

**Certificate of Review
for 215 Ridge Road**

Application for Building Permit

HPC2002091001
September 27, 2002

An application dated 9/10/2002 for a building permit submitted to the Town of Washington Grove Planning Commission by Bailey Thompson, LLC was received by the HPC on Sept. 26, 2002. The application is to construct a two-story house and separate garage on an empty lot, namely Lot 4 of Parcel N305, the WSSC Lots at 215 Ridge Road. The application is signed by Robert Ellis, Manager and states that the applicant is Bailey Thompson L.L.C.

The application¹ includes plans with three exterior elevations and a house location plan or survey. The plans are for a house titled “The Gettysburg.” The house location plat provided shows the use of plans for a structure titled “Gettysburg Reverse” which seems to be the mirror image of the structure described in the plans.

The application states that the lot size is 12,783 square feet and that a single-family dwelling and garage are to be built occupying _____ square feet. The structure shown in the plans is a two-story structure with a relatively high roof. The house location plan shows the house on the east side of Ridge Road with its porch facing west toward Ridge Road. The detached garage is shown approximately to the north of the house with a driveway coming in from Ridge Road. The HPC sees the detached garage as well as the porch on the Ridge Road side of the house as positive factors reflective of the porches and detached garages common to Washington Grove homes.

The houses across Ridge Road in the immediate vicinity of the proposed structure are all two story (417, 416, and 301 Ridge Road). Thus, the planned two-story height is consistent with the immediate context, scale, and massing of the buildings nearby. It is also reflective of the homes constructed more recently on Brown Street Extended. The pitch of the roof and eave line is somewhat consistent with but with a significantly higher roof than most nearby structures.

The plans show a structure whose orientation is predominantly frontal with very little break-up of the massing on the rear of the building. Though this is contrary to many of the Grove houses that orient to front and back as well as, in many cases, to their sides, the houses in the immediate vicinity of this house also face the road. There is some attention to detail with a bay window in the rear (facing southeast) but little detail on the sides. The concentration of architectural detail solely on the front of the house is not consistent with the existing adjacent or the majority of Grove houses. Fairly simple redistribution of details to the garage side with elements such as a door hood or extension of the front porch around the corner would help and be more compatible with the Grove.

¹ The Application is for the address 217 Ridge Road. The sediment control plans and application indicate that the correct address is 215 Ridge Road. To avoid confusion in the Town or County records, the address on the application should be corrected. Different plans and permit applications already exist by the same applicant for the 217 Ridge Road address.

It is not clear from the plans and the alternate elevations which materials will be used for siding and windows. In general, use of traditional, natural materials more successfully contribute to the overall compatibility. These are important factors with respect to compatibility with the Town of Washington Grove. It should be noted that it is extremely difficult to review applications where materials are not specified, photos of structures in the vicinity are not shown, and uncertainty exists as to precisely which version of the plans has been submitted for review to HPC and for approval by the Planning Commission.

It is important to note, further, that from the information submitted it is impossible to determine whether or not the conditions of Section 2 of Ordinance No. 2002-02 of Washington Grove adopted June 5, 2000, requiring the Planning Commission to approve the plans and drawings, have been met.

Bob Booher, Chair
Historic Preservation Commission

Date

cc: Applicant:
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