

HPC Review - Preliminary
for 432 Ridge Road

HPC2022-0315-01

Homeowner Lisa Bielen's building permit application dated February 3 was forwarded to HPC for review on February 28. It was reviewed at the next regularly scheduled monthly meeting of the HPC on Tuesday, March 15. Neither the homeowner nor the architect was present for the review.

General Description: A modest one-story addition is planned.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit worksheet, application for residential building permit, construction drawings, elevation drawings for the affected rear and south sides of the home, and a site plan with the location of the addition penciled in.

General Scope of Project: A one-story addition, measuring approximately 9' x 34', is proposed to be built on the west side of the home. It will be built over a crawlspace. The addition will allow a current bedroom and bathroom to be enlarged and a current laundry room to be relocated and enlarged. From the ridgeline, the south side of existing roof will be rebuilt at a shallower pitch, allowing a single, continuous roof plane to extend over the addition. An existing window on the rear elevation will be replaced with a high horizontal window. The south elevation includes an exterior entrance door, a single window and a double window. Materials were not specified.

Visibility from public ways: The proposed construction will not be visible from the public way (Ridge Road) as it will be hidden from view by an existing addition at the front of the home and by a carport.

Contributing structure: The house, identified as c. 1952 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is recognized as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

342 Ridge Road
MD assessment, 1952

Built in 1952, this is a one-story, Minimal Traditional-style house with an attached carport. A rear addition expanded the house in 2006. The house's main block, which faces south toward Ridge Road, is sheltered by a cross-gable roof, while the addition has a front-gable roof. The roof has the close eaves and rake associated with the Minimal Traditional style. A gabled bay projects from the west end of the front (south) façade. Immediately east of the projecting bay is a single-bay, shed entry porch. Supporting the porch is a square, wood post, which is connected to a wood railing. The porch has a wood floor and is accessed by wood stairs. The house is clad with wood siding. Illuminating the house are six-over-six, double-hung sash, vinyl windows. The carport, attached to the west façade, has a frame, shed roof supported by brick piers atop a low, concrete-block wall. The rest of the carport walls are filled out by latticework. The front lawn is enclosed by a white picket fence.

Nearby Contributing structures: Contributing resources in close proximity include 300, 302, 306, 326, 334 and 354 Ridge Road. .

Compatibility with the historic district and/or existing structure: The proposed addition is compatible with the historic district and with the existing structure. The one-story addition is modest in scale and the eave line remains low. It is also noted that the addition will not be visible from a public way.

HPC Recommendations: None

Emilia A. Styles
for the Historic Preservation Commission

Date: March 17, 2022

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.