

HPC Review - Preliminary
for 204 Ridge Road

HPC2024-4-16-01

Homeowners Marida Hines and Terri Johnson were present at HPC's regularly scheduled monthly meeting on Tuesday, April 16 for a preliminary review of proposed changes to their home.

General Description: The proposed addition consists of a sunroom, studio, bathroom, laundry area and entrance vestibule.

Adequacy of the Documents Submitted: Documents submitted were sufficient for HPC's preliminary review of the project. They included architectural drawings of all four elevations, main level floor plan, basement plan, current photographs of the home's four elevations, site plan, and homeowners' written comments provided prior to the meeting. (Note: The homeowners pointed out that some architect's drawings have mislabeled cardinal directions.)

General Scope of Project: The addition includes a sunroom and studio to face Cherry Avenue with a wrap-around on the north side of the home to accommodate a full bath and laundry room. A generous entrance vestibule (approx. 7'x17') includes a coat closet and a covered landing porch. A glass entrance door with adjacent sidelights will face Ridge Road. A set of double glass doors is also shown facing south.

The new sunroom looks to the south and west; the new studio is stepped out about two feet from the sunroom and will enjoy north and west views. The existing west-facing picture window in the family room will be salvaged and used in the new sunroom. A similarly proportioned, but operable, tri-part window will be installed in the new studio. Clerestory/transom windows are shown to surmount both large studio and sunroom windows. The bathroom/laundry area extends from the back of the studio to the existing screened porch on the north side of the house.

Hipped roofs are planned for the new additions. Siding and roof shingles will match the existing house. Good quality Pella windows are contemplated. If construction over a full basement proves to be too costly, the homeowners will opt for a crawlspace.

The homeowners expressed concern not to harm the mature tree on the north side of the house, located about seven feet from the proposed bath/laundry. They may wish to discuss with their architect/builder the option of using piers or grade beams to underpin this part of the addition to minimize root disturbance. In any case, a full basement under the bath/laundry would be difficult considering the presence of a large masonry fireplace on the north elevation.

HPC endorses the homeowners' plan to consult with an arborist about protecting the tree.

Visibility from public ways: The addition will be visible from Ridge Road, Center Street and Cherry Avenue.

Contributing structure: The house, identified as c. 1975-78 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:

204 Ridge Road

ca. 1975-78 (Washington Grove house history, ca. 1975-1981; MD assessment, 1977)

This one-story, brick-veneer ranch house is oriented perpendicular to Ridge Road, with its main entrance facing south. A rear (north) entrance is sheltered by a shed-roofed, screened porch. The house has a rectangular plan under a low-pitched gable roof with overhanging eaves. The house is fenestrated with sash windows. In some windows, the upper sash features rectangular leaded lights. A freestanding carport is located southeast of the house.

Nearby Contributing structures: Contributing resources in proximity include 118 and 300 Ridge Road; 409, 410, 413, 415, and 417 Center Street; 301 Maple Avenue; 410, 411, 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The addition is compatible with the simplicity of this mid-century modern house and with the historic district.

Although the rooflines of the addition will be higher than the existing house, the overall scale of the house remains modest. The new construction features a variety of planes, step-backs and roof lines, which reflects the spirit of the Town's "architecture of accretion."

HPC Recommendations: HPC suggests that the clerestory/transom windows of the entrance vestibule be eliminated to allow this feature's roof to be lowered to the same level as the hipped roof over the bath/laundry room, shown on the Ridge Road elevation drawing. Lowering the entrance vestibule's roof will make this feature less dominant overall and will achieve a pleasing symmetry and balance with the new laundry roof forms on the north side of the home and will make it more compatible with the existing structure when viewed from Ridge Road.

It was explained to the homeowner that when final drawings are submitted with their building permit application, the documents will be forwarded to the HPC for final review. If changes are minor, HPC will simply note the changes to the Planning Commission, advising that the Preliminary HPC Review may be considered final. Only in the case of major changes will another review by HPC be required.

_____/s/_____
Emilia A. Styles
for the Historic Preservation Commission

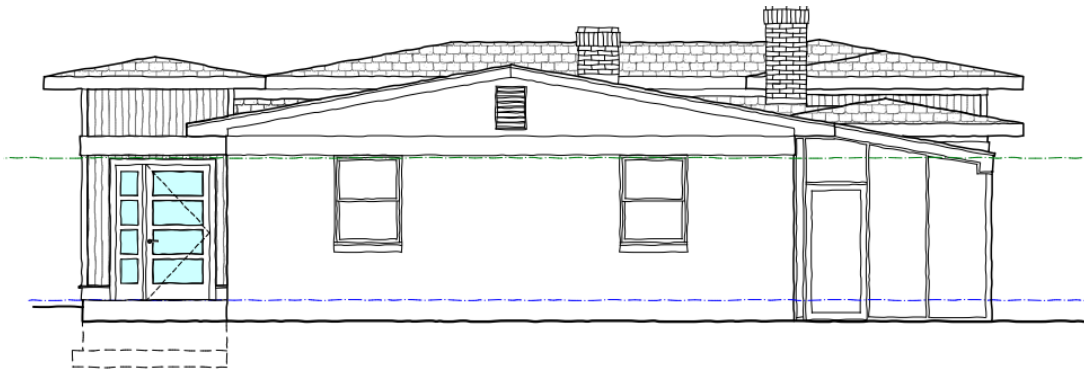
Date: April 19, 2024

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

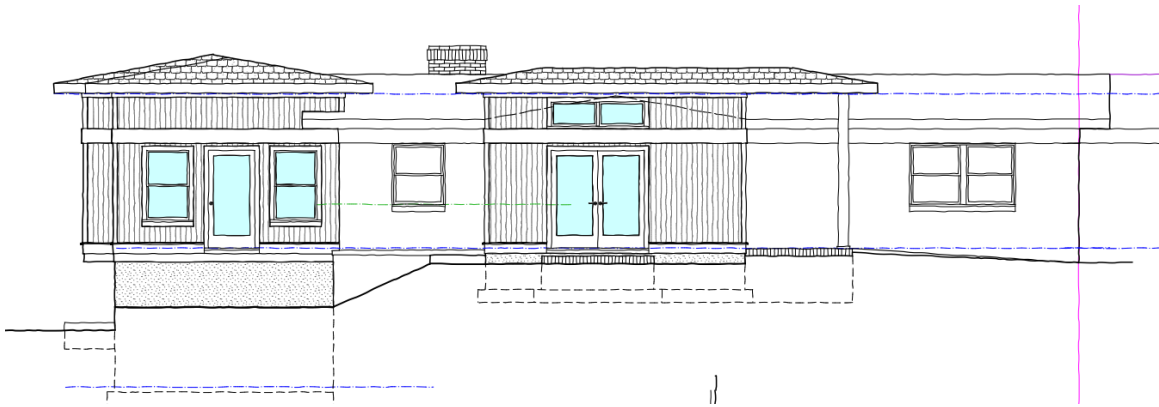
Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute 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:

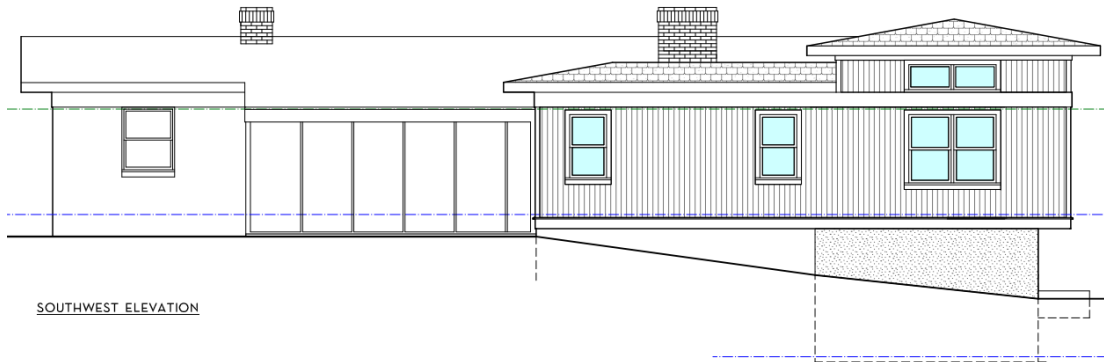
The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission 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 thirty (30) days from the Commission's receipt of the application from the Planning Commission.



NORTHWEST ELEVATION (RIDGE ROAD)



SOUTHEAST ELEVATION (REAR)



SOUTHWEST ELEVATION

