

HPC Review

for 116 Ridge Road

HPC2018-10-23-01

Homeowners Bill and Diane Garoni submitted an Application for Residential Building Permit dated October 10, 2018. The application was forwarded to the HPC for review at its monthly meeting on Tuesday, October 23 (the meeting having been rescheduled from its standard third Tuesday of the month). Neither the homeowners nor the architect were present for the review.

General Description: A kitchen expansion and a new covered porch at the back of the house, as well as new dormers on the east and west elevations, are planned.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application, building permit worksheet, house location survey, as well as architect Ralph Hurst's existing condition floor plan, floor plans of the proposed construction, and front & rear elevation drawings.

General Scope of Project: A 10'x15' kitchen expansion and a new 15'x15' covered porch at back of the house are proposed. A single shed roof caps the new porch and kitchen extension. Four new windows, identified as casement, are contemplated for the expanded kitchen.

Porch decking material is identified as ipe wood. A series of three steps, set diagonally, lead from the porch to the back yard.

The upstairs bedroom will be expanded by means of two new dormers, measuring 3'x22' and 5'x22' respectively. The larger dormer, on the front elevation, will replace two existing small, widely spaced dormers. The new dormer will be pierced by a row of seven windows ganged in a 2-3-2 pattern.

The roof of this dormer is identified both as hip (on the second floor plan) and as shed (on the front elevation drawing). The shed roof would be the more compatible option for the home.

The rear dormer has a shed roof and shows six windows in a 1-4-1 arrangement.

Vinyl siding to match the existing siding is contemplated for the new construction. New windows are specified as Andersen 200 series or equal.

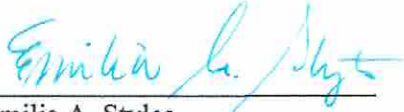
Visibility from public ways: The new dormer on the front elevation will be visible from Ridge Road. The kitchen addition, porch, and rear dormer will be visible from Cherry Avenue.

Contributing structure: The Minimal Traditional house, identified as c. 1948 in the Town's list of Contributing and Non-Contributing Resources, is not a Contributing Resource.

Nearby Contributing structures: 108, 110 and 112 Ridge Road as well as 410, 418 and 419 and 410 Oak Street are the closest contributing resources to this residence.

Compatibility with the historic district and/or existing structure: Most of the proposed new construction will be at the rear of the house. It is modest in scale and is compatible with the existing building and with the historic district. The eave lines on the new construction remain low.

HPC Recommendations: The use of natural materials (wood) is suggested for the new dormers.



Emilia A. Styles
for the Historic Preservation Commission



Date: October 31, 2018

cc: Applicant Planning Commission
 HPC members Mayor John Compton
 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.