

HPC Review
for 202 Ridge Road

HPC2011-04-27-01

An application for building permit dated March 17 (received in Town Office on March 21), was submitted by John G. Compton for alterations to his residence at 202 Ridge Road. It was reviewed by the HPC at its monthly meeting on Wednesday, April 27. The applicant was not present at the meeting.

General Description: The proposed project consists of a one-story addition at the rear of the residence.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC's review of the project. They included a house location survey, site plan, floor plan, drawings of the affected elevations (right, left and rear), as well as a roof plan (bird's-eye view). Drawings were prepared by Dana Rogers Haden, AIA architect, of Studio D.

General Scope of Project: The proposed construction contemplates a butler's pantry, an enlarged kitchen and an adjacent sunroom and would increase the enclosed area of the house by approximately 460 sf. A new open deck off the sunroom is also included in the plan.

The design includes a stepped facade between the butler's pantry and the kitchen, and between the kitchen and the sunroom. There are a variety of rooflines, and the predominant roofline is at the first floor. These devices nicely break up the bulk of the proposed new construction.

Hardie Plank to match the existing siding and wood window trim have been specified. Detail on window materials was not included.

On the rear elevation, the butler's pantry includes a pair of windows with a small "transom" type fixed-glass panel above. A single window of the same type is included in the butler's pantry on the left elevation. On the rear elevation, the kitchen includes a gang of three windows with a similar transom treatment as used at the butler's pantry.

For the sunroom, the rear elevation includes a pair of French doors flanked by two double-hung windows on each side. The right elevation of this room shows three double-hung windows. Its left elevation includes one double-hung window. The sunroom has a modestly peaked roof (3.5/12) which includes four gable windows.

Visibility from public ways: The proposed addition would be visible from Cherry Avenue.

Contributing structure: The residence, ca. 1991, is not a contributing resource.

Nearby Contributing structures: Contributing structures in closest proximity to the Compton residence are 410, 418 and 419 Oak Street as well as 302 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed construction presents no negative compatibility issues.

HPC Recommendations: Window materials were not specified. As usual HPC would suggest that the homeowners consider using natural materials (wood).

Emilia A. Styles
for the Historic Preservation Commission

Date: May 3, 2011

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.