

Certificate of Review
for 106 Ridge Road

HPC2007-09-18-02

A building permit application for an addition and porch was submitted by property owners Jim and Barbara Leng, received by John McClelland at the September 5 Planning Commission Meeting, and forwarded to the HPC for review at its monthly meeting on September 18. Homeowner Barbara Leng was present at the review; Jim was unable to attend.

General Description: A one-story addition measuring approximately 10' x 25' is proposed for the south side of the existing house, which will serve to expand the existing kitchen and living room areas. The addition will include double exterior doors, a landing, and exterior stairs to grade on the south side. The east and west sides of the addition will each include a bank of three large windows. They are depicted as being slightly longer than the pair of windows on the front of the existing house. It was also noted that the addition will be stepped back slightly (less than 2 feet) from the front and rear of the existing house.

The homeowner stated that the windows and doors across the front of the existing house will remain unchanged. There will be no change to the second floor of the house.

An open, covered porch, extending across the width of the house and addition, is proposed for the front of the house, which faces Ridge Road. The drawings show it to be 10' deep, with a series of five (round) columns supporting a standing seam metal roof. The homeowner explained that a planting berm is contemplated, which will raise the grade to within 18" of the porch deck. It is her understanding that this will allow the porch to remain open (no rails). A built-in bench is shown on the north side of the porch. Decorative rafter tails are planned along the roof line of the porch and addition.

Adequacy of the Documents Submitted: The documents submitted were adequate for the HPC's review. In addition to the permit application and house location survey, drawings prepared by architect Ralph Hurst were also submitted. These included front, side, and rear elevations as well as floor plans of the existing structure and proposed addition. Although most materials were not specified, the homeowner explained that no-maintenance materials would be used (e.g., a "fake shake" siding material and a wood composite, Trex-type porch decking).

Visibility from public ways: The new construction will be most visible from Ridge Road and Cherry Avenue, and will be visible to a lesser extent from Brown Street and Maple Road.

Contributing structure: The house (ca. 1954, per the "House Histories") is not a contributing structure.

Nearby Contributing structures: The two adjacent houses are contributing structures (namely 102 and 108 Ridge Road). Additional contributing structures in close proximity include 110 and 112 Ridge Road as well as 405 and 409 Brown Street.

Compatibility with the existing structure: The one-story addition is modest in height and in scale and is quite compatible with the existing house. The main roof line remains unchanged. The long, low porch adds horizontal interest. The proposed addition and porch should greatly enhance the livability of the home. HPC commends the simple plan for the porch and addition, and appreciates the details which have been incorporated.

Compatibility with the historic district: The addition of porches is most compatible with the historic district, and is strongly encouraged.

HPC Recommendations: The HPC understands the homeowners' preference for no maintenance building materials, but voices—nonetheless—its bias towards natural materials...

Emilia A. Styles
for the Historic Preservation Commission

Date

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.

cc: Applicant
HPC members
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman