

HPC Review - Preliminary  
for 352 Ridge Road

HPC2023-10-17-01

Homeowner Jeremy Lombardo's building permit application dated October 3 was forwarded to HPC and was reviewed at its regularly scheduled monthly meeting on October 17. The homeowner was not present for the review.

**General Description:** The permit application is for shed-roof awning protections over the basement walk-out and the basement egress window.

**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 new construction penciled in, complete construction drawings and computer renderings of the new construction on the existing home (included on the last page of this review).

**General Scope of Project:** The shed roof awning over the basement walk-out stairs on the right side of the home will measure 4'2"x18'10" and will be supported by three posts. The roof will measure 8'3" above existing grade at gutter's edge. The smaller roof awning above the egress window at the back of the left side of the home will measure 3'8" x 6'5" and will also measure 8'3" above grade at gutter's edge. It will be supported by a pair of posts. The existing guard railings for each egress point are to be replaced as part of the project.

These shed-roof awning protections serve to break up the plane of each side elevation and they lower the aggregate roof levels.

**Visibility from public ways:** The proposed shed roofs will likely not be visible from the public way (Ridge Road). The residence at 352 is built on a "flag lot" and set well back from Ridge Road.

**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 approach 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 dentil 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 roofs are compatible with the historic district and with the existing structure.

**HPC Recommendations:** None

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Emilia A. Styles  
for the Historic Preservation Commission

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Date: October 27, 2023

cc: Applicant                      Planning Commission  
     HPC members                Mayor John Compton  
     HPC Binder                    Town Clerk, Kathy Lehman  
     Website, 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 30 days from the Commission's receipt of the application from the Planning Commission.*



3 Egress Well - View 1  
SCALE

4 Egress Well - View 2  
SCALE



1 Walkout - View 1  
SCALE

2 Walkout - View 2  
SCALE

