

Certificate of Review
for 104 Pine Avenue

Application for Building Permit.

HPC2003-050701
May 15, 2003

An application to add a storage shed in the rear of 104 Pine Avenue was submitted to the WG Town Office Clerk-Treasurer on April 16 by Kenneth Ruback. It was submitted to the Planning Commission on 5th, and reviewed by the HPC at a Special Meeting on May 6th.

General Description: The submission envisions adding a prefabricated 12' x 12' shed with 6 foot sidewalls. From the limited information submitted, it appears the sides are of T-11 type materials and the roof asphalt shingles.

Adequacy of the Documents Submitted. The document submitted was a zeroxed copy of depicting a Gambriel roofed structure with the partial title "Mini Barn" and the handwritten notation "The barn looks like this 12 x 12." As will be evident from the comments below, this was barely sufficient to permit meaningful comment.

Visibility from public ways. The planned addition will be visible from Grove Road.

Contributing [historic] structure. This is not a historic structure.

Nearby Contributing [historic] structures. There are historic structures on the other side of Grove Road which this addition will impact. Also of note is the fact that Grove Avenue is one of the main ingresses to Washington Grove, is heavily traveled, and 104 Pine is the very first house with the rear facade on Grove Road people will pass on their way in or out of Washington Grove using Grove Road.

Compatibility. This, and the homes on the same side of Grove Road are also non-contributing, and the house next to 104 Pine has an existing shed structure. However, these houses have gabled roof lines much more consistent with the rooflines in the Grove of both "contributing" and "non-contributing" structures. The HPC recommends the homeowner consider a shed with a gable rather than a gambriel roof. The gambriel roof would be more compatible in a rural agricultural type setting than here.

The zeroxed page supplied mentions the structure will contain a 60" x 15" Jalousie window though it does not show where it will be located and if it will be mounted horizontally or vertically. The walkways were historically the front entry ways of the houses. Over time, the rear of the houses -- like this one -- have ended up the primary ingress and egress. The HPC wishes to encourage as much detailing as possible on these rear and very visible facades and, therefore, encourages the owner to place the most detailed and visually interesting part of the shed towards Grove Avenue.

The submission does not indicate the type of materials of which the shed is made. We would encourage the use of natural products, e.g. wood, over artificial, e.g. aluminum siding.

Finally, to help give a sense of uniformity, we encourage the homeowner to locate their shed at the same distance from Grove Road as the existing shed of their neighbor.

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.

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

Date

cc: Kenneth Ruback
P.O. Box 1597
Washington Grove, Maryland 20880-1597

CC: ckirtz@hotmail.com
Subject: COR for 104 Pine
Date: Wed, 07 May 2003 09:38:25 -0400

Colleagues:

here's my write up of 104 Pine street based on last night's discussion.

Plse let me have your comments ASAP as I leave town tomorrow
mid-afternoon,
will not be back til next Monday night late, and would like to sign and
get
this to Kathy before my departure.

Thanks,

If it's easier -- call me at 301-990-7935