

HPC Review
for 202 Grove Avenue

HPC2021-5-18-01

Homeowners David and Catherine Staneck submitted a “Building Permit Proposal” letter dated May 4, addressed to the Town Council, describing a proposed entrance project for their home at 202 Grove Avenue. HPC reviewed the project at its regularly scheduled monthly meeting on Tuesday, May 18, held via Zoom. The homeowners were not present for the review.

General Description:

A covered entrance is proposed for the home’s entrance and basement stairwell facing Oak Street to provide protection from the elements.

Adequacy of the Documents Submitted:

The documents submitted were sufficient for HPC’s review of the project. They included the homeowner’s written rationale for, and description of, the project; site plans; and detailed elevation drawings (Chestnut Road and Oak Street) prepared by architect Randy Ohler. A building permit application was not included in the document package received by the HPC.

General Scope of Project:

A front-gabled portico, supported by two columns, is proposed to replace the existing aluminum awning on the Oak Street elevation. A shed-type roof, supported by a similar column, extends towards Grove Avenue to provide cover for the basement stairwell. The side of the portico facing Chestnut Road will be finished in cedar shingles to match shingles in place on the existing structure. The side of the portico facing Grove Avenue will remain open. Trim profiles are specified to match existing trim and will be painted. The Chestnut Road wall of the portico will be pierced by an oval Anderson window, 20” x 30”. The Oak Street elevation drawing shows a multi-paned window feature in the gable. The finished project will remain within the footprint of the existing porch and basement stairwell entrance.

Visibility from public ways:

The proposed construction will be visible from Oak Street, Chestnut Road and Grove Avenue.

Contributing resource:

The ca. 1947 house is a contributing resource to the Washington Grove Historic District. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

202 Grove Avenue

ca. 1947-50 (MD assessment, 1947)

This one-story, Minimal Traditional house dates to the late 1940s. Its front façade faces east toward the avenue. Typical of the style, 202 Grove Avenue has a front-facing gable and a prominent chimney. The cross-gable roof has an intermediate pitch, and decorative details are limited to a dentiled cornice and a cast medallion in the front gable. Around 2013-14, an existing sunroom was demolished and replaced with a new addition along the north façade. It was designed by architect Ralph Hurst to accommodate a kitchen, dining room, and a new screened porch. While the original house is clad with brick veneer, the addition is faced with brick veneer at the base and fiber cement siding above. Windows are three-over-one, double-hung sash. On the south façade, a metal awning shelters a side entrance.

Nearby contributing resources:

202 Grove Avenue, situated within the “cottage department” of the historic district, is surrounded by other contributing resources.

They include 118, 119, 122, 123, 124, 125, 127, 201, 203, 205, 206, 207, 213 and 215 Grove Avenue; 127, 128, 201 and 202 Chestnut Avenue; 102 Center Street.

Compatibility with the historic district and/or existing structure:

The proposed construction is highly compatible with the historic district and the existing structure. The HPC endorses the project’s modest scale, the inclusion of windows, and the use of natural materials.

HPC Recommendations: None.

Emilia A. Styles
for the Historic Preservation Commission

Date: May 25, 2021

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

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.