

HPC Review - Preliminary
for 352 Ridge Road

HPC2022-06-21-01

Homeowner Jeremy Ray Lombardo's building permit application dated June 21 was forwarded to HPC and was reviewed at the regularly scheduled monthly meeting of the HPC that same date. The homeowner was not present for the review.

General Description: The permit application is for a shed.

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, a site plan with the location of the shed penciled in, and a descriptive sheet from the vendor "Paul's Sheds" which included a floor plan and three elevation drawings for the downloadable "Walter Shed Plan."

General Scope of Project: The proposed shed measures 12x12 and rises to 15-1/2 feet at its roof peak. The roof plan evokes a traditional New England saltbox, with a steeply pitched roof with unequal sides, where one side dips closer to the ground. The plan includes a loft with ladder access.

The front elevation shows a vertically paneled & braced door with three strap hinges, two divided-light windows, and a small divided-light window in the upper gable (loft) area. A side elevation includes two additional divided light windows, similar to those on the front elevation. The rear elevation shows a set of double doors, similar in style to the front entrance door. As depicted, the shed incorporates a nice level of detail. Materials were not specified.

Visibility from public ways: The proposed shed will likely not be visible from the public way (Ridge Road). The residence at 352 is set well back from Ridge Road, as it is built on a "flag lot." The shed will be located at the back left corner of the lot, just outside the forest conservation easement.

Contributing structure: The house, identified as c. 2005 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is not identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

352 Ridge Road MD assessment, 2005

352 Ridge Road is located on a flag lot and is set far back from the street. It is approached by a long driveway that extends between 346 and 350 Ridge Road. This two-story house was designed by architect Raoul Lissabet. It features traditional architectural details combined with contemporary elements, such as the large, multi-light, arched window above the entry, and evokes the Millennium Mansion style. The house, which faces south toward Ridge Road, has a side-gabled roof (with solar panels) with two projecting cross gables. With the exception of the wall and gable over the garage, which are clad with siding, the front façade is faced with brick veneer. The center bay of the front façade's main block has a recessed entrance with a paneled door and sidelights, a large, arched window, and a circular window in the gable. The flanking bays feature double-hung sash windows with brick jack arches, keystones, and decorative louvered shutters. The front façade of the integrated garage features two doors under a projecting gable with a Palladian-style window and a circular louvered vent. There is a dentiled cornice along the roofline of the front façade. The side and rear facades are clad with siding and exhibit minimal architectural detailing.

Nearby Contributing structures: Contributing resources in close proximity include 300, 302, 306, 326, 334, 342 and 354 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed shed is compatible with the historic district and with the existing structure.

HPC Recommendations: None

Emilia A. Styles
for the Historic Preservation Commission

Date: June 24, 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.