

**HPC Preliminary Review**  
for 330 Ridge Road

HPC2025-01-19-01

Property owner Marty Mitchell attended HPC’s regularly scheduled meeting on Tuesday, January 21, and presented front elevation choices and floor plan options for two home models in his portfolio – The Oakland and The Kensington.

**General Description:** Mr. Mitchell is currently working with the Planning Commission to subdivide 330 Ridge Road into two buildable lots (one close to Ridge Road, plus a flag lot, well off the public way). (It was noted that Mr. Mitchell has built the new homes on Central Avenue, close to the dead-end intersection with Oakmont Avenue.)

**Adequacy of the Documents Submitted:** The documents submitted were minimally sufficient for HPC’s preliminary review of the project. They included depictions of front elevation choices, floor plan expansion options, as well as garage plan alternatives (attached or free-standing). Mr. Mitchell also presented an updated proposed subdivision plan which depicts a forest conservation area and the relocation of the driveway for the flag lot.

Not included in the documentation provided was any information about the side or rear elevations of either house, or proposed heights.

**General Scope of Project:** It is proposed to build one model on each lot (no duplication). Once the subdivision has been approved and completed, it is Mr. Mitchell’s intention to sell each lot to a buyer under two separate contracts. The first contract will cover the land, and the second contract will cover home construction. There are many expansion options offered for each model, but some may be limited by building restriction lines (BRL), or setbacks, and those limitations will be known only when the configuration of each lot is finalized.

The final design of each house will not be known until each lot has been sold and the buyers make their choices.

**Visibility from public ways:** The proposed homes at 330 (especially the forward home, close to Ridge Road) 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 front elevations of both the Oakland and the Kensington correspond to many of the Town’s design guidelines, especially regarding mass and scale (e.g., low dominant eave lines, multiple

rooflines, porches, and first floor maintained close to the ground, etc.) Optional bump-outs that would break up flat planes on the side or rear elevations are also elements of compatibility. When designs are finalized and plans for all four elevations of the homes become available for review, further compatibility will need to be assessed.

**HPC Recommendations:**

1. Mr. Mitchell confirmed he had seen the Town’s Design Guidelines. HPC recommends that he further review the guidelines as he develops details for each home. They can be found at the bottom of [this web page](#).
2. HPC suggests that the Kensington model, which presents as a one-story home, be considered for the forward lot, as it is most compatible with the one-story houses in the Ridge Road portion of the historic district.
3. Free-standing garages are preferable.

**Notes:**

1. **The Planning Commission’s approval of the property owner’s subdivision plan should be conditional on submitted drawings being consistent with The Kensington and The Oakland models as reviewed by the HPC.**
2. **After 330 Ridge Road has been subdivided and building permit application(s) submitted, the HPC will provide a final review based on complete and final plans (to include all elevations with dimensions, site plans, etc.) .**

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Emilia A. Styles  
for the Historic Preservation Commission

Date: January 28, 2025

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.*

# THE Kensington



**Modern Farmhouse Elevation**  
Shown With Some Optional Features

# THE Oakland



**Arts & Crafts Elevation**  
Shown With Some Optional Features