

HPC Review
for 358 Ridge Road

HPC2010-06-15-01

An application for building permit dated May 26, 2010, was submitted by John C. Tomlin for an accessory structure to the residence at 358 Ridge Road. It was reviewed by the HPC at its regular monthly meeting on Tuesday, June 15, 2010. Neither the homeowner(s) nor the contractor (Ross Stathem, Maryland Custom) were present.

General Description: The proposed construction is identified as a “shed” on the building permit application and is referred to as the “Reece Tomlin Artist’s Studio” on the drawings that accompany the application.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. Documents included a site plan/survey (identifying the existing residence, the proposed accessory building, and “future Lot 2” subdivision), drawings of all four elevations, a floor plan of the first floor, and general construction notes specific to the project.

General Scope of Project: The proposed one-story accessory building, to be used as an artist’s studio, measures 29’ x 36’. In addition, a porch, approximately 5’ in depth, is shown to run the length of the north elevation. The north elevation also includes the main entrance door and a large window, which appears to be approximately 6’ wide by 10’ high. A second door is shown on the east elevation, and a few small windows are included on the south and west elevations. High windows are shown on each gable end, and the structure’s roof peaks at 20 feet. Four skylights are included in the plan, and the roof is specified as galvanized metal. The exterior siding will be either 4’x8’ Hardie or Extira panels with vertical batten type trim (similar to the existing residence).

Visibility from public ways: It is unlikely that the proposed addition would be visible from Ridge Road or any other public way within Washington Grove.

Contributing structure: The existing residence is not a contributing resource.

Nearby Contributing structures: There are no contributing resources in the immediate vicinity of this property.

Compatibility with the historic district and/or existing structure: The proposed construction presents no negative compatibility issues.

HPC Recommendations: None.

Emilia A. Styles
for the Historic Preservation Commission

Date: June 23, 2010

cc: Applicant Planning Commission
HPC members Mayor Darrell Anderson
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.