

Certificate of Review 217 Ridge Road

**Application for Building Permit
#2004-022001**

An application to build a sunroom, an open deck and access ramp was submitted to the Town Office on February 16, 2007 by Georgette Cole and Ernest Kawasaki and forwarded by the Planning Commission for review by the HPC at its monthly meeting on February 20, 2007.

General Description: The construction will be located in the rear of the residence. The structure of the sunroom, deck and ramp will be of pressure-treated wood, a vinyl clad sunroom structure with vinyl clad windows. The ramp will be handicap accessible. The deck and ramp railings will have pressure treated balusters. The sunroom roof will be gabled and shingled and extend in a perpendicular direction from the residence. An existing double door will provide access from the residence. There will be a skylight on each side of the gabled roof. Except for minimal structure the sun room will have windows, fixed glass openings and a full glass double door entry.

Adequacy of the Documents Submitted: The documents submitted were quite adequate. They included a permit application, plat, structural drawings, three dimensional drawings, the contractor's brochure and photo of the existing rear elevation.

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

Contributing structure: The residence is not a contributing structure.

Nearby Contributing Structures: There is a contributing structure at 302 Ridge Road.

Compatibility with existing structure and historic district: The use of a gabled roof provides an additional variation in the roof lines and the deck adds a "porch structure" to the home. Both features are compatible with the historic district homes and are recommended by HPC.

HPC Recommendations: The Commission commends the applicant's plans.

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.

Edward J. Mroczka,
for the Historic Preservation Commission

February 23, 2007

cc: Planning Commission
Applicant:
HPC File
Mayor John Compton
Town File
Town Web Site, Bill Saar