

HPC Review
for 301 Maple Avenue

HPC2024-4-16-02

The Planning Commission forwarded for HPC review the building permit application dated April 9 submitted by homeowners Joseph Craig and Mary Lou English to cover the incorporation of an ADU within their home. It was reviewed at the regularly scheduled meeting of the HPC on April 16. The homeowners were not present for the review.

General Description: No change to the footprint or envelope of the existing structure is contemplated. Minor changes to the east wing of the home.

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 the homeowner’s October 1, 2023, letter to Planning Commission, floorplan of the home showing proposed interior changes, and a “photoshopped” depiction of a new entrance door and steps.

General Scope of Project: The only exterior change contemplated is the replacement of an existing window with a new entrance door, and steps leading to it, to the left of the existing main entrance door on the front (Center Street) elevation.

Other modifications to create the two-bedroom ADU are limited to the interior; they include closing off the existing door between the main residence and the east wing, soundproofing the common wall between the units, adding a small kitchenette along the common wall in the living area and adding a washer/dryer unit in an existing closet in one of the bedrooms.

Visibility from public ways: The new steps and entrance door to the ADU will be visible from Center Street and Maple Avenue, and Maple Road.

Contributing structure: The house, identified as c. 1955 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:

301 Maple Avenue (alternate address 301 Center Street)

1955

301 Maple Avenue, which faces south toward Center Street, was built in 1955. The one-story core of the house has a low pitched, gable roof with a broad, brick center chimney. Originally a ranch house, Contemporary-style additions have been appended to the west and east facades. The one-story addition on the west (built in 1990) has a shed roof that extends higher the roofline of the original house. The two-story addition on the east has a front-gable roof with deep, overhanging eaves and exposed rafters. A raised wood deck accesses the front door, which abuts a tripartite window. Other window openings include fixed sash, casement, and awning windows. The house is clad with vertical wood siding and brick veneer.

Nearby Contributing structures: Contributing resources in proximity include 409, 410, 413, 415, and 417 Center Street; 205 and 209 Maple Avenue.

Compatibility with the historic district and/or existing structure: The minimal exterior change is compatible with the existing house and with the historic district.

HPC Recommendations: None

_____/s/_____
Emilia A. Styles
for the Historic Preservation Commission

Date: April 22, 2024

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder Town Clerk, Kathy Lehman
Website, 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.

Craig & Mary Lou English
301 Maple Avenue
Washington Grove, MD 20880



Proposed changes for existing house are in red.

- A. Add stacked washer and dryer
- B. Replace existing window with entry door
- C. Add small kitchenette
- D. Close off existing doorway and soundproof wall

FYI: Driveway easily holds 4 cars

