

**Certificate of Review Application for Building Permit.
for 413 Washington Grove Lane**

**HPC2002-082801
September 23, 2002**

An application dated 7/20/2002 for a building permit submitted to the Town of Washington Grove Planning Commission by the owner Daniel York was received by the HPC on July 20, 2002. The application is to modify and enlarge the house at the above address.

The application included a house location plan/survey, and schematic plans with elevations prepared by Architect Ralph Hurst, who attended the meeting and was helpful in answering questions regarding the further development of the design. No information about materials was indicated, and Ralph offered that the roof would be composition shingles and the walls siding, either wood or vinyl with painted wood trim. There were no materials provided showing the context or the existing character of the house. Though the submitted material is insufficient to obtain a building permit from the county, the advantage of submitting it at this stage is that the comments of the Commission can more easily provide guidance for the design.

The material submitted shows the intent to enlarge an existing one-story house with integral carport to one of two stories. This is accomplished by expanding on the first floor into the carport, and adding onto the front and back of the house. The added second story space is tucked into the space under the roof with dormer windows providing light.

The lot is typical of Grove lots with two fronts, one on Chestnut Avenue and one on Washington Grove Lane, thus having a strong relationship to one of the public walking paths of the Town. It is flanked by one-story houses of recent vintage, none of which are on the present list of contributing structures.

The house was built in 1963 as a ranch house of modest scale and details, and the intent of the design is to make alterations that appear more compatible with the predominant characteristics of Grove houses. To this end the treatment of the roof is the most successful element assuring compatibility. It has a steep pitch, with the dominant eave line at the first floor, and is broken into three masses, a dominant and two subordinate ones, similar to many Grove houses. Dormers of different shapes, including several that extend through the eave, further break up the roof. Ralph was requested to try to align the dormers with the windows below, similar to Grove houses, if possible and as long as the balance of the roof was maintained.

The design properly treats all sides with equivalent interest rather than concentrating on one dominant side and the proportions of window-to-wall reflect that of houses in the Grove.

Though the amount of detail indicated by the drawings will likely be compatible, the ultimate decision as to wall material should reinforce the very successful character expressed by those drawings.

Robert Booher, Chair
Historic Preservation Commission

Date

cc: Applicant:
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