

**HPC Review**

HPC2025-05-20-03

for 407 Chestnut Avenue

Homeowner Carrie Banachowski submitted a building permit application dated May 12 for a new deck; it was forwarded by the Planning Commission for review by the HPC at its regularly scheduled monthly meeting on Tuesday, May 20. The homeowner was not present for the review.

**General Description:** A modest deck extension of the existing front entrance porch facing Chestnut Road is proposed.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application and checklist, house location survey, a scale drawing sketch, existing condition photographs and marked-up photographs depicting the proposed construction.

**General Scope of Project:** An uncovered 4.5'x11' deck is planned to extend between the existing entrance porch and the projecting gabled bay at the south end of the home. An existing rail and bench on the south side of the porch will be removed to allow access to the new deck. A new porch railing along the deck's 11' expanse is contemplated; its design and materials will match the existing entrance porch railing and will tie into it structurally. The deck will be uncovered (no roof).

**Visibility from public ways:** The new deck will be visible from Chestnut Road and Acorn Lane.

**Contributing structure:** The house, identified as c. 1962 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 Chestnut Avenue**  
1962

407 Chestnut Avenue is a one-story, side-gable, brick-veneer, ranch house. Although the house has a Chestnut Avenue address, it is oriented to the east, facing Chestnut Road. The front (east) façade has an asymmetrical composition that includes a projecting, gabled bay at the south end that holds a pair of double-hung sash windows. The front door is located between two window openings (one of which is a tripartite picture window) and is sheltered by a modest entry porch. Along the north façade of the house is a brick chimney and a one-story wing. Other than the

picture window, the house mainly features one over-one, double-hung sash windows. On the rear (west) façade is a screened porch with a shed roof.

\*\*\*

**Nearby Contributing structures:** Contributing resources in proximity to this home include 303, 306, 400, 405, 411 and 415 Chestnut Avenue; 10, 11, 12, 13, 101 and 102 Center Street; 300, 316, 402, 404, and 406 Grove Avenue; 411 and 415 Washington Grove Lane.

**Compatibility with the historic district and/or existing structure:** The proposed exterior change is modest and compatible with the existing home and with the historic district.

**HPC Recommendations:** None.

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

\_\_\_\_\_  
Date: May 25, 2025

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.*