

HPC Review for 110 Ridge Road

HPC2025-04-15-01

Architect Robyn Renas forwarded to the Planning Commission a building permit application and relevant documentation for a project at the home of Deb Tarasevich, 110 Ridge Road. It was reviewed at HPC's regularly scheduled monthly meeting on Tuesday, April 15. The homeowner was present for the review.

General Description: New construction includes a one-story family room addition on the south elevation of the home; a one-story addition which includes a full bath and laundry room facing Cherry Avenue (replacing a slightly smaller existing addition at that location), and a deck accessed from both new additions.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. They included a building permit application, application worksheet, existing and new-work site plans, elevation and construction drawings prepared by the architect.

General Scope of Project: A one-story 12'x16' family room addition is planned for the south elevation of the home. The lower roofline of the new addition is nicely framed by the similar pitch of the existing 1-1/2-story side-gable roof. The family room also includes 3-1/2'x8' shed-roofed, south-facing box bay, which has a gang of three four-over-one windows. A six-lite transom-type window is shown in the gable above the box bay.

Two pairs of 15-lite French doors, from the kitchen and from the family room, give access onto the new deck. The laundry/mudroom will also be accessed from the deck by means of a similar 15-lite single door. Doors and windows in the new additions are specified as Anderson 400-series windows, which are harmonious with the home's existing windows.

Dutch lap siding and smooth square shakes (on the new south-facing gable and box bay) to match existing materials have been specified. The perimeter of the new deck will include a railing similar to the existing front porch railing.

Visibility from public ways: The changes will be visible from Ridge Road and Cherry Avenue.

Contributing structure: The house, identified as c. 1912 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

110 Ridge Road 1912

The three-bay, Craftsman-style bungalow at 110 Ridge Road was built in 1912. It faces east toward Ridge Road and stands three bays across and one-and-a-half-stories tall. The front façade features a full-width porch and a tall, shed-roof dormer with exposed rafter tails. Square wood posts support the porch roof, and a simple wood railing is set between the posts. A similar porch is located on the rear façade. A paneled and glazed front door is located in the center bay of the front (east) façade. Windows are six-over-one, double-hung, vinyl sash, which are single or grouped in pairs. The front dormer holds a bank of three six over-one, double-hung sash windows. The house is clad with a combination of siding and shingles, which are limited to the gables and the dormer.

Nearby Contributing structures: Contributing resources in proximity to this home include 102, 106, 108, 112, 114, 116 and 118 Ridge Road; 401, 405 and 409 Brown Street; 109, 111, 119 and 127 Maple Avenue; 410, 410, 411 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed exterior changes are compatible with the historic district and with the existing structure. The two additions are well-scaled, modest in size, and their eave lines remain low.

HPC Recommendations: None.

Emilia A. Styles
for the Historic Preservation Commission

Date: April 27, 2025

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder Town Clerk, Kathy Lehman
Website, Christine
Dibble

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.



