

HPC Review  
for 103 Brown Street

HPC2023-02-21-02

A building permit application for an addition at 103 Brown Street was forwarded to the HPC and reviewed at its regularly scheduled monthly meeting on February 21. Homeowner Bill Earl participated in the review.

**General Description:** Construction to accommodate a basement-level 15'x33' indoor pool is planned.

**Adequacy of the Documents Submitted:** The documents submitted were sufficient for HPC's review of the project. They included a building permit application, site plan, pool-level plan, pool roof-terrace plan, as well as north and south elevation drawings prepared by architect Ralph Hurst. The homeowner had also provided a helpful narrative of the plan prior to the review meeting.

**General Scope of Project:** A basement-level indoor pool is proposed to be added to the rear of the house and garage. A patio roof terrace, about 18" above grade, is planned. The pool will be connected to the house by a below-ground hall from the existing basement, and there will be a wide flight of steps to the exterior, exiting towards Chestnut Avenue.

The pool terrace will measure 52'x27' and will be pierced by three walkable 4'x8' glass skylights that will illuminate the pool below. The homeowner is considering either tile or slate for the pool terrace surface.

A new wraparound open porch is planned to replace the existing back and side porches.

A new open porch is planned for the front elevation. The homeowner explained that the existing foundation planting on the front elevation will not have to be removed to accommodate the new porch as the shrubs are planted in front of the existing concrete porch.

Other than round porch posts, specific materials have not been selected, but the homeowner stated that traditionally styled steps, railings, and flooring are planned for all porches.

**Visibility from public ways:** The proposed addition will be mostly visible from Chestnut Avenue, and somewhat visible from Brown Street. An existing fence separates 103 Brown Street from its neighbor to the north at 111 Chestnut Avenue; the fence will likely shield most of the addition from view on Chestnut Road.

The new front porch will be clearly visible from the three public ways.

**Contributing structure:** The house, identified as c. 1920 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is a contributing resource to the historic district.

The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

**103 Brown Street 1920  
(MD assessment, 1919)**

The Colonial Revival-style house at 103 Brown Street was built in 1920 by Major Samuel H. Walker (1844- 1938) for his son Robert H. Walker (d. 1939). The Walkers were a prominent family in Washington Grove for many years. Samuel Walker made his career as a developer and builder and later expanded his business interests into insurance and banking. He served as the Superintendent of Police for the District of Columbia for six months in 1886, after which he was known as Major Walker. The family first lodged in the hotel when they spent their summers at Washington Grove, then they moved into a large cottage at 202 Grove Avenue (no longer extant). In 1909, Samuel Walker was elected president of the Washington Grove Camp Meeting Association, a position he held for five years. His son Robert was secretary of the association for four of those years. The Robert Walker house on Brown Street was built on a triple lot, and instead of facing Chestnut Avenue, it was oriented toward Brown Avenue. Today it remains the only residence west of Grove Avenue with a Brown Street address. Colonial Revival was the most prominent residential style in the United States in the first half of the twentieth century. Colonial Revival homes in Washington Grove, as elsewhere, borrowed elements from Georgian and Federal buildings and typically featured pedimented entrances and entry porches, elaborate doorways and window treatments, plain or decorated cornices, pilasters, and roof balustrades. 103 Brown Street consists of a two-and-a-half-story main block with one-story side wings. Sheltering the house is a hipped roof with prominent hipped dormers. The front (south) façade is symmetrically arranged. A paneled front door in the center of the façade is crowned by an entablature and pediment and flanked by pilasters. Two pairs of six-over-six, double-hung sash, vinyl windows with louvered shutters flank the entrance. This fenestration is repeated on the upper wall of the front façade. While the dormers are lit by six-over-six, double-hung sash, wood windows, most of the rest of the openings hold vinyl windows. The house is clad with wood siding. A modern garage with an apartment above stands northeast of the house and is connected to it by a covered walkway. It has a pyramidal roof.

**Nearby Contributing structures:** Contributing resources in closest proximity to 103 Brown Street include 111, 113, 121, 118, 120 and 121 Chestnut Avenue; 102, 108, 110, 112 and 114 Grove Avenue.

**Compatibility with the historic district and/or existing structure:** The proposed construction is compatible with the historic district and the existing house.

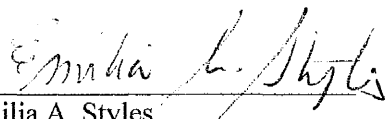
Porches emphasize connection to the outdoors and are integral to the fabric of Washington Grove. Appropriately scaled porches are always encouraged to be retained, or added, to Grove homes.

**HPC Recommendations:** When reviewing proposed projects, HPC's first concerns are mass and scale in relation to neighboring structures. While the proposed project is unique for Washington Grove, it generally meets those design guidelines since most of the construction will be underground.

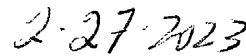
However, the view from Chestnut Avenue will be critical, and attention to detail in this area will be crucial. Existing topography slopes significantly towards Chestnut Avenue. Appropriate grading to minimize the amount of exposed concrete around the northwest pool terrace foundation, and at the wide concrete stairwell, will prevent a fortress-like presentation towards Chestnut Avenue. Appropriate foundation plantings in this area will also be beneficial.

Where concrete is exposed, casting a curved shape (versus a sharp right angle) at exposed edges would serve to soften its appearance.

The new porch construction at the pool terrace shows only three posts, asymmetrically spaced. It was recommended that at least four posts be used, and that attention be paid to their spacing. The homeowner noted that there will be an additional post (in addition to what is shown on the elevation drawing) where the new porch wraps around the side of the house facing Chestnut Road.



Emilia A. Styles  
for the Historic Preservation Commission



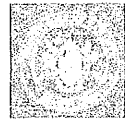
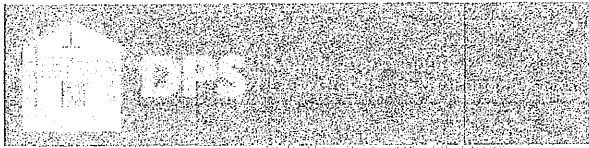
Date: February 27, 2023

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.*



215 PLEASANT DRIVE, ZIRCHWOOD  
 WHEATON, MD 20897  
 301-777-6311  
 montgomerycountymd.gov

### Application for Residential Building Permit

Sediment Control # \_\_\_\_\_ Building AP #(s) \_\_\_\_\_ Demolition # \_\_\_\_\_

A. Description of Work	Use or Proposed Use
<input type="checkbox"/> ADD <u>1450</u> sq. ft.	<input type="checkbox"/> Detached House
<input type="checkbox"/> ALTER <u>150</u> sq. ft.	<input type="checkbox"/> Townhouse
<input type="checkbox"/> CONSTRUCT _____ sq. ft.	<input type="checkbox"/> Modular/Manufactured Home*
<input type="checkbox"/> DEMOLISH	<input type="checkbox"/> Retaining Wall
<input type="checkbox"/> MOVE	<input type="checkbox"/> Pool above Ground
<input type="checkbox"/> FOUNDATION ONLY	<input type="checkbox"/> Detached Garage
<input type="checkbox"/> RESTORE and/or REPAIR _____ sq. ft.	<input type="checkbox"/> Group Home – 5 Persons or less
<input type="checkbox"/> FINAL ONLY	<input type="checkbox"/> Assisted Living – 5 Persons or less
	<input type="checkbox"/> Mobile Home*
	<input type="checkbox"/> Deck
	<input type="checkbox"/> Shed
	<input type="checkbox"/> Spa/Hot tub
	<input type="checkbox"/> Duplex
	<input type="checkbox"/> Basement
	<input type="checkbox"/> Pool In Ground
	<input type="checkbox"/> Other _____

\* Manufacturer's Name and Model \_\_\_\_\_

Lot Size 23,394 sq. ft. | Disturbed Land Area: 1900 sq. ft. | Earth Movement (cu. yd.): \_\_\_\_\_ | Estimated Cost: \$ \_\_\_\_\_

#### B. Revision

REVISION to ORIGINAL PERMIT # \_\_\_\_\_ (Original permit has been issued and is active)

SITE       STRUCTURAL       HOUSE TYPE       OTHER: \_\_\_\_\_

#### C. Model House Program/Refer-Back System      Swimming Pools Refer-Back System

INITIAL SUBMITTAL       INITIAL SUBMITTAL

Refer-back PERMIT # \_\_\_\_\_       Refer-back PERMIT # \_\_\_\_\_

D. Who is the Applicant?  Property Owner     Licensed Contractor      Applicant will be the permit holder

#### E. Property Owner (Required)

Name William & Marion Earl

Address 103 BROWN ST      City WASH. GRAVE      State MD      Zip 20880

Cell Telephone: \_\_\_\_\_ Work Telephone \_\_\_\_\_ Email: william-j-earl@icloud.com

#### F. Licensed Contractor. MHIC or Montgomery County Builders License \_\_\_\_\_ Expiration Date \_\_\_\_\_

Business Name \_\_\_\_\_

Primary Contact \_\_\_\_\_ DPS Customer #: \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Cell Telephone: \_\_\_\_\_ Work Telephone \_\_\_\_\_ Email: \_\_\_\_\_

#### G. Building Address:

Number 103 Street BROWN ST      City WASH. GRAVE      Zip 20880

Lot (s) \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

#### H. Site Plan Information

MNCPPC Site Plan No. \_\_\_\_\_ Preliminary Plan No. \_\_\_\_\_

Record Plat No. \_\_\_\_\_ Forest Conservation Easement?  Y  N

**I. Additional Approvals:**

Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit. For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

**J. Water and Sewage**

TYPE OF WATER SUPPLY  WSSC  WELL  OTHER (specify) \_\_\_\_\_  
SEWAGE DISPOSAL  WSSC  SEPTIC  OTHER (specify) \_\_\_\_\_

**K. MPDU (moderately priced dwelling unit(s))**

25% of this new home development will be built as Moderately Priced Dwelling Units  Yes  No

**L. Conditional Use: Is this lot subject to a Conditional Use?**

Yes, Case # \_\_\_\_\_  No

**M. Variance: (Has a Variance been granted to perform this work?)**

Yes, Variance # \_\_\_\_\_  No

**N. Historic Area in Atlas or Master Plan: Is the property a Historic resource?**

Yes  No

**O. Authorized Agent Affidavit:**

I hereby declare and affirm, under penalty of perjury, that:

1. I am duly authorized to make this permit application on behalf of: William Earl  
(Please print property owner's name)

2. The work proposed by this building permit application is authorized by the property owner; and  
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

WEA 2.20.23 William Earl  
(Property Owner's Signature - required) Date (Print Name)

\_\_\_\_\_  
(Licensed Contractor Signature, if applicable) Date (Print Name)

Ralph Hurst 2.20.23 Ralph Hurst  
(Authorized Agent's Signature, if applicable) Date (Print Name)

**P. Statement of Homeowner Acting as New Home Builder:**

I, the undersigned property owner, state that I am not a licensed new home builder and that the building to be constructed under this permit is to be used as a residence for me and my immediate family. I will serve as general contractor and take responsibility for compliance with all applicable building codes.

\_\_\_\_\_  
(Property Owner's Signature) Date (Print Name)

**Q. To Be Read by the Applicant:**

Any information that the applicant has set forth in this application that is false, or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply always with the plans as approved by all applicable government agencies.

WEA 2.20.23 William Earl  
(Applicant's Signature) Date (Print Name)

**R. Expedited Plan Review:**

I request an Expedited Plan Review, when available, which is subjected to additional fees.

\_\_\_\_\_  
(Applicant's Signature) Date (Print Name)

titleforward

©: 207-908-8999  
www.titleforward.com



PROPERTY ADDRESS:  
103 BROWN STREET, WASHINGTON GROVE, MARYLAND 20890

SURVEY NUMBER: 2301.1688

DATE SIGNED: 01/20/23

FIELD WORK DATE: 1/19/2023

(REVISION DATES:  
(REVO 1/20/2023)

POINTS OF INTEREST  
NONE VISIBLE

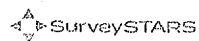


**SURVEYOR'S CERTIFICATE**  
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

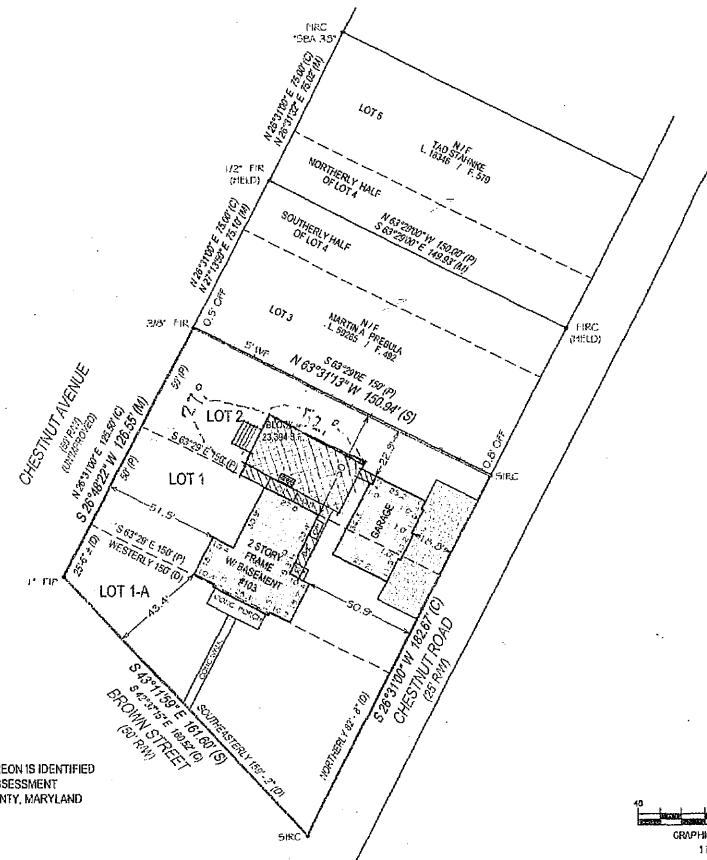
*John E. Krobath*  
**John E. Krobath**  
Licensed Professional Land Surveyor  
(License Number: 10703) | Expires 5/31/2024



Exacta Land Surveyors, LLC  
202203P  
Office: 410.812.9099  
1700 E. Churchville Rd., Suite 100 | Bel Air, MD 21034

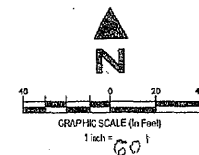


2301.1688  
BOUNDARY SURVEY  
MONTGOMERY COUNTY

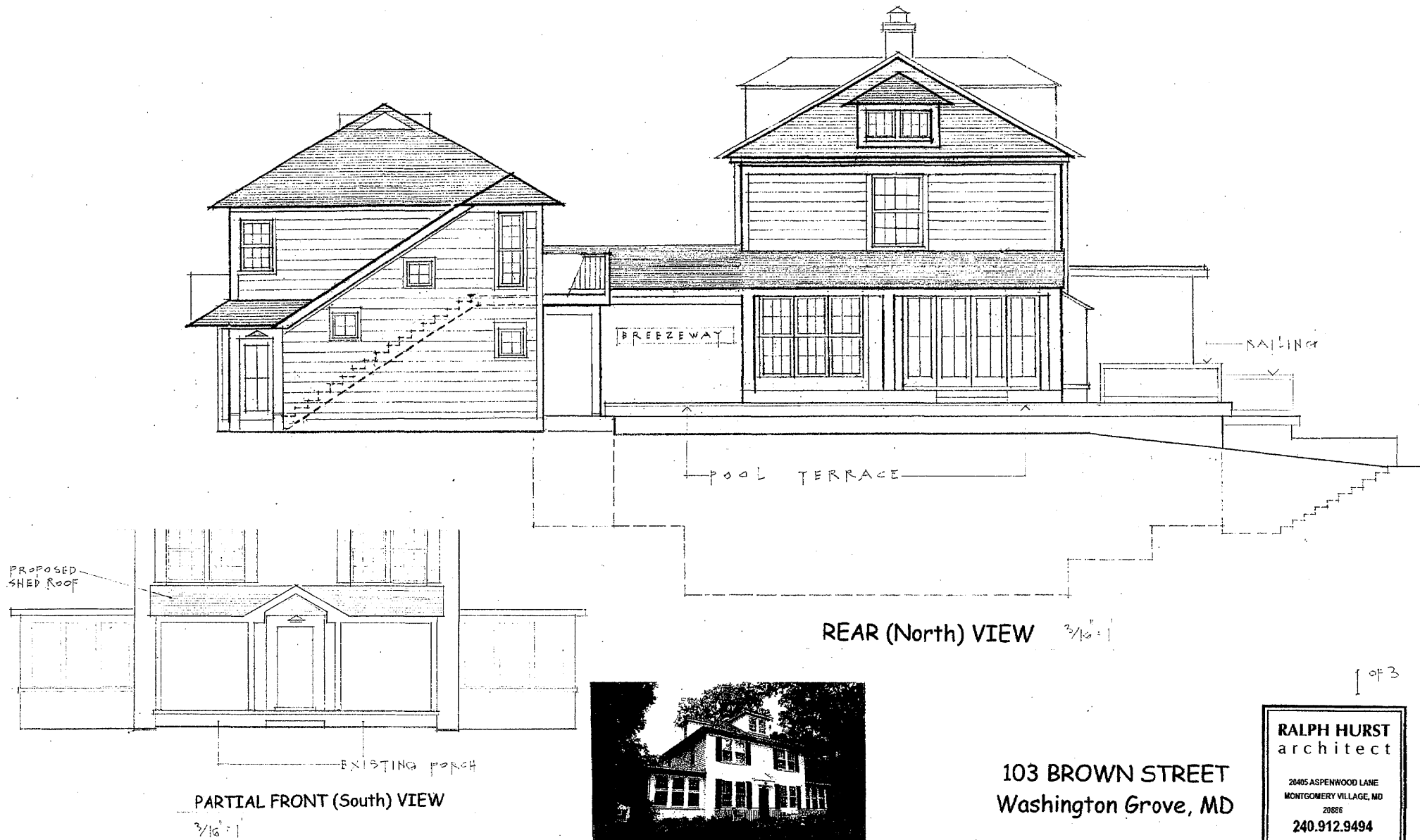


NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX ID #781818 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



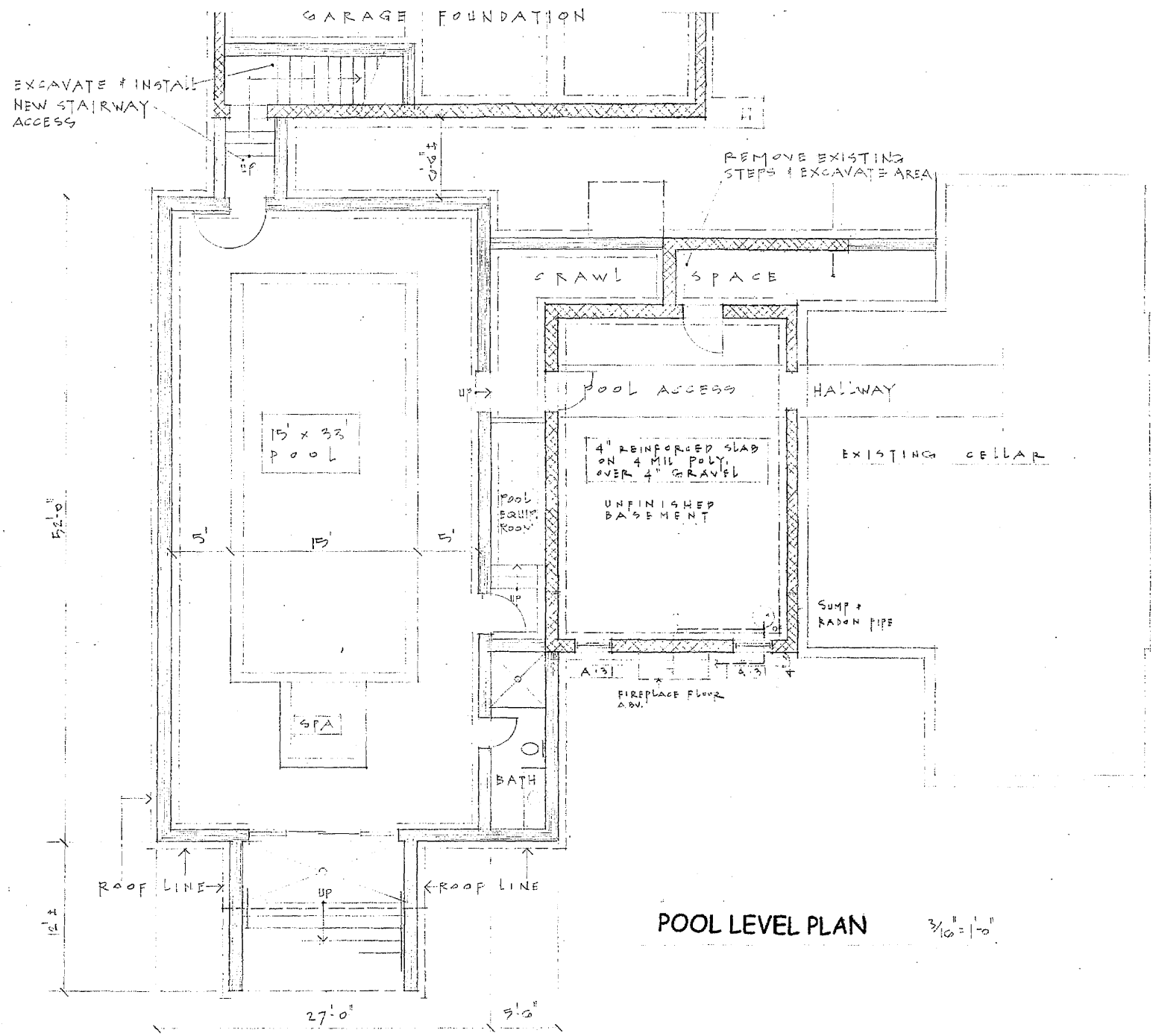
103 BROWN STREET  
Washington Grove, MD

**RALPH HURST**  
architect

20405 ASPENWOOD LANE  
MONTGOMERY VILLAGE, MD  
20886  
240.912.9494

2.21.23

1 of 3



POOL LEVEL PLAN  $\frac{3}{16}'' = 1'-0''$

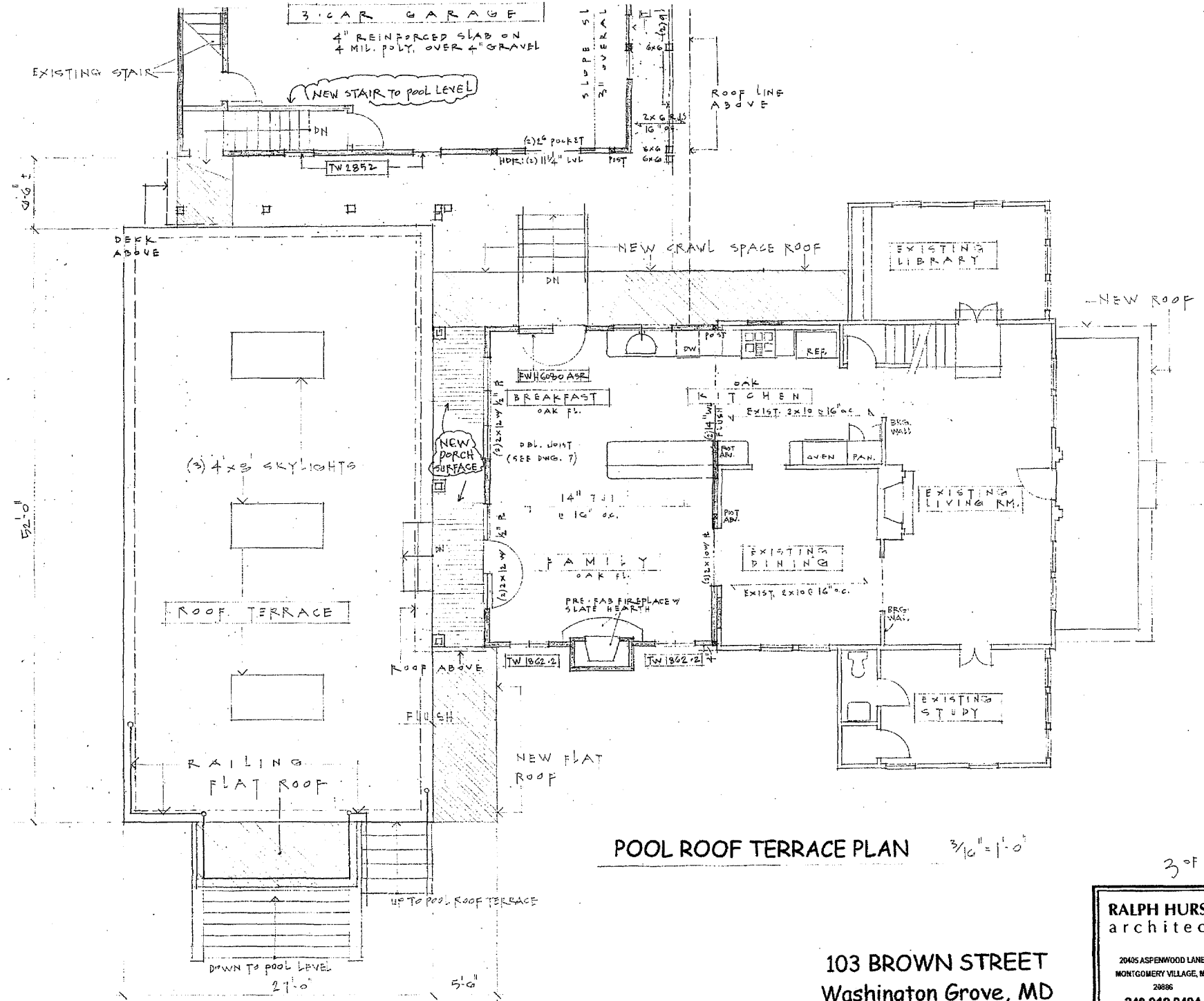
2 of 3

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POOL ROOF TERRACE PLAN

3/16" = 1'-0"

3 of 3

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