

HPC Review  
for 114 Ridge Road

HPC2017-02-21-01

An application for a building permit dated January 13 (received in the Town Office on January 18) was submitted by Architect Ralph Hurst on behalf of homeowners Gary and Freda Temple for their residence at 114 Ridge Road. The application was reviewed at the next regular monthly meeting of the HPC on Tuesday, February 21. Neither the homeowners nor the architect were present at the meeting.

**General Description:** The proposed construction consists of a sunroom addition and enlargement of an existing deck at the back of the house.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for the HPC's review of the project. Documents included a building permit application, compliance checklist, house location survey, a birds-eye-view plan of the proposed construction as well as plans for the north, south and west elevations.

**General Scope of Project:** The proposed sunroom addition measures 13' x 15'; the existing deck will be extended approximately 9' (towards Cherry Avenue). It was noted that the exterior walls on the north and south elevations have each been pulled in by about 6" from the existing structure, which serves to differentiate the new construction, break up planes, and provide visual interest.

Two pairs of small, high, square windows are contemplated on the north elevation.

On the south elevation, a pair of center-opening sliding patio doors, flanked by a pair of stationary windows of the same proportion and design, is depicted. A trellis feature is shown as an optional feature over the existing dining room's sliding glass door leading to the deck.

Two skylights are planned for the south-facing roof of the new sunroom.

Three large four-over-two double hung windows are contemplated for the west elevation (facing Cherry Avenue). A pair of large, fixed, trapezoidal windows is shown in the roof gable on this elevation.

The sunroom's roofline is a continuation of the roofline of the dining room of the existing house, with no change in height or plane.

The sunroom will sit on brick piers. Lattice panels are shown between the brick piers as well as between the deck supports.

New decking material has been specified to cover the existing deck. The renovated/new deck will be raised to be flush with the floors of room opening onto it.

A gentle outward curve is shown on the deck railing facing Cherry Avenue, and a generously proportioned staircase (8' wide) will lead towards the garden from the deck's south side.

Vinyl siding to match that on the existing house is contemplated for the addition.

**Visibility from public ways:** The proposed construction will be visible from Cherry Avenue.

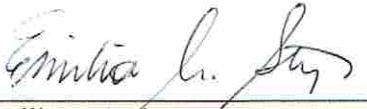
**Contributing structure:** The house, identified as c. 1947 in the Town's list of contributing and Non-Contributing Resources, is not a contributing resource.

**Nearby Contributing structures:** Contributing resources in closest proximity to this residence include 112, 110, 108 and 102 Ridge Road as well as 410, 418 and 419 Oak Street.

**Compatibility with the historic district and/or existing structure:** The proposed addition is modest in scale and is compatible with the existing structure and with the historic district.

The 13' width of the sunroom addition closely echoes, and is a nod to, the familiar 14' width of Washington Grove's original "tent platform" cottages.

**HPC Recommendations:** The use of natural materials for the deck, railing and stairs is strongly encouraged.



Emilia A. Styles  
for the Historic Preservation Commission



Date: February 26, 2017

cc: Applicant Planning Commission  
HPC members Mayor Joli McCathran  
HPC Binder Town Clerk, Kathy Lehman  
Web site, Bill Saar

*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.*