The Town of Washington Grove ***Historic Preservation Commission***
PO Box 216, Washington Grove, MD 20880-0216 Tel: (301) 926-2256 – Fax: (301) 926-0111

HPC Review

HPC2018-09-20-02

for 205 Washington Grove Lane

Homeowner Audrey Maskery submitted an Application for Residential Building Permit dated September 4, 2018. The application was forwarded to the HPC for review at its monthly meeting on Thursday, September 20 (the meeting having been rescheduled from the standard third Tuesday of the month).

General Description: The proposed construction is for an open, single-vehicle carport.

Adequacy of the Documents Submitted: Documents submitted were sufficient for HPC's review of the project. They included a building permit application, building permit worksheet, site plan, and "DIY carport plans."

General Scope of Project: The project would erect a 10'x20' gable-roofed open carport at the rear of the property, set back 15' from the property line at Hickory Road, and 2' from the property line with 203 Washington Grove Lane. (Note: a recent ordinance change allows for the minimal 2' setback.) The structure is shown as 10.25' from grade at the four corners; with a roof pitch shown as 6/12, the gable peak will be about 14' above grade. Horizontal siding is shown in the gable ends.

A portion of the existing picket fence will need to be removed to accommodate the carport. A new section of fencing, matching the existing, will be constructed to jog around the carport in order to secure the yard for pets.

Visibility from public ways: The new construction will be visible from Hickory Road, and may be somewhat visible from Oak Street and Center Street.

Contributing structure: The house, identified as c. 1940-42 in the Town's list of Contributing and Non-Contributing Resources, is not a Contributing Resource.

Nearby Contributing structures: Contributing Resources in closest vicinity to this residence are located at 204, 208 and 215 Washington Grove Lane as well as at 128, 202 and 206 Chestnut Avenue.

Compatibility with the historic district and/or existing structure: The proposed construction is modest in scale and compatible with the existing structure and with the historic district. Its roofline remains low to the ground.

HPC Recommendations: HPC recommends the use of natural materials for the project.

Emilia A. Styles

Emilia A. Styles
for the Historic Preservation Commission

9-22-2018

Date: September 22, 2018

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

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.