

HPC Review
for 348 Ridge Road

HPC2012-06-19-02

An application for a building permit dated June 8 was submitted by Anthony Hunter-Ceci, 348 Ridge Road. It was reviewed by the HPC at its monthly meeting on Tuesday, June 19. Neither the homeowner nor a representative attended the meeting.

General Description: The proposed project consists of a rooftop solar power system. It was noted that the application had been approved by the Planning Commission on June 13, 2012.

Adequacy of the Documents Submitted: The documents submitted were minimally sufficient for the HPC’s review of the project. They included a building permit application and affidavit, as well as a birds-eye overview drawing of the solar panel arrangement (“roof plan”) prepared by the contractor, Aurora-Energy. The latter included a small aerial photograph “site plan” in the lower right-hand corner. The photograph was noted to be of poor quality.

General Scope of Project: Thirty solar panels (approximately 420 sq. ft.) are proposed to be installed on the south-facing roof of the home, which faces Ridge Road.

Visibility from public ways: The residence, on a “flag lot,” sits well off Ridge Road. The proposed installation would be minimally visible from Ridge Road. If the existing trees remain, visibility will vary seasonally. Currently there is very limited visibility of the affected roof, but this would increase in the fall and winter.

Contributing structure: The residence (one of the newer in Town) is not included on the HPC’s list of Contributing and Non-Contributing Resources.

Nearby Contributing structures: The closest contributing structure to the Hunter-Ceci residence is 301 Ridge Road (Homewood).

Compatibility with the historic district and/or existing structure: HPC was unable to identify any incompatibility issues with the existing house or historic district. HPC did note, however, that the pitch of the solar panels in relation to the pitch of the existing roof is not specified.

HPC notes the applicant’s affidavit stating that no roadside trees will be affected.

HPC Recommendations: None.

Emilia A. Styles
for the Historic Preservation Commission

Date: June 24, 2012

cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
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.