

**Certificate of Review
for 346 Ridge Rd.****Application for Building Permit
HPC2003120701**

An application to alter a residence and build an addition was submitted to the Washington Grove Town Office on **12/7/03** by **Alex Tobing** (contractor and agent for the owner **H. Sayan**) and reviewed by HPC at its **12/16/03** monthly meeting.

General Description: The plan calls for adding a full height second floor to the existing structure. Most of the roof will be removed and some of the foundation altered. A small addition in the rear will create a first floor “great room.” The one car garage and the study will be altered to create a two car garage. The roof over this section will remain.

Adequacy of the Documents Submitted: These included the *Resident Building Permit Application*, a copy of the plat and construction drawings with elevations. Site photos would have aided the review.

Visibility from public ways: The front and side elevations will be visible from Ridge Rd.

Contributing structure: The residence is not a contributing structure.

Nearby contributing structures: There are none.

Compatibility: The plan is somewhat compatible with Washington Grove new development, although the HPC recommends features be added to which reflect features in the new homes on Ridge Road and Brown Street. These features include wide usable front porches, variations in roof lines and, as on Ridge Rd., building detached garages. These features are encouraged by HPC to maintain visual variety and interest in town homes and to stress the historic importance and use of porches. For these reasons, the HPC recommends that the front “optional” portico be widened to span the front. This will also provide significant sun and weather protection. Because a detached garage is not practical on the plan, HPC recommends that the garage entry be placed on the side or in the rear. HPC also recommends breaking up the blank east wall (right elevation) to include two windows on each floor. Three of four could be located in the area behind or partially behind an opened interior door so as to create balance outside and useable wall space inside for furniture. HPC recommends the use of natural building materials on the outside. It also commends the proposed matching of the new and existing garage door.

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.

1/12/04

Edward J. Mroczka, Member
of the Historic Preservation Commission

Date

cc: Alex Tobing, 4201 Queen Mary Dr., Olney, Md. 20832
 H. Sayan, Owner