

Certificate of Review
112 Ridge Road

Application for Building Permit

HPC2003081501R1
August 26, 2004

Revisions to an application to construct an addition to the residence at 112 Ridge Road were submitted to the WG Town Office on August 16, 2004 by Ralph Hurst (architect) for Jim and Kathy Fletcher (owners). The application and revised plans were forwarded to the HPC by the Planning Commission for review by the HPC at its August 17, 2004 monthly meeting. The HPC appreciates the applicant’s attention to the need of the Town to review changes to previously approved construction.

General Description: The applicant has revised the scale and style of the front porch portion of the construction plans originally reviewed by HPC on August 15, 2003 (HPC2003081501). All other elements of the original plan have been completed. The revised plan calls for the construction of a front porch symmetrically about the Ridge Road main entrance to the house. The porch is to be covered by a shed roof.

Adequacy of the Documents Submitted: The applicant submitted the original and a revised plat, front elevation, and roof, floor, and foundation plans along with the original construction plans.

Visibility from public ways: The porch will be visible from Ridge Road.

Contributing structure: This is a contributing structure.

Nearby Contributing Structures: There are several other contributing structures nearby.

Compatibility: The wrap-around covered porch on the original plan was eliminated and the existing gabled porch is being replaced by a covered porch with a shed roof with box style rail posts at the porch corners. The shed roof will be compatible with the style and slope of the front side of the gabled roof of the main structure. The corner rail posts reflect similar detail on houses in the general neighborhood. A nearby bungalow style home also has similar porch posts, but the posts in the present plans seem a bit larger in scale relative to the porch as a whole. The posts and style of the planned porch are nicely compatible with the craftsman-like style of some nearby homes. Further, the style of the posts will compliment the posts on the newly constructed side/front porch.

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.

David Neumann(sig.)

for Edward J Mroczka, Member
Historic Preservation Commission

August 26, 2004
Date

cc: Planning Commission
Town file
Applicant
HPC File
TWG WebMaster – Mr. W. Saar