The Town of Washington Grove ***Historic Preservation Commission***
PO Box 216, Washington Grove, MD 20880-0216 Tel: (301) 926-2256 – Fax: (301) 926-0111

HPC Review

HPC2025-10-21-02

for 116 Ridge Road

The Planning Commission forwarded the building permit application dated September 12 submitted by homeowners William and Diane Garoni to convert an existing garage to an accessory dwelling unit (ADU). It was reviewed at the regularly scheduled meeting of the HPC on Tuesday, October 21. The homeowners were not present for the review.

General Description: Convert an existing garage to an accessory dwelling unit (ADU).

Adequacy of the Documents Submitted: The documents submitted were sufficient to review the project. They included the following: building permit application, site plan, front and side elevation drawings, floor plan, and construction drawings. No change to the footprint of the existing structure is planned.

General Scope of Project: The two existing front-facing garage doors will be removed, filled in, and replaced by a pair of six-over-one double-hung windows and a three-quarter light entrance door. The ADU's entrance will be visually emphasized by an awning structure over the new door. Window style and trim will be similar to that on the front of the second story of the residence. A new, square, divided-light window is planned in the gable. The shake siding in the ADU's gable will remain and balance of the structure will be vinyl sided, as used on the residence.

The interior of the ADU will include a full kitchen and bathroom, clothes closet and a utility closet for a washer and dryer and water heater.

No change is contemplated for the open, awning-roofed storage area on the left side of the ADU, nor to the existing office area behind the ADU. On the right side of the building, the existing door will remain, and one small window will be removed.

Visibility from public ways: The ADU will be visible from Ridge Road.

Contributing structure: The house, identified as c.1948 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:

> **116 Ridge Road**
> **1948**
> *One and a half stories in height, this Cape Cod house has been altered with the addition of a full-width porch across its front façade, which faces east toward Ridge Road. A small gable on the porch roof marks the location of the center-bay entrance. Windows flanking the front door are paired, six-over-six, double-hung, vinyl sash. The front-facing dormer windows are also vinyl and double-hung – six-over-six on the south and one-over-one on the north. A free-standing, concrete block garage stands southwest of the house. The asbestos shingles of the garage's gable may suggest the original sheathing of the house, which is currently clad in vinyl siding.*

Nearby Contributing structures: Contributing resources in proximity to this home include 102, 106, 108, 110, 112, 114, 118, 300, 302, and 306, Ridge Road; 418 and 419 Oak Street; 415 and 417 Center Street.

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

HPC Recommendations: None.

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Emilia A. Styles Date: October 26, 2025
for the Historic Preservation Commission

cc: Applicant Planning Commission
HPC members Mayor John Compton
HPC Binder Town Clerk, Kathy Lehman
Web site, 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.

