

Certificate of Review
102 Ridge Road

Application for Building Permit
HPC2005-122001

An application to construct an addition was submitted to the Town Office on December 7, 2005 by Joan Mahaffey and forwarded by the Planning Commission for review by the HPC at its monthly meeting on December 20, 2005.

General Description: The applicant plans to alter the existing cottage in several areas. A small one storey gabled addition will face Brown Street accommodating a bath area. The front porch will be extended around the left front corner of the residence continuing the existing shed roof over the new structure. A shed dormer will be added to the Brown St. side of the main gable adding needed head room inside for a bedroom and hall. A two storey porch will be added to the right rear corner facing Cherry Ave. and the shed roof which is over the existing laundry next to the new two storey porch will be removed and a gabled roof added.

Adequacy of the Documents Submitted: The applicant submitted a permit application, site plan showing additions to the area of the structure, a rear elevation with additions, a drawing of the front and left side showing changes to the structure, two existing condition photos and floor plans showing demolition and new construction. The documents were adequate for the review.

Visibility from public ways: The structure is visible from Ridge Rd., Brown St. and Cherry Avenue.

Contributing structure: The cottage is a contributing structure dating from 1885-1890. The main structure is composed of two cottages combined when moved to the existing site around 1920.

Nearby Contributing Structures: There are several contributing structures nearby at 409, 410 and 414 Brown Street and along the 100 Block of Ridge Road.

Compatibility with existing structure and historic district: The front porch addition will extend from the left front corner along the Brown Street side to the new one storey gabled addition. The new porch roof will be compatible in style to the existing porch and will lessen the impact of the addition by closing against it. The addition's gable will be complimentary to the adjoining existing gable facing Brown Street. This addition will project only an additional 6 feet which is less than the porch's projection towards Brown Street. The existing porch is enclosed with block below while the new porch area will be closed in with piers and lattice. The new shed dormer on the main front facing gable starts below the ridge and it appears it will not dominate the front elevation. It is part of a complex pattern of roof lines along the Brown St. and Ridge Rd. elevations which compliments both the existing cottage and general varied roof lines found in other contributing structures in Washington Grove. The changes along Cherry Avenue serve to eliminate an unattractive and ill-placed shed dormer over the laundry and provide a new two storey porch with a hip roof. The overall effect is to put in place varied rooflines and outdoor living space which are two design features encouraged by the HPC. With all of these changes, the primary ridge line still dominates and with all of its complexity, the new plan is compatible with the historic district. It was noted that some windows would be changed to achieve overall uniformity. The existing siding (asbestos) is not to be changed at this time.

HPC Recommendations: The HPC found the applicant's plans to be commendable. The HPC recommends the use of natural building materials where applicable.

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.

Edward J. Mrocza,
for the Historic Preservation Commission

December 29, 2005
Date

cc: Planning Commission
Applicant:
HPC File
Mayor John Compton
Town File
Town Web Site, Bill Saar