

HPC Preliminary Review
for 114 Ridge Road

HPC2010-02-17-01

Architect Ralph Hurst came to the regular monthly meeting of the HPC on Tuesday, February 16, and requested a preliminary review of his building plans for a small addition to the residence of Gary and Freda Temple. The homeowners were not present at the meeting.

General Description: The proposed construction consists of a small addition to enlarge the existing first-floor master bathroom.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. Documents included a floor plan of the first floor, defining the existing structure and the proposed addition; south and west exterior elevations; and one photograph each of the south and west elevations of the existing structure.

General Scope of Project: The proposed addition is approximately 14’ long on the south side, by 4’ wide on the east side and 6.5’ wide on the west side. Ralph Hurst explained that the angle of the south wall was dictated by setback constraint considerations. A triple window is shown on the west elevation and two high, double (side-by-side) windows are planned for the south elevation. A metal standing-seam shed roof is contemplated. The siding will be vinyl, to match the existing house.

Visibility from public ways: The proposed addition will be visible from Ridge Road.

Contributing structure: The house (c. 1947) is a non-contributing resource.

Nearby Contributing structures: Nearby contributing resources include 112, 110, 108 and 102 Ridge Road as well as 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed addition, modest in scale, is compatible with the existing structure, and indeed serves to break up the existing south elevation’s long, flat plane. There is no negative impact to the historic district.

HPC Recommendations: None.

Emilia A. Styles
for the Historic Preservation Commission

Date: February 19, 2010

cc: Applicant Planning Commission
HPC members Mayor Darrell Anderson
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.