

**Certificate of Review
for 342 Ridge Road**

HPC2006-091902
Application for Building Permit

An application for a building permit for the above address was received by the Town on August 30, 2006. It had been submitted to the Town Clerk by Paz Castillo of Elegant Homes, Inc. on behalf of the owners, Elisabeth and Mike Hutter. The application is to build an addition to the rear of the house at 342 Ridge Road. The application was reviewed by the HPC at its regular monthly meeting on September 19, 2006.

General Description: The project calls for the construction of a rectangular addition 26.3' x 18.0' to the rear of the single story frame house. Drawings submitted show that the addition will contain a family room, home office, laundry room and a half bathroom. The kitchen and dining area will be unaffected, but will close all windows of the existing kitchen. The new family room will have six or seven new windows facing north and west.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC to understand the project. They included the building permit application, a site plan (undated) good to +/- 2 feet showing the proposed addition, a floor plan, three computer drawn elevations (facing south, west, and north) as well as a sectional view showing the new roof, west wall, foundation wall, and footing. Windows vinyl six over six and vinyl siding materials as well as their colors are specified in the elevations. No photos of the existing structure were submitted with the application and there are no photos of this structure on file in the Town office. Neither the owners nor their contractors were present at the review.

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

Contributing structure: The house is not a contributing structure.

Nearby Contributing structures: There are no other nearby contributing structures.

Compatibility with the existing structure: The proposed modifications are compatible with the existing structure. The pitch of the roof over the addition is essentially the same as the existing single story roofs. Eaves on the addition are the same as the existing – minimally extended. Extending them slightly would add interest and emphasize the low form of the structure. There is only a minimal impact to the scale of the existing structure due to the addition. The drawings show that the siding on the addition will be the same as that on the existing structure. Windows are also consistent with the existing structure. There is no hood to the door on the south side of the addition and steps down to the (existing?) stone patio are not shown. Although not relevant to compatibility, one member of the HPC asked whether the owners had considered having the family room (rather than the office and laundry room) face the patio and the south west side of the house.

Compatibility with the historic district: There is nothing to indicate that this project is incompatible with the historic character of Washington Grove.

HPC Recommendations: The HPC would encourage the owners to use natural materials to the greatest extent possible. The HPC has no additional recommendations, but regrets that the owners were not present during the discussion of their application and plans.

David B. Neumann
for the Historic Preservation Commission

September 23, 2006
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: Applicants, Elisabeth and Mike Hunter
Contractor, Elegant Homes, Inc.
HPC Binder
Web site, Bill Saar
Planning Commission, John McClelland
Mayor John Compton
Town Clerk, Kathy Lehman