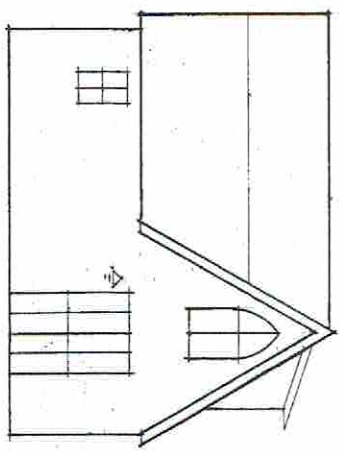
The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission 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.



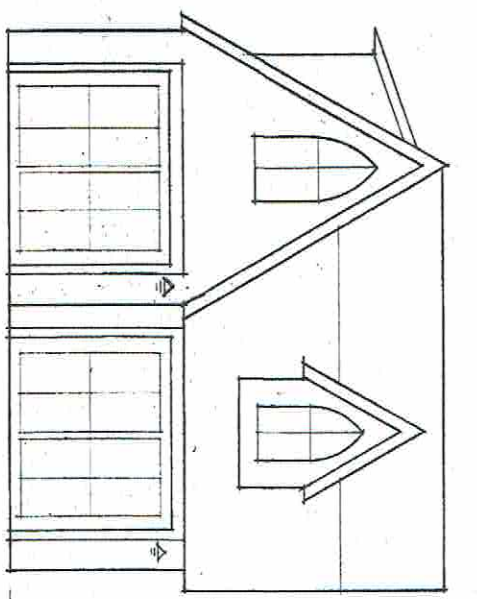
• SIDE (NORTH) VIEW • $\frac{3}{16}'' = 1'-0''$
CENTER STREET



• SOUTH VIEW • $\frac{3}{16}'' = 1'-0''$



• WEST VIEW •



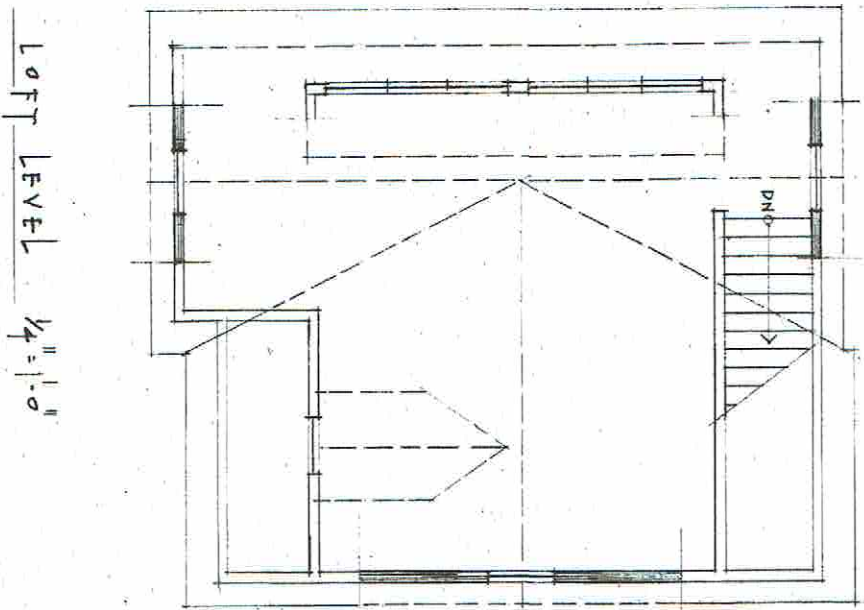
• FRONT (EAST) VIEW • $\frac{1}{4}'' = 1'-0''$
CHESTNUT ROAD

KIRTZ RESIDENCE
102 CENTER ST
WASHINGTON GROVE, MD 20880

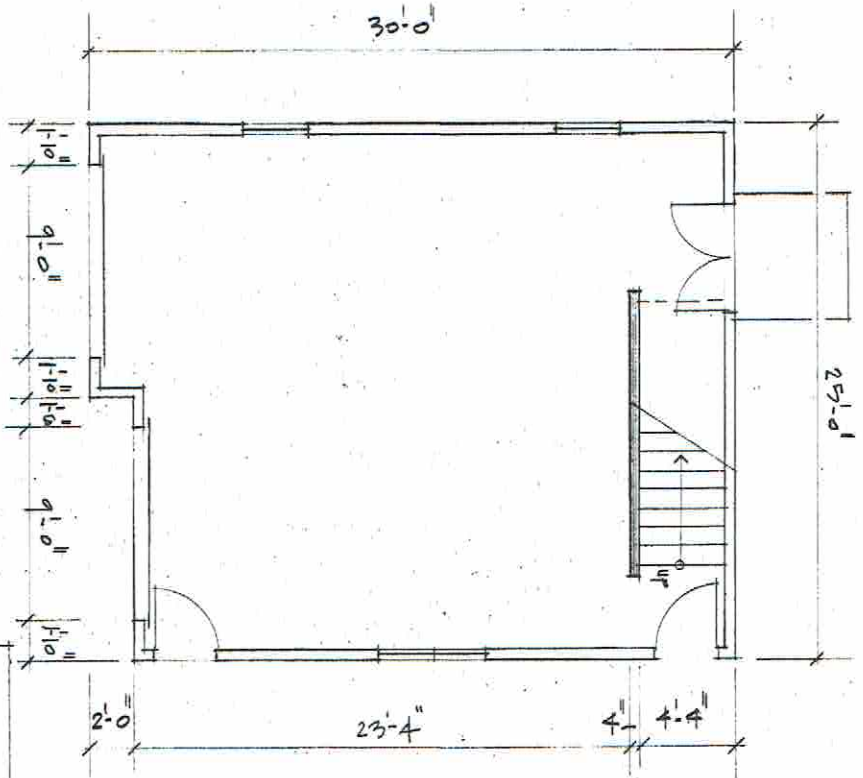
RALPH HURST
architect
PO BOX 338
WASHINGTON GROVE, MD
20880
240.912.9494

3.21.20

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P2



LOFT LEVEL
1/4" = 1'-0"



GARAGE LEVEL
1/4" = 1'-0"

RALPH HURST
 architect
 PO BOX 336
 WASHINGTON GROVE, MD
 20880
 240.912.9494

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