

## HPC Review

for 3 Ridge Road

HPC2019-2-19-01

Homeowner Thomas L. Ragland, Jr., submitted an Application for Residential Building Permit dated February 12, 2019. The application was forwarded to the HPC for review at its regular monthly meeting on Tuesday, February 19. The homeowner was not present for the review.

**General Description:** Porch foundation and decking are to be rebuilt/replaced, new porch columns are to be installed, and the existing side porch will be screened in.

No change to the existing footprint of the house or porch is contemplated.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application, a "plot plan", elevation drawings for the front and north (left) sides and a partial elevation drawing for the south (right) side. Section Detail drawings for the new porch foundation and decking as well as column construction were included.

**General Scope of Project:** Five new tapered columns will be installed on the existing cast concrete bases along the front porch facing Ridge Road. An archival photograph from c. 2005 (attached) shows that similar tapered columns had once been installed on both the front and side porches.

The front porch will remain open across its entire width.

For the side porch, 5 simpler square columns (4x4 posts wrapped in 1x trim) are shown, again to be installed on the existing cast concrete bases. Screen panels, each consisting of two taller sections over two shorter sections are illustrated. The height of the lower sections visually replicates the height of a typical porch railing from the early 20<sup>th</sup> century.

Two screen doors are included in the plan. One will give onto the open front porch; the second will open from the last bay, towards the back of the house, into the side yard. Generously proportioned steps—the full width of the last bay—are shown at this exit.

Side porch screening starts in the second bay (aligned with the front wall of the house) leaving the front porch open across its entire width.

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

**Contributing structure:** The one-and-a-half story, side-gable bungalow, identified as c. 1910-1925 in the Town's list of Contributing and Non-Contributing Resources, is a Contributing Resource.

**Nearby Contributing structures:** 414, 410, 409, 405, 401 Brown Street; 102, 108, 110, 112 Ridge Road; and 16 Maple Avenue are the closest contributing resources to this residence.

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

**HPC Recommendations:** It is recommended to recess the screen panels flush with the interior side of the porch columns rather than installing them midway between the porch columns. This will create a reveal and will serve to break up an otherwise long, flat plane of screening. It will also emphasize the structural aspect of the columns which support the roof.

For the side screened porch, the homeowner may wish to consider using a somewhat larger square porch column. Larger columns would be more visually balanced with the generous proportions of the tapered columns across the front porch.

The use of natural materials (wood) is suggested for the project.



Emilia A. Styles  
for the Historic Preservation Commission

2-25-2019  
Date: February 25, 2019

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 XI of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XI 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.*



3 Ridge Road  
Front and Side Porches  
ca. 2005