

HPC Preliminary Review
for 328 Ridge Road

HPC2024-07-16-01

Property owner Mel Golden submitted a building permit application dated May 14, 2024, for a new house proposed to be built at 328 Ridge Road.

The HPC first discussed the project with Tim Carle, Mr. Golden’s representative from Caruso Homes, at its regularly scheduled monthly meeting on Tuesday, June 18. During that meeting, it became apparent that Mr. Golden had not informed Mr. Carle of the history of the lot or conditions included in the subdivision approval, nor had he shared the two proposed home designs that HPC reviewed for Mr. Golden in 2020.

HPC discussed the proposed home (identified as Deerfield MD1-182) with Tim Carle at the June meeting and outlined its concerns about its adherence to Washington Grove Design Guidelines. And, on June 20 (via Jane Eismeier) HPC forwarded a summary of June meeting discussions along with Design Guidelines from the Town website and documents from 2020 including the subdivision submission approval with conditions; communication between Mr. Golden and HPC; and HPC’s review with recommendations. The purpose was to facilitate design changes to Caruso’s Deerfield model in accordance with Town Design Guidelines, informed by the previous history of proposed construction at 328 Ridge Road.

HPC’s June 20 email outlined six specific suggestions to align the home’s design more closely with the Town’s Design Guidelines. (It was also suggested that another stock design in Caruso’s portfolio might be considered rather than tweaking details of the Deerfield.) HPC also offered to review and comment on rough sketches before the July HPC meeting.

Modified drawings for the Deerfield model were received by email on July 16 and reviewed at HPC’s regularly scheduled monthly meeting that date. No interim sketches were submitted for comment.

General Description: A 3,240 square-foot. two-story house is proposed to be constructed on a new lot at 328 Ridge Road, subdivided from 326 Ridge Road.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC’s preliminary review of the project. They included a site plan, floor plans for each level, and depictions of all four elevations of the proposed house. However, the height of the house was not clearly indicated, and there were questions about revision to the original roof pitch. Tim was reminded that drawings submitted to the Planning Commission will require height measurements from all four corners of the home.

General Scope of Project: The planned construction consists of a 4-bedroom, 2-1/2 bath house over a full unfinished basement. Ceiling height for the first floor is shown at 9 feet; ceiling height for the second floor will be 8 feet.

The front façade is well fenestrated and presents a two-car garage and a stepped-back main entrance sheltered by a modest covered porch.

When compared with the June version of the Deerfield model, HPC noted that some design elements, which had been limited to the front elevation of the home, are now included on the secondary elevations. Specifically, two windows have been added to the garage on the north elevation; on the south elevation, a window has been added to the living room on the first floor, and a bedroom window has been added on the second floor. Also, 1x4 window trim with “crown molding” headers is now shown on all elevations.

The revised drawing also shows the addition of a stone “water table” on all four elevations, and this serves to partially mitigate the perception of large, unbroken flat planes shown on the June drawings.

Visibility from public ways: The proposed house at 328 is located just past a sharp bend in Ridge Road, so all sides of the house will be visible from the public way.

Contributing structure: N/A

Nearby Contributing structures: Contributing resources in the Washington Grove Historic District include 300, 302, 306, 326, 334, 342 and 354 Ridge Road.

Compatibility with the historic district:

The suggestion to move the house further back on the lot, which would have made the house less prominent from the public way and which might have allowed for a side-loading garage, or a free-standing garage, presented practical challenges on the unusually shaped lot and was rejected by the property owner. The suggestion to enlarge and extend the front porch also presented practical challenges recognized by HPC. These two compatibility-improvement suggestions have been withdrawn.

While improvements were made to include design detail on all elevations of the home, the July drawings (*identified in lower righthand corner as 7/11/2024 5:54:25 PM, Architecture Collaborative*) continue to present compatibility concerns, especially related to perceived scale.

The compatibility of the proposed construction with the historic district can be improved by the incorporation of the recommendations below.

HPC Recommendations:

1. To bring the predominant eave line on the rear (west) elevation down to the first floor, it is recommended that the breakfast room roof be extended across the width of the house to accommodate a new porch.

2. Tim Carle stressed that it was entirely possible, and his intention, to present drawings that reflect lowering the main roof ridge to the height of the front gable dormer; HPC recommends that this be required.
3. Tim Carle also agreed to consider a gable dormer on the rear (west) elevation, similar to the gable on the front of the house, centered over the fireplace; HPC recommends that this be required.
4. For the front-facing two-car garage, the large double-width overhead door presents a large unbroken plane on the home's primary elevation. Two single doors separated by a vertical structural member will be less visually prominent and are recommended.
5. Natural materials serve to incorporate Grove houses into the forest and are recommended. HardiePlank, which presents as painted, is another option for the siding.

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

Date: July 30, 2024

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.



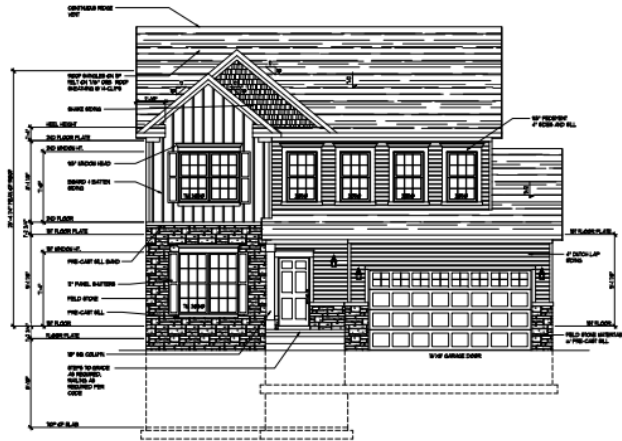
RIGHT ELEVATION 2
SCALE: (DRAWN) 1/4" = 1'-0"



REAR ELEVATION 2
SCALE: (DRAWN) 1/4" = 1'-0"



LEFT ELEVATION 2
SCALE: (DRAWN) 1/4" = 1'-0"



FRONT ELEVATION 2
SCALE: (DRAWN) 1/4" = 1'-0"

Architecture Collaborative, Inc.
8204 Main Street
Bismarck, ND 58103
www.archcoll.com
Tel: (701) 485-7000 Fax: (701) 485-7000

PROJECT # 14-44
CLIENT: CARLESON FRANKS
ADDRESS: 1801 18th
SHEET #

A302

7/11/2014 5:54:25 PM, Architecture Collaborative, Inc.