

Certificate of Review
for 112 Ridge Road

Application for Building Permit

HPC2003-081501
September 1, 2003

An application dated 7/28/03 for a building permit submitted to the Town of Washington Grove Planning Commission by Jim and Kathy Fletcher was received for review by the HPC at its August meeting. The application is for an addition to the house on lots 7 and part of 8 of block 31 and is signed by their Architect, Ralph Hurst. The Contractor is yet to be determined.

General Description: The project is for construction of a small, one story addition to the side and rear of house that will include an open porch facing Ridge and a screened porch facing Cherry Avenue.

Adequacy of the Documents Submitted: The documents submitted portrayed the project well and included a site plan showing the location of the addition, a floor plan, three elevations showing the character of the existing house and the intended addition, and photos of the house from Ridge and Cherry.

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

Contributing structure: The house is a contributing structure listed as dating from 1912.

Nearby Contributing structures: There are nearby contributing structures along Ridge Road

Compatibility with the existing structure: The proposed addition does a very good job of fulfilling the general recommendation of the HPC that additions to be secondary to and not overwhelm the original house. It has been generously set back from the front of the house, is smaller in size and the ridge of the roof lower. It has been nicely broken up into several forms or masses to help reduce the scale. The predominant eave line is at the first floor, matching the house. The general style of the addition is similar to but distinctly different from the house, will use similar siding and a comparable level and type of architectural details on all sides. The proposed porches will help relate the house to the two public ways and do a good job of organically integrating the original and new construction.

One detail stuck the reviewers as being somewhat incompatible. The triangular clerestory in the peak in the gable end is a modern detail somewhat out of keeping with the details in the Grove. It was suggested the Fletchers might want to look at a more rectangular arrangement of window and transom as possibly more fitting.

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.

Bob Booher
for the Historic Preservation Commission

Date

cc: Applicants
HPC Binder
Web site