

HPC Review
for 302 Ridge Road (Homewood)

HPC2012-10-16-01
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An application for a building permit dated September 21 was submitted by Michael Schank, 302 Ridge Road. It was reviewed by the HPC at its monthly meeting on Tuesday, October 16. Neither the homeowner nor a representative attended the meeting.

General Description: The proposed project consists of a 1-1/2 story timber frame garage.

Adequacy of the Documents Submitted: The documents submitted were minimally sufficient for the HPC's review of the project.

They included a building permit application, building permit worksheet, an older site plan on which the proposed construction location was penned in red, a freehand sketch of the front elevation, a written narrative from the homeowner, and a one-page download from the supplier's website that illustrated the framing plan and provided information about frame specifications, frame construction and sheathing (www.timberframesol.com.) There were no drawings or sketches provided for the side or rear elevations.

General Scope of Project: A 40'x30'timber frame structure is proposed (1,200 sq.ft.) The building is described as 1.5 story. The central portion of the 3-car garage (which appears to be wider than the two side wings) will be capped by a "hay (storage) loft." Height to be 20'.

Exterior siding to be 1x10' band-sawn pine, to be stained or painted, and the roofing material will be asphalt shingle or metal roofing. In his narrative, the homeowner has specified that two windows will be included on each side of the building. Windows are also depicted in each of the three garage doors. Hay loft "doors" (which may or may not be functional) are also included on the front-elevation sketch.

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

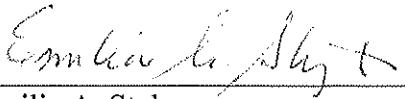
Contributing structure: The Schank residence (Homewood) is included on the HPC's list of Contributing Resources.

Nearby Contributing structures: There are no other contributing structures in the immediate vicinity of the Schank residence. The closest contributing resources are at 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: In its review discussions, HPC expressed some concern about the scale of this accessory building in relation to the original house and some residences in the immediate vicinity.

HPC Recommendations: The use of natural materials and the varied roofline is commended. To break up the vertical plane of both the front and rear elevations, a modest projection of the “hayloft” feature beyond the first level would be recommended (this may indeed be contemplated, but is not clear from the sketch). To further break up the rear plane, some features, such as windows, would be a welcome addition.

HPC also suggests that careful consideration be given to the design and materials of the three garage doors, as they will be a prominent feature of the front elevation. HPC would recommend that wood doors be considered, and that the doors include some paneling or other relief element.



Emilia A. Styles
for the Historic Preservation Commission

10-22-2012
Date: October 22, 2012

cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
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.