

HPC Review
for 405 Brown Street

HPC2023-02-21-01

A building permit application for an addition at 405 Brown Street was forwarded to the HPC and reviewed at the regularly scheduled monthly meeting of the HPC on February 21. Homeowner Collin Turner and architect Robyn Renas participated in the review.

General Description: Breakfast room, screened porch and covered rear entry porch additions; interior renovations to existing pantry, laundry room; new bay window.

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. Prepared by architect Robyn Renas, they included a building permit application, building permit worksheet, site plan, demolition plan, floor plan and three elevation drawings of the proposed construction.

General Scope of Project: A new breakfast room, 11'x18', fronting Maple Road, is planned at the rear of the house. It will sit back 8" from the existing kitchen in order to respect the required 15' setback at the road. A pair of generous six-over-six double hung-windows, surmounted by transoms, are shown to face Maple Road. A new modest entrance porch will serve both the new breakfast room and the new screened porch (11'6"x17'6"). The porch will have a 1'6" knee wall and a white-framed Screen Tight system. Three screen panels are shown to face the existing garage, and five screen panels are shown on the yard-side elevation. Brick pavers are planned for the entrance porch and its steps, as well as for the screened porch. Cement smooth lap siding, painted white, is specified, as are asphalt roof shingles to match the existing house. The architect stated that the existing roof over the mudroom/laundry is uneven; it will be regularized as part of this project. She also pointed out that the breakfast room's vaulted ceiling runs from the new Maple Road gable, straight through to the screened porch gable. A new cantilevered bay that incorporates a pair of six-over-six double-hung windows will be added to the existing laundry room/pantry, overlooking the side yard.

Visibility from public ways: The proposed additions will be visible from Brown Street, Maple Avenue and Maple Road.

Contributing structure: The house, identified as c. 1914 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:

405 Brown Street
1914 (MD assessment, 1895)

This two-and-a-half-story, frame house has a vernacular, front-gable form and a rectangular plan. A deep porch, with a hipped roof supported on wood columns, wraps around three sides of the house, which faces south toward Brown Street. Although the porch imparts a sense of balance to the front façade, the arrangement of doors and window openings is asymmetrical. At the ground-floor level, there are windows to either side of the front door. The window to the west is a small, six-light window. On the opposite side of the door is a six-over-six, double-hung sash, wood window. Above this window and the front door at the second-floor level are two six-over-six, double-hung sash, wood windows. A small, six-light window is located in the gable. Single bay extensions on the west and east facades are sheltered by the porch. A one-

story, gabled wing extends from the rear (north) façade. With the exception of those in the gables, the house's window openings feature louvered shutters. In the back of the lot is a frame garage with a gable roof and wood siding. A historic photograph (date unknown) of this early twentieth-century house indicates that it once had a less elaborate front porch that extended the width of the front façade, but did not wrap around to the sides. The earlier porch had a hipped roof supported on simple square posts.

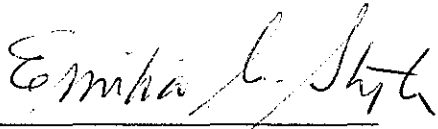
Nearby Contributing structures: 405 Brown Street is surrounded by contributing resources; those in closest proximity include 313, 315, 317, 319, 401, 409, 410 and 414 Brown Street; 16, 108, 109, 111 and 119 Maple Avenue; 102, 106 and 108 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed construction is compatible with the historic district and with the existing structure. It is modest in height and in scale, and its eave line remains low.

The slight setback of the breakfast room addition from the existing kitchen (Maple Road elevation) bears witness to Washington Grove homes' tradition of accretion.

Open and screened 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: None.



Emilia A. Styles
for the Historic Preservation Commission

2-27-2023

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.



DPS Montgomery County
Department of Permitting Services

2425 Reade Drive, 7th Floor
Wheaton, MD 20902
240-777-0311
montgomerycountymd.gov/dps



Application for Residential Building Permit

Sediment Control # _____ Building AP #(s) _____ Demolition # _____

A. Description of Work	Use or Proposed Use
<input checked="" type="checkbox"/> ADD <u>441</u> sq. ft.	<input checked="" type="checkbox"/> Detached House
<input checked="" type="checkbox"/> ALTER <u>135</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 13,125 sq. ft. | Disturbed Land Area: 960 sq. ft. | Earth Movement (cu. yd.): 19.1 | Estimated Cost: \$ 150K

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

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 DAVID COLLIN TURNER
Address 405 Brown Street PO Box 1331 City Washington Grove State MD Zip 20880
Cell Telephone: 2024129511 Work Telephone _____ Email: collin@405brown.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 405 Street Brown Street City Washington Grove Zip 20880
Lot (s) 3; part 2; part 4; part alley Block 26 Subdivision Washington Grove
Nearest Cross Street. Maple Avenue

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: David Collin Turner
(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.

[Signature] 1/27/23 _____
(Property Owner's Signature - required) Date (Print Name)

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

[Signature] Jan 27, 2023 Robyn Renas - Architect
(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:

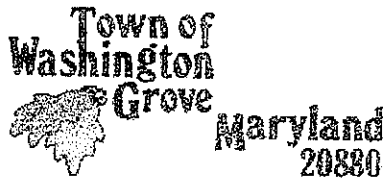
Any information that the applicant has set forth in this application that is false, or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply always with the plans as approved by all applicable government agencies.

[Signature] 1/27/23 David Collin Turner
(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)



Washington Grove Planning Commission Building Permit Worksheet

This worksheet was designed to help both the applicant and the Planning Commission.

Questions may be directed to the Planning Commission Chairman.

Items to submit with this checklist:

- Application
- Copy of review by Historic Preservation Commission (if applicable)
- Bond (if necessary)
- Survey (Boundary Survey for Major permit; Location Drawing for Minor permit)
- Construction Drawings (final set, identical to those submitted to Montgomery County)

Set Back Distances Clearly Marked in Feet

Front (from Avenue/^{Brown}Street/Lane/Road/Circle) 25'-0" to house

Rear 38'-0" to new Screen porch

Side (Left) 30'-4" to new Screen porch

Side (Right) 15'-0" to new Bkfst Room / Secondary Frontage Maple Ave

Total of Both Sides 45'-4"

Square Footage

Lot 13,125 sq. ft.

Rear Lot (when applicable) 6600 sq. ft.*
*(measured beyond proposed addition)
(exist garage footprint = 1066 sq. ft.)

Existing Footprint 2519.25 sqft (porch + first floor + garage)

Proposed Footprint 441.39 sqft (BKgt + ^{open} Porch + Screen Porch)

Enclosed Space

Current Enclosed Space 2981 sqft (1st floor + 2nd floor + garage)

Proposed Enclosed Space 408.5 sqft (BKgt + Screen Porch)

Building/Structure Height (from ground to peak) - ^{Proposed} Addition

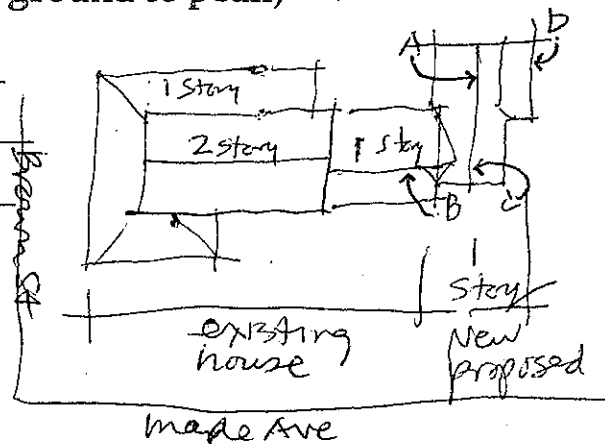
A Corner 1 Left Front 15'-4"

B Corner 2 Right Front 14'-8"

C Corner 3 Right Rear 15'-4"

b Corner 4 Left Rear 10'-0"

Number of Stories one



Fence Requirements N/A

Height Facing Private Property _____

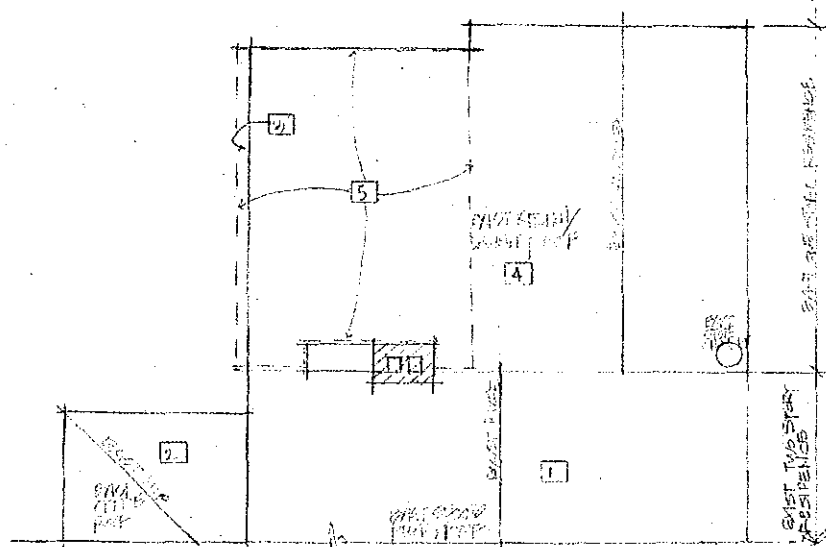
Height Facing Public Property _____

Distance from Center of Intersection _____

Notes:

Scope of work:

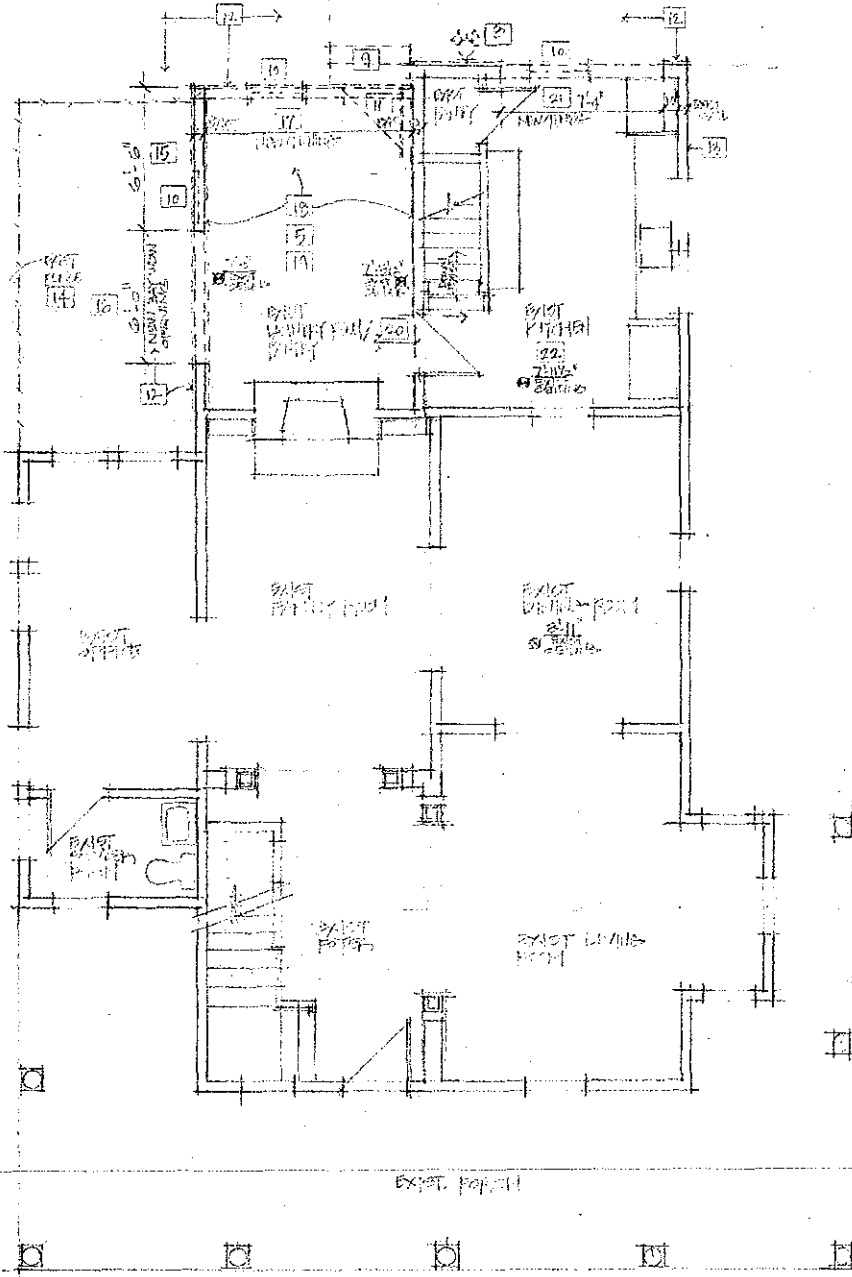
- Interior renovation existing Pantry/Laundry Room + ^{New} Bay window
- Breakfast Room addition
- Screen porch addition
- Covered Rear Entry porch addition



① ROOF DEMOLITION PLAN
SCALE 1/4" = 1'-0"

Demolition Notes

1. Existing Second Floor residence roof to remain - protect existing chimney
2. Existing First Floor residence roof to remain at Office area
3. Remove existing First Floor Laundry Room shed roof cave
4. Remove existing First Floor Laundry and Kitchen asphalt roofing and underlayment
5. Remove roof sheathing and rafters at area of existing Laundry Room
6. Remove existing gravel in conflict with New Work and stockpile for future use
7. Protect existing mature Maple Tree
8. Remove existing spot light and save for possible re-use
9. Remove existing wood steps
10. Remove existing window
11. Remove existing door and storm door
12. Remove existing exterior siding at rear/side wall Laundry Room and rear wall Kitchen to expose wall framing for New Work addition
13. Existing siding to remain at Kitchen side wall facing Maple Avenue
14. Protect existing fence - temporary removal of segments may be required to provide construction access
15. Protect existing oil tank and maintain fill valve access
16. Remove portion exterior wall for New Laundry Room box bay window
17. Remove existing Laundry Room rear wall in its entirety - corner post to remain
18. Remove all wall/ceiling/roof finishes at existing Laundry Room
19. Relocate existing refrigerator to temporary location for duration of construction process
20. Existing Laundry Room floor level is approximately 3" below balance of First Floor and slopes towards side yard
21. Remove portion existing Kitchen rear wall for width indicated for new caset opening height of 7'-0"
22. Existing Kitchen to remain - Owner to pursue cabinet face frame renovation at existing sink base cabinet run

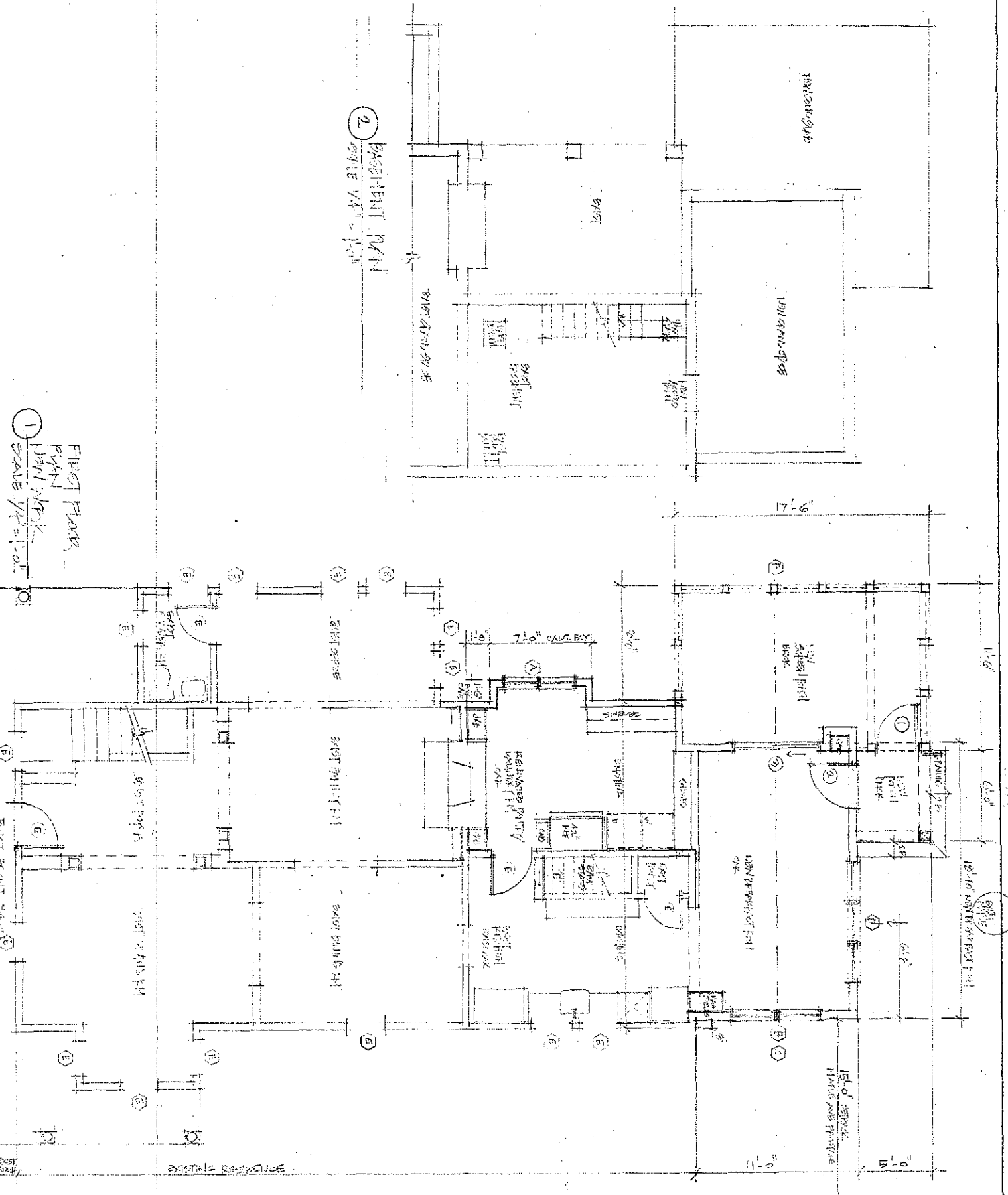


② FIRST FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"

Robyn Renas Architect
First Office Box 854
Washington Grove, MD 20880
Studio
cell 301-267-1332 robynrenas@gmail.com

Turner Residence
405 Brown Street PO Box 1331
Washington Grove, Maryland 20880

DATE: 11.27.2012



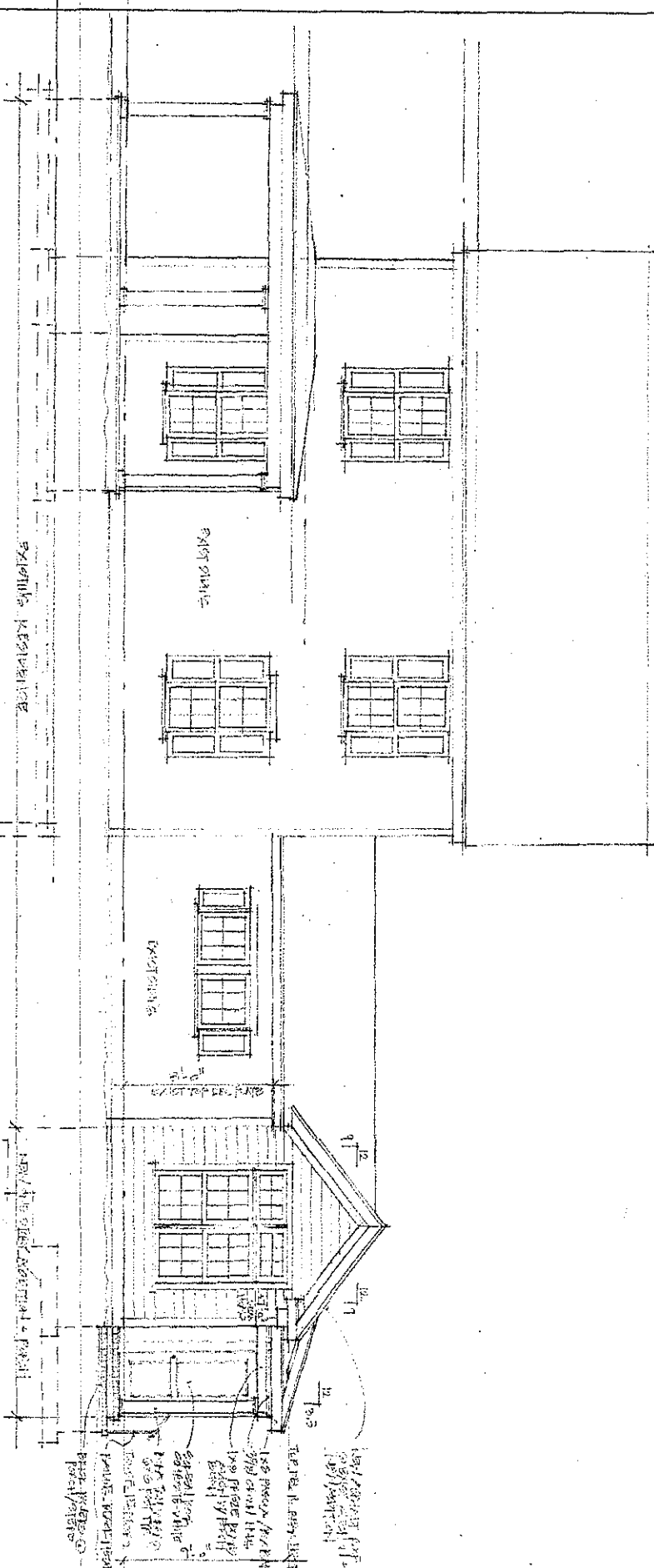
① FIRST FLOOR
PLAN
Scale 1/4" = 1'-0"

② BASEMENT
PLAN
Scale 1/4" = 1'-0"

A-3
 1/12/2005
 1/12/2005
 1/12/2005

Turner Residence
 405 Brown Street PO Box 1331
 Washington Grove, Maryland 20880

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 Washington Grove, MD 20880
 cell 301-266-1382 robynrenas@gmail.com



① MAPLE AVENUE SIDE ELEVATION - NEW WORK
 SCALE 1/4" = 1'-0"

DATE
 JAN 27 2007
 REVISIONS

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