

HPC Review
for 326 Ridge Road

HPC2020-4-21-02

Property owner Mel Golden submitted a permit application and construction drawings for an addition to the residence at 326 Ridge Road which he and a partner recently purchased. The HPC reviewed the project at its regularly scheduled monthly meeting on Tuesday, April 21, which was held via Zoom. Mel participated in the review and discussion. He indicated that the remodeled house may be put on the market, or his partner may choose to buy Mel's interest and use it as his residence. He also confirmed the likelihood that the property will be subdivided for an additional residence.

General Description: A one-story addition, measuring approximately 25'x63', is proposed to be constructed at the back of the existing house. It will include a new kitchen/breakfast room, master bedroom suite, and a great room.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit worksheet, site plan, existing condition drawings, and complete construction drawings prepared by Raoul Lissabet Architects, LLC. An Application for Public Ways and Property Permit was also included. No building permit application was included, but this was not needed for HPC's review of the project.

General Scope of Project: Changes proposed for the front elevation include demolition of the existing brick fireplace and chimney and relocation of the main entrance to the existing breezeway area adjacent to the garage. A new entrance portico is planned at the former breezeway; a full-length divided-light door and sidelights are depicted. Four new and relocated windows are shown on the front elevation. A new, higher roofline (23' at its peak) is visible at the front elevation; a somewhat lower roofline above the new great room is visible beyond the existing garage. The rear addition is described further in the recommendations below.

Visibility from public ways: The residence at 326 is located at a sharp bend in Ridge Road, and consequently all sides of the house are visible from the public way.

Contributing structure: The residence, ca. 1952, is described as a one-story, cross-gable, Minimal Traditional house in Robinson & Associates 2019 Architectural Survey of the Town of Washington Grove. It is included as a contributing resource in the 2019 Updated Nomination to the National Register of Historic Places.

Nearby Contributing structures: The closest contributing resource in the current Washington Grove Historic District is 302 Ridge Road. The 2019 Updated Nomination to the National Register also includes 300, 306, 334, 342 and 354 Ridge Road.

Compatibility with the historic district and/or existing structure: HPC commends that the scale of the remodeled house, at a single level, remains relatively modest. The general form of the original house can still be discerned in the remodeled version, which is desirable to tell the story of the house.

The compatibility of the proposed construction with the existing residence and with the historic district will be enhanced with the incorporation of the recommended refinements below.

HPC Recommendations:

1. The first view of the house as one approaches on Ridge Road will be the 63' expanse of the rear wall of the new addition. This is shown as a flat plane on the construction drawings, interrupted by a few windows and a patio door. Similarly, a single roof plane covers this elevation. It is recommended to extend the master bedroom slightly, which will break up the long rear wall; adding a gable roof above the resulting "bump out" will break up the roof plane.
2. On the left side elevation, facing Ridge Road, there is an unbroken expanse of siding to the left of the shed-roof covered entrance to the basement stairs. Consider adding a small window in the master bathroom between the two vanity sinks.
3. Stone veneer is shown under the windows on the left side of the front elevation of the house. It is recommended to either wrap the veneer around to the right side elevation, or to eliminate it from the front elevation. Mel indicated he would likely elect to eliminate the stone veneer.
4. On the right side elevation, which includes the existing garage, it is recommended to extend the addition slightly to break up the otherwise long wall and to distinguish the new addition from the existing structure.
5. In order to allow the existing roof gable to be clear, it is recommended to recess the fascia of the addition slightly on the left hand gable.

These recommendations were all discussed with Mel during the Zoom meeting. Chairman Bob Booher added recommendations, in red with arrows and text boxes for clarity, to the architectural drawings provided to HPC. The marked-up drawings were the basis of much of the discussion during the meeting. Bob also forwarded them to Mel on April 23 to expedite Mel's discussions with this architect.

6. Natural materials, vs. vinyl, are recommended for the siding. Black locust was offered as an option to consider. HardiePlank, which presents as painted, is another option.
7. Finally, before removing the large tree at the back of the house, HPC recommends to consult with a qualified arborist regarding the tree's health to determine whether it indeed poses an imminent danger.



Emilia A. Styles
for the Historic Preservation Commission

Date: April 28, 2020

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:

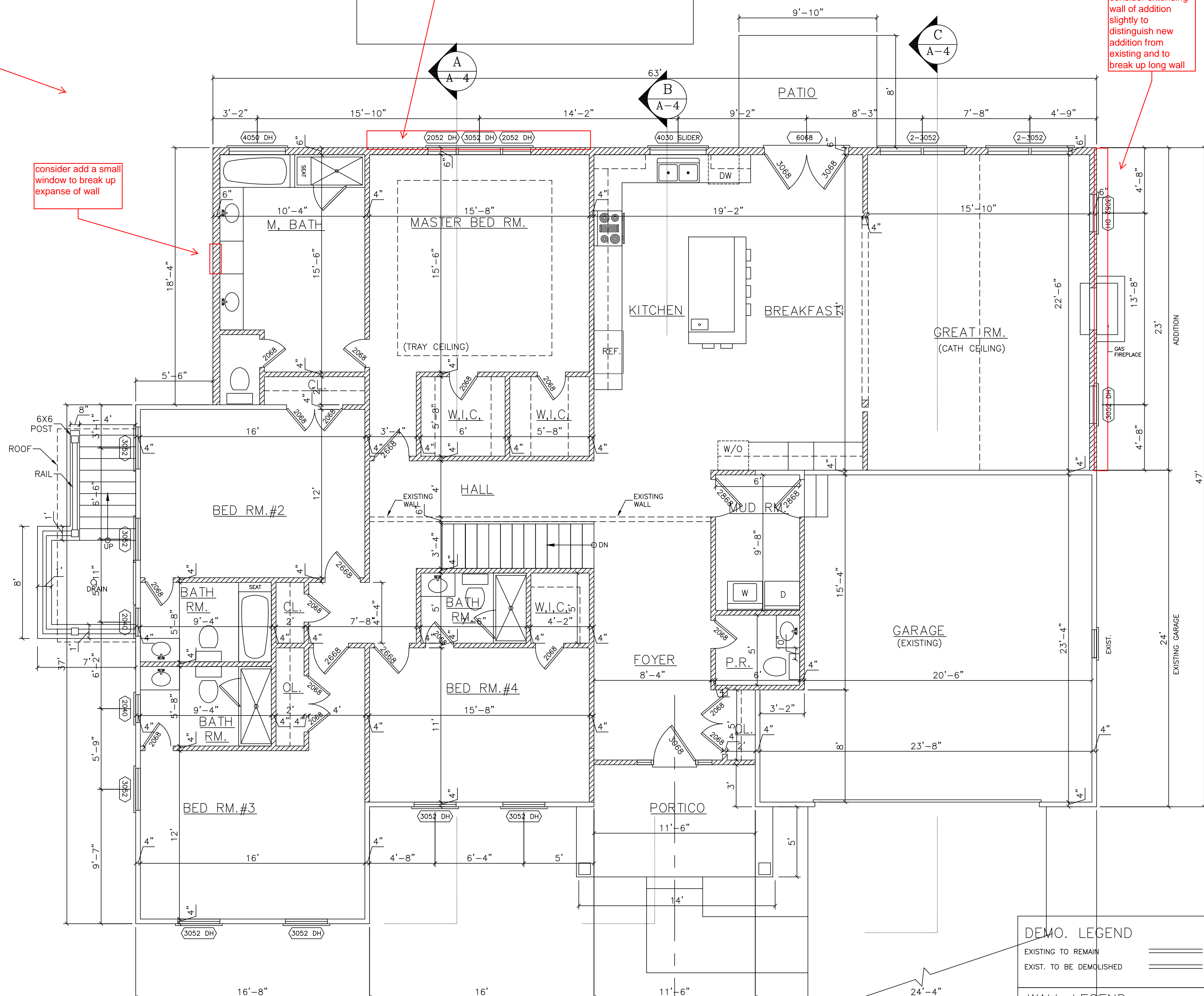
The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission 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.

This is the first view of the house from the public way so is an important view to be compatible

consider extending master bedroom slightly to break up long rear wall

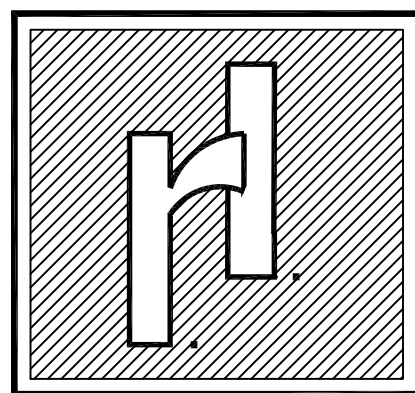
consider extending wall of addition slightly to distinguish new addition from existing and to break up long wall

consider add a small window to break up expanse of wall

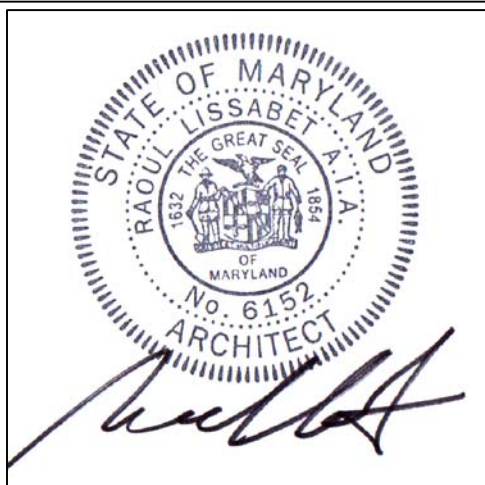


1 FIRST FLOOR PLAN - PROPOSED
A003 SCALE: 3/16" = 1'-0"

- DEMO. LEGEND**
- EXISTING TO REMAIN
 - EXIST. TO BE DEMOLISHED
- WALL LEGEND**
- EXIST. FOUND. WALL
 - NEW CONC./CMU FOUND. WALL
 - EXISTING CONSTRUCTION
 - NEW CONSTRUCTION



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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 6152 - EXP. DATE 09-02-20

Revisions	
#	Date

Client:
MEL GOLDEN HOMES, LLC
6 MONTGOMERY VILLAGE AVE.

Location:
326 RIDGE RD.
WASHINGTON GROVE, MD.

Project:
RESIDENCE REMODELING
AND ADDITION

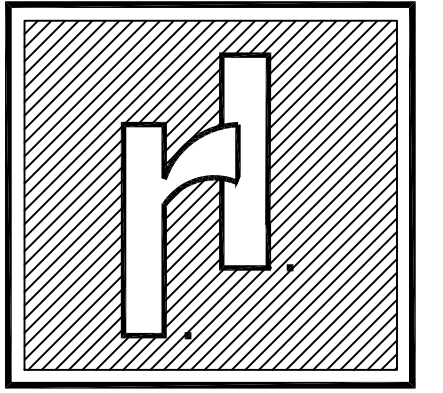
Drawing Title:

FLOOR PLAN

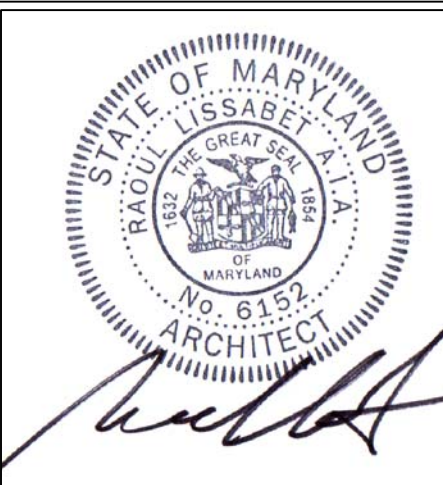
Drawn by
RL-RA

Project No.
031120-B 04/18/20

Drawing No:
A003



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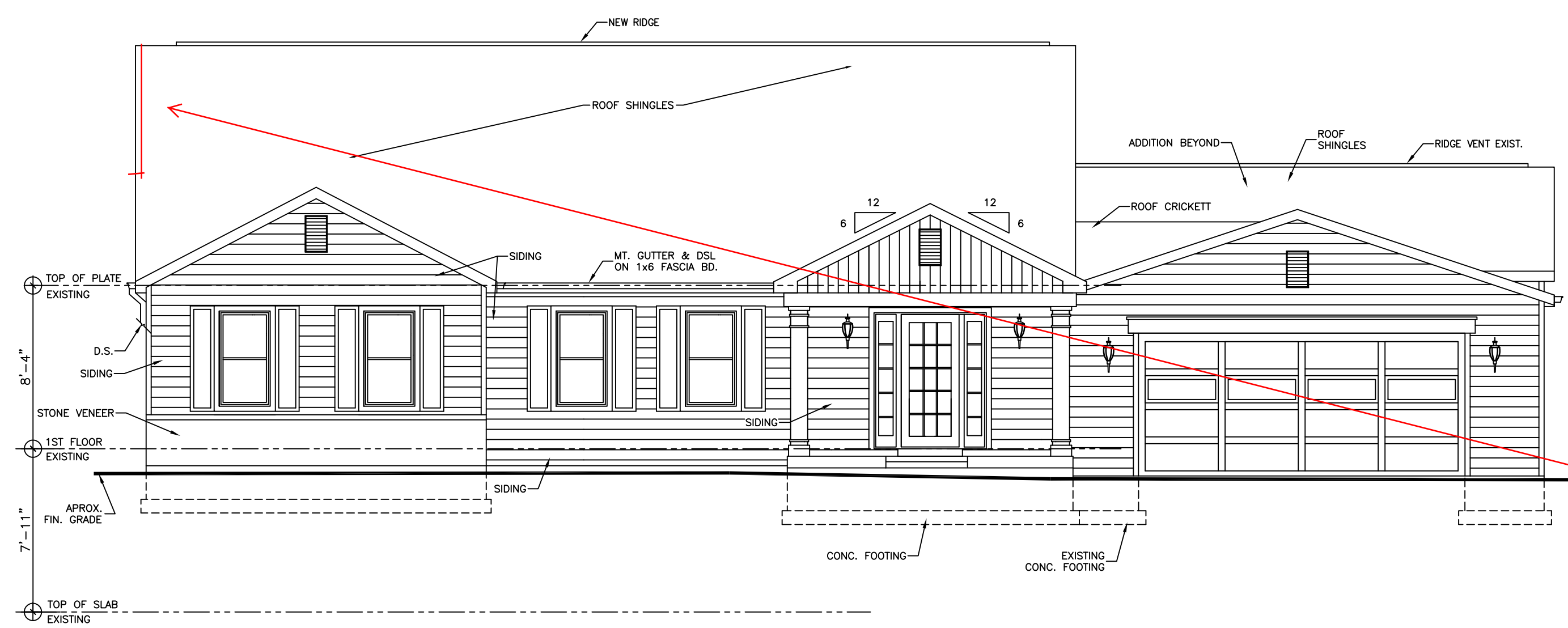
Project:
 RESIDENCE REMODELING
 AND ADDITION

Drawing Title:
 ELEVATIONS

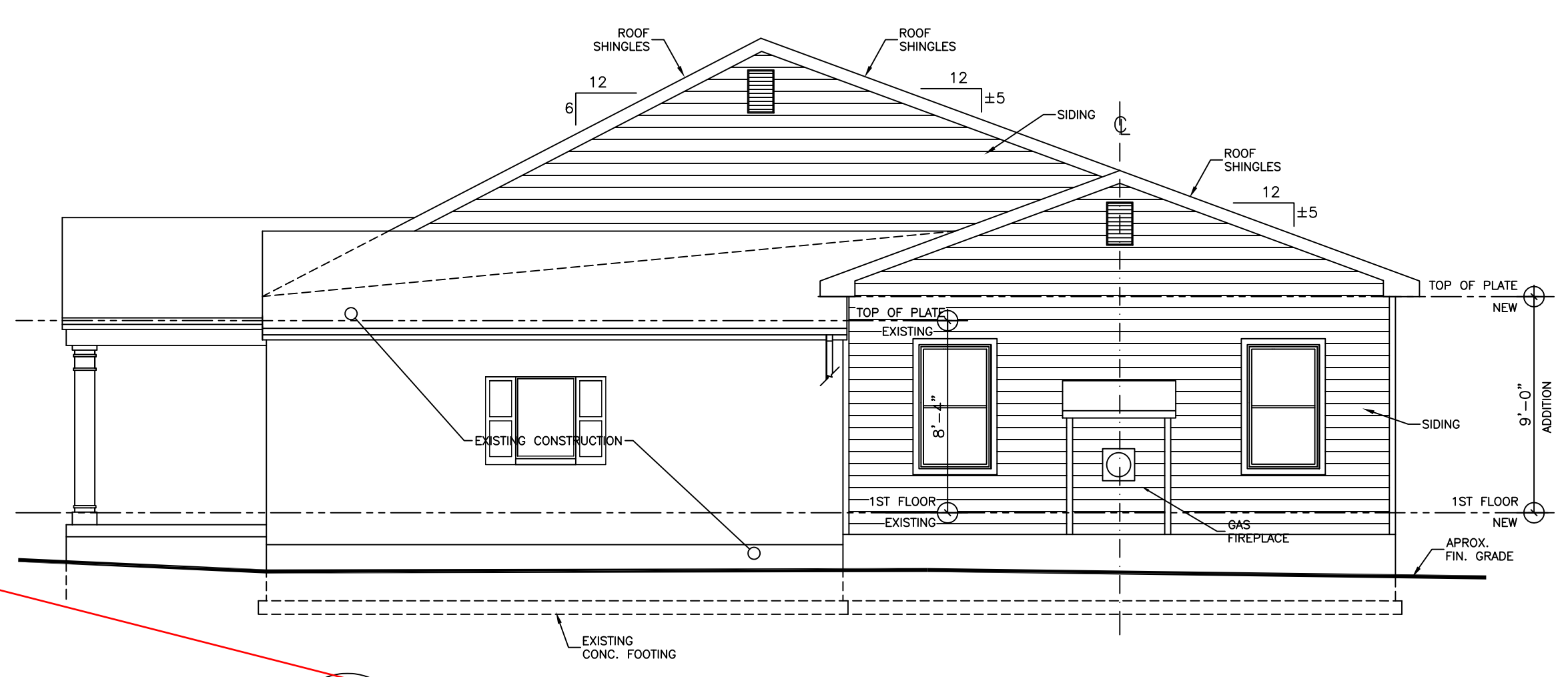
Drawn by
 RL-RA

Project No.
 031120-B 04/18/20

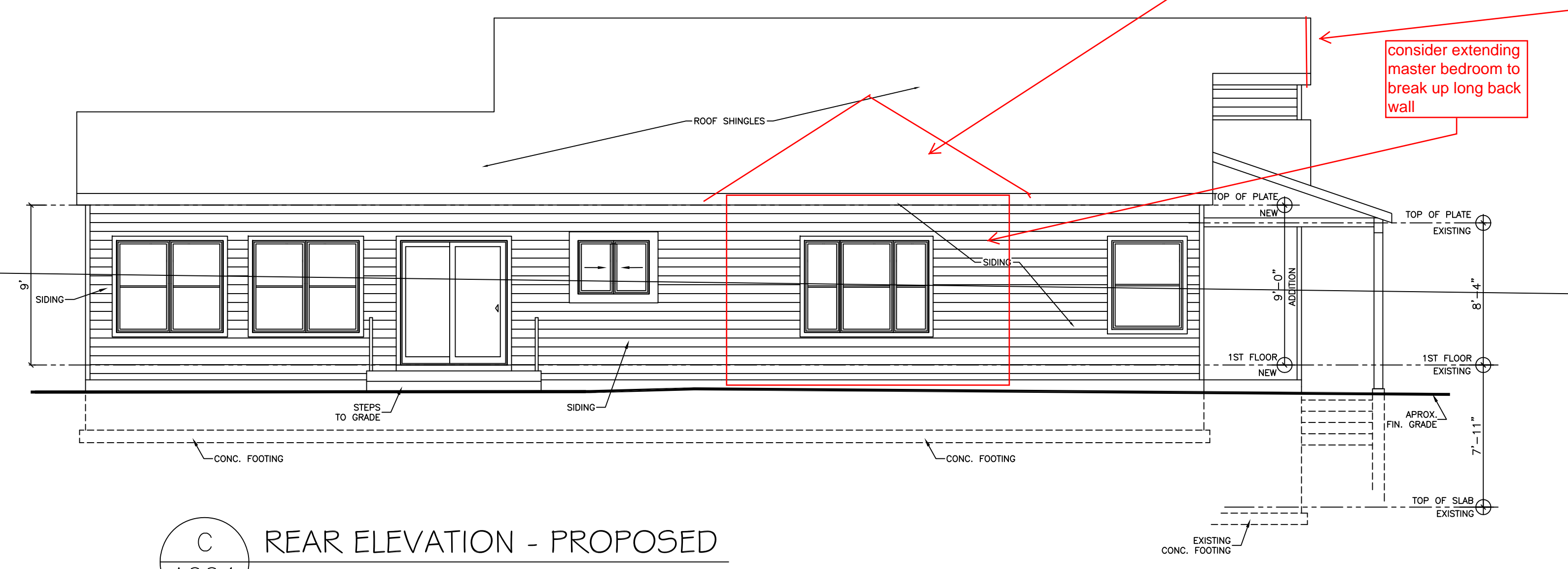
Drawing No:
 A004



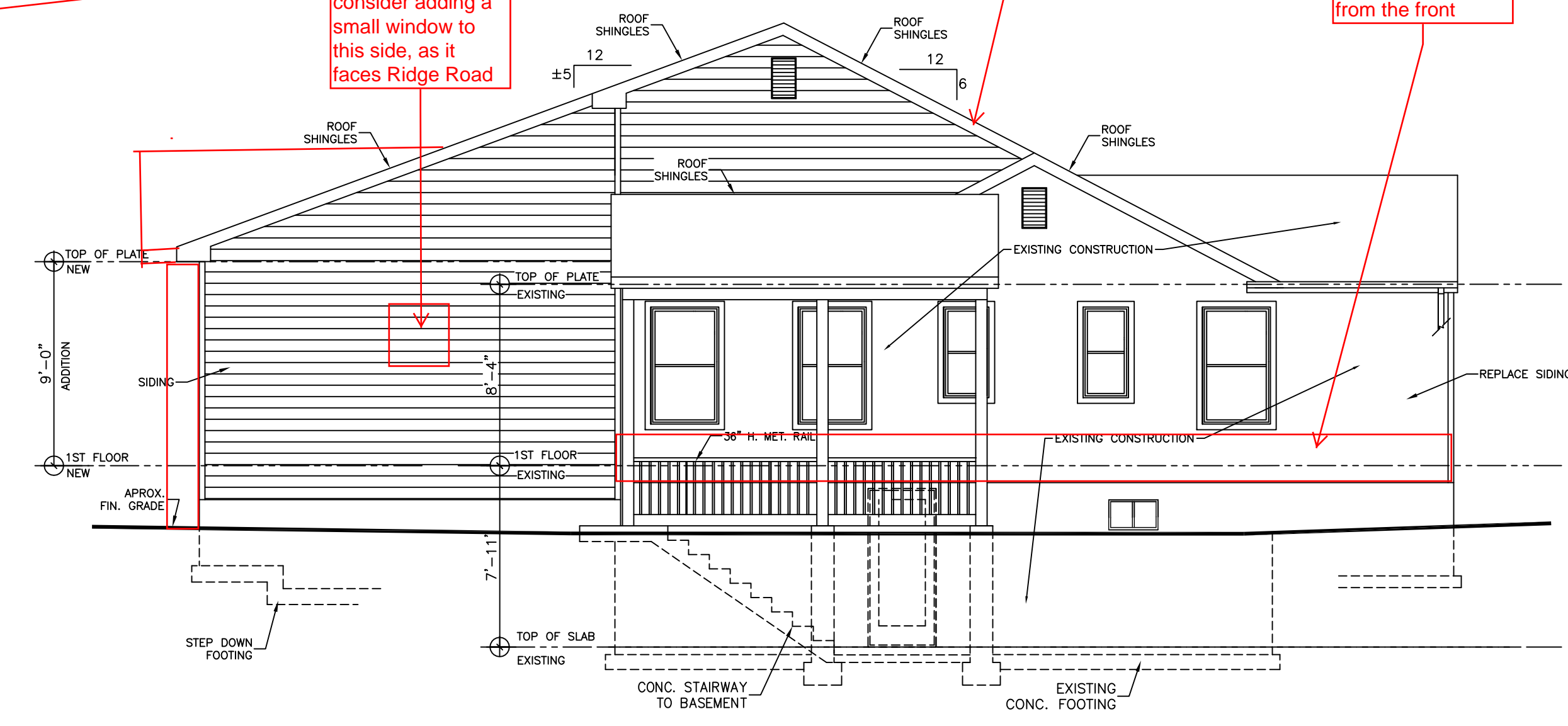
A FRONT ELEVATION - PROPOSED
 A004 SCALE: 3/16" = 1'-0"



B RIGHT SIDE ELEVATION - PROPOSED
 A004 SCALE: 3/16" = 1'-0"



C REAR ELEVATION - PROPOSED
 A004 SCALE: 3/16" = 1'-0"



D LEFT SIDE ELEVATION - PROPOSED
 A004 SCALE: 3/16" = 1'-0"

consider adding a gable to this side as it will be the first side of the house seen from Ridge Road

consider extending master bedroom to break up long back wall

consider adding a small window to this side, as it faces Ridge Road

consider recessing fascia slightly to allow existing roof gable to be clear

this is the side of the house most significant to Ridge Road. Consider wrapping stone veneer around this side as well, or eliminating from the front