

Certificate of Review  
for 348 Ridge Road

Application for Building Permit

HPC2003-082601  
September 8, 2003

An application to build a new house on the rear lot of 348 Ridge Road was submitted to the WG Town Office on August 25th by the property owner Alex Tobing . It was reviewed by the HPC at its August 26th meeting..

*General Description:* The submission envisions constructing a new single family dwelling from plans supplied by North American Housing.

**Adequacy of the Documents Submitted.** The documents submitted included a site plat and architectural plans including elevations.

**Visibility from public ways.** The planned accessory structure will be visible from Ridge Road.

**Contributing structure.** This is not a contributing structure.

**Nearby Contributing structures.** There are no nearby contributing structures.

**Compatibility.** The homes on Ridge Road -- with the exception of those built on the nearby “pipe stem” off Ridge [and not visible to or from the intended new home] are 1950’s rambler type single family dwellings. The proposed dwelling is a two story one -- especially as it will be erected on an elevated site -- it appears that it’s mass will be out of scale with the smaller largely one story homes on Ridge Road which are in sight of it. Whereas traditional Grove houses are distinguished by their multiple and differently scaled massings, this house is a largely undifferentiated mass broken only by the minor relief of the garage. Whereas traditional Grove houses eave lines are on the first floor, the predominant eave line of this house is at the 2nd floor. Virtually all the detail is on the front of the house; the sides evidence no intended windows; and the detailing on the back is largely conspicuous by its absence and its window placement somewhat random. The materials specified are vinyl.

We would encourage the applicant consider using natural materials, e.g. wood siding; provide considerable more detailing on the rear; additional fenestration on the ends; and extending the garage roof across the entire front tying it in with the porch roof and thus lowering the predominant roofline.

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.

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Charles [Chris] Kirtz, Member  
for the Historic Preservation Commission

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Date

cc: Alex Tobing  
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