

HPC Review
for 114 Ridge Road

HPC2021-07-20-01

An application for a building permit dated June 8 was submitted by homeowners Gary and Freda Temple for their residence at 114 Ridge Road. Through an oversight, the application was not provided to the HPC for review prior to its June meeting. The project was an agenda item at the next regular monthly meeting of the HPC on Tuesday, July 21. Neither the homeowners nor the architect were present for the review.

General Description: The proposed project consists of a dormer on the home's north elevation.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC's review of the project. Documents included a building permit application, building permit worksheet, house location survey dated 3-26-10, northside elevation drawing, a birds-eye-view plan of the proposed construction and multiple construction detail drawings. Drawings were prepared by Allen & DeLalio, Architects.

General Scope of Project: The proposed project will not increase the home's footprint. Construction will be limited to a single dormer, approximately 8' wide, which will allow for addition of a bathroom on the second floor as an amenity for the existing guest room on that level.

The face of the dormer will be vertically contiguous with the body of the house; that is, the dormer will break the first floor eave line. A single four-over-one, double-hung, vinyl window will pierce the dormer. Vinyl siding and fiberglass roof shingles are specified to match those elements on the existing house.

Visibility from public ways: The proposed construction will be visible from Ridge Road and from Cherry Avenue.

Contributing structure: The house, identified as c. 1947 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is newly recognized as a contributing resource to the historic district.

The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

114 Ridge Road
1947

The house at 114 Ridge Road is oriented to the east. It is a one-story, front-gable residence with a full-width front porch and additions on the south and west. The main entrance is located in the center of the three-bay front (east) façade and is flanked by one-over-one, double-hung, vinyl windows. Paired, one-over-one, double-hung vinyl windows are also located in the gable. The front-gabled south addition is pierced on the east façade by a large, quasi-Palladian window composed of single-light, vinyl panes. Original construction and additions are clad in vinyl siding, and a variety of vinyl windows can be found on secondary facades.

Nearby Contributing structures: Contributing resources in closest proximity to this residence include 118, 116, 112, 110, 108 and 102 Ridge Road as well as 410, 411, 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed dormer addition is modest in scale and is compatible with the existing structure and with the historic district.

HPC Recommendations: None

Emilia A. Styles
for the Historic Preservation Commission

Date: July 27, 2021

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder Town Clerk, Kathy Lehman
Web site, Christine Dibble

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.