

HPC Review  
for 334 Ridge Road

HPC2018-04-11-01

Richard and O'Shea Curtis came to the monthly meeting of the HPC on Wednesday, April 11 (rescheduled from the usual third Tuesday of the month), to discuss in person the proposed changes to their home at 334 Ridge Road.

**General Description:** The proposed construction is comprised of two "additions"; one would enlarge the current narrow connection between the house and garage (breezeway) to become a generous entrance area; the other would enlarge the current "sunroom" to become a larger sunroom and add a master bedroom and bathroom.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit log-in/checklist, permit application, site plan, floor plan of the existing structure and detailed drawings of the proposed changes, including new foundation, floor plan, and elevation drawings of all sides. For reference, a current photograph of the house had been disseminated among HPC members before the review and was also available during the review.

The presence of the homeowners at the meeting allowed for a productive series of two-way questions and answers, and proved to be of great value.

**General Scope of Project:** New construction will consist of two additions, shown on the drawings as "Addition 1" and "Addition 2".

"Addition 1" will enlarge the existing sunroom approximately 7 feet towards Ridge Road and will include a new master bedroom and bath, directly behind the sunroom, at the back of the house. Addition 1 will increase the footprint on the right side of the house by approximately 14' x 22'.

334 Ridge Road will remain a one-story house, but the roof over the addition will be raised as compared to the very low roof of the existing sunroom. A hip roof will cover Addition 1, which ties in well with the existing hip roof.

The windows will be replaced, and a series of six skylights will be installed throughout the house to bring natural light to the interior of the home.

"Addition 2" will add areas totaling approximately 10-1/2' x 16' to the front and back of the existing "breezeway" connector between the house and garage. A modest covered porch will shelter the main double-door entrance to the home. The existing entrance directly into the living room will be removed. This addition is stepped back slightly from the main house, and the garage is similarly stepped back from the entrance porch. This feature nicely breaks up the plane of the front façade on the left side, as one faces the house.

The drawings show a stone façade extending the length of the front elevation, rising approximately halfway vertically, and wrapping around the side of Addition 1. Existing brick on elevations other than the front elevation will remain. Existing siding is planned to be removed and replaced with a wood-grained vinyl siding.

The Curtises confirmed that no trees will need to be removed to accommodate the new construction.

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

**Contributing structure:** The house (which the Curtises indicated dates to the early 1950s) was not included in the Town's list of Contributing and Non-Contributing Resources, as that portion of Ridge Road (Washington Grove Hills) was not part of the Town of Washington Grove when the list was compiled.

**Nearby Contributing structures:** The closest Contributing Resource is "Homewood/Fox Corner" at 301/302 Ridge Road.

**Compatibility with the historic district and/or existing structure:** The proposed changes are compatible with the existing residence and with the historic district.

**HPC Recommendations:**

While the Curtises are very fond of stone, HPC suggested that they consider maintaining the current brick on the front of the house rather than covering it with a stone façade. Maintaining the brick would "preserve the story" of the home's evolution over time, as is typical of many Grove houses.

In any case, HPC suggested that the sunroom/master bedroom addition **not** be faced with stone as shown on the elevation drawings. Although the addition is differentiated from the main house by a setback of approximately 4 feet, using siding here, rather than stone, would further identify it as a subsequent addition.

HPC also suggested that the Curtises consider using natural materials for the exterior siding, doors and windows.

HPC commends the proposed design for preserving the original form of the house. The scale of the additions remains modest; maintaining a low eave-line works favorably scale-wise, and it further ties the house to its site.

HPC thanks Richard and O'Shea Curtis for their in-person participation at the review.



Emilia A. Styles  
for the Historic Preservation Commission

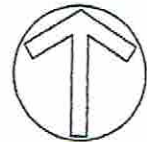
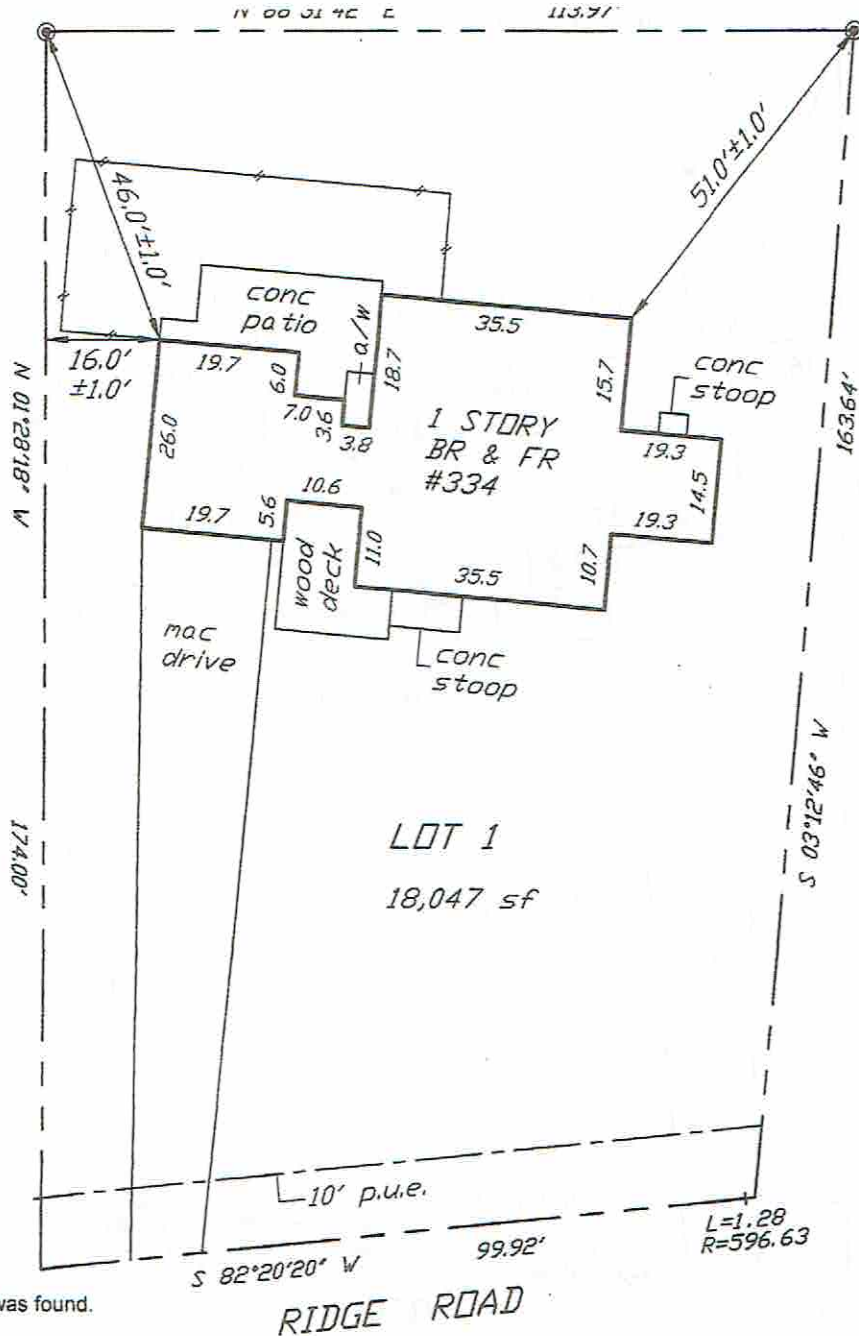
4-14-2018  
Date: April 14, 2018

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*



4



Apparent occupation shown.  
No evidence of property corners was found.

Date: 07-26-17 Scale: 1" = 25' Dm: R.c.d.  
 Plat Book: NO TITLE REPORT FURNISHED  
 Plat No.: 21640  
 Work Order: 17-1346  
 Address: 334 RIDGE ROAD  
 District: 09  
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

**LOCATION DRAWING**  
 LOT 1  
 WASHINGTON GROVE HILLS II

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

**Surveyor's Certification**  
My License expires February 10, 2018

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are per available information and are subject to the interpretation of the originator.

*Stephen Wenthold*



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