

HPC Review
for 3 Daylily Lane

HPC2023-01-17-01

Construction drawings for an addition at 3 Daylily Lane were forwarded to HPC and reviewed at the regularly scheduled monthly meeting of the HPC on January 17. The homeowner, Larry Good, was not present for the review.

General Description: Single-car garage

Adequacy of the Documents Submitted: The documents submitted were sufficient for HPC's review of the project. Prepared by Mullins & Sons Remodeling, they included a site plan; an existing condition photograph; front, right side and rear elevation drawings of the proposed construction; general notes; and detailed construction drawings.

A building permit application was not included in the package provided to HPC, but it, as well as a building permit worksheet, was forwarded from the Town office on January 19.

General Scope of Project: A 15'x24' single-car garage, attached to the existing two-car garage, is planned. Siding, trim, roofing, and the garage door are specified to match those features on the existing house and garage. Access to the garage is shown to be via the overhead door only (vehicle entrance).

Visibility from public ways: The proposed garage will be visible from Washington Grove Lane and from Daylily Lane.

Contributing structure: The house, identified as c. 2005 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is not identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

3 Daylily Lane 1990

This two-story, New Traditional-style house was built in 1990. It is one of three houses along Daylily Lane built by Keating Construction Company and designed by architect Raoul Lissabet. The front (west) façade has an irregular composition that includes a two-story section under a cross-gable roof and a one-and-a-half-story section with a side-gable roof. At the south end of the two-story section is a projecting, gabled bay. The one-and-a-half-story section features a gabled dormer. A raised porch extends across part of the front façade. It has a shed roof supported on square posts, a simple railing, and a concrete foundation and floor. On the porch are two doors with sidelights. The house is illuminated by one-over-one, double hung sash, vinyl windows. A two-car garage is attached to the house at its south end. The garage has a cross-gable roof. The house and garage are clad with vinyl siding. A chimney, also covered with vinyl siding, extends along the south façade behind the garage.

Nearby Contributing structures: The closest contributing resources are 510, 511, 513 and 517 Washington Grove Lane.

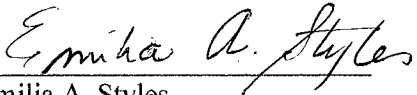
Compatibility with the historic district and/or existing structure: The proposed construction is compatible with the historic district and with the existing structure.

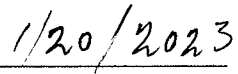
The roof of the proposed garage keeps the same pitch as both the roof of the existing two-car garage and the house, but it is lower.

Also, the plane of the garages' front elevation will be interrupted, as the new garage construction is shown to be brought forward towards Daylily Lane by two feet.

These measures serve to reduce the perceived mass and scale of the new construction and are in harmony with the tradition of accretion in the Town's built environment.

HPC Recommendations: None


Emilia A. Styles
for the Historic Preservation Commission


Date: January 20, 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 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.



DPS

Montgomery County
Department of Permitting Services



2425 Reedie 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>360</u> sq. ft.	<input type="checkbox"/> Detached House	<input type="checkbox"/> Mobile Home*
<input type="checkbox"/> ALTER _____ sq. ft.	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Deck
<input type="checkbox"/> CONSTRUCT _____ sq. ft.	<input type="checkbox"/> Modular/Manufactured Home*	<input type="checkbox"/> Shed
<input type="checkbox"/> DEMOLISH	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Spa/Hot tub
<input type="checkbox"/> MOVE	<input type="checkbox"/> Pool above Ground	<input type="checkbox"/> Duplex
<input type="checkbox"/> FOUNDATION ONLY	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Basement
<input type="checkbox"/> RESTORE and/or REPAIR _____ sq. ft.	<input type="checkbox"/> Group Home – 5 Persons or less	<input type="checkbox"/> Pool In Ground
<input type="checkbox"/> FINAL ONLY	<input type="checkbox"/> Assisted Living – 5 Persons or less	<input type="checkbox"/> Other _____

* Manufacturer's Name and Model _____

Lot Size _____ sq. ft. | Disturbed Land Area: 360 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

Model House Program/Refer-Back System	Swimming Pools Refer-Back System
<input type="checkbox"/> INITIAL SUBMITTAL	<input type="checkbox"/> INITIAL SUBMITTAL
<input type="checkbox"/> Refer-back PERMIT # _____	<input type="checkbox"/> Refer-back PERMIT # _____

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

E. Property Owner (Required)

Name LARRY GOOD
Address 3 DAYLILY LN City WASHINGTON GROVE State M.D. Zip 20880
Cell Telephone: _____ Work Telephone _____ Email: _____

F. Licensed Contractor. MHIC or Montgomery County Builders License _____ Expiration Date _____

Business Name MULLINS AND SON HOME REMODELING
Primary Contact JOE MULLINS DPS Customer #: _____
Address _____ City _____ State _____ Zip _____
Cell Telephone: _____ Work Telephone _____ Email: _____

G. Building Address:

Number 3 Street DAYLILY LANE City WASHINGTON GROVE Zip 20880
Lot (s) 2 Block GT11P54 Subdivision STEWART'S ADDITION
Nearest Cross Street. _____

H. Site Plan Information

MNCPPC Site Plan No. _____ Preliminary Plan No. _____
Record Plat No. _____ Forest Conservation Easement? Y N

RCVD. \$100.00
1/6/23 (KL)

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: _____
(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.

_____ (Property Owner's Signature - required)	_____ Date	_____ (Print Name)
<i>Joe Mullins</i>		Joe Mullins
_____ (Licensed Contractor Signature, if applicable)	_____ Date	_____ (Print Name)
_____ (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)
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Q. To Be Read by the Applicant:

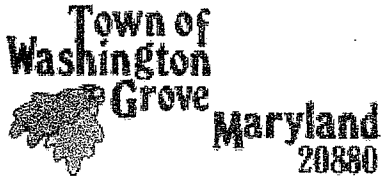
Any information that the applicant has set forth in this application that is false, or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply always with the plans as approved by all applicable government agencies.

<i>Joe Mullins</i>	<i>1-7-2022</i>	<i>Joe Mullins</i>
_____ (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)
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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/Street/Lane/Road/Circle) 24'

Rear N/A

Side (Left) ATTACHED TO HOUSE

Side (Right) 14'

Total of Both Sides _____

Square Footage

Lot 9280 Sq. Ft.

Rear Lot (when applicable) _____

Existing Footprint _____

Proposed Footprint _____

Enclosed Space

Current Enclosed Space _____

Proposed Enclosed Space 360 sq ft

Building/Structure Height (from ground to peak)

Corner 1 Left Front _____

Corner 2 Right Front _____

Corner 3 Right Rear _____

Corner 4 Left Rear _____

Number of Stories _____

Fence Requirements

Height Facing Private Property _____

Height Facing Public Property _____

Distance from Center of Intersection _____

Notes:

PROPOSED NEW ADDITION FOR:
 3 DAYLILY LANE
 WASHINGTON GROVE, MD

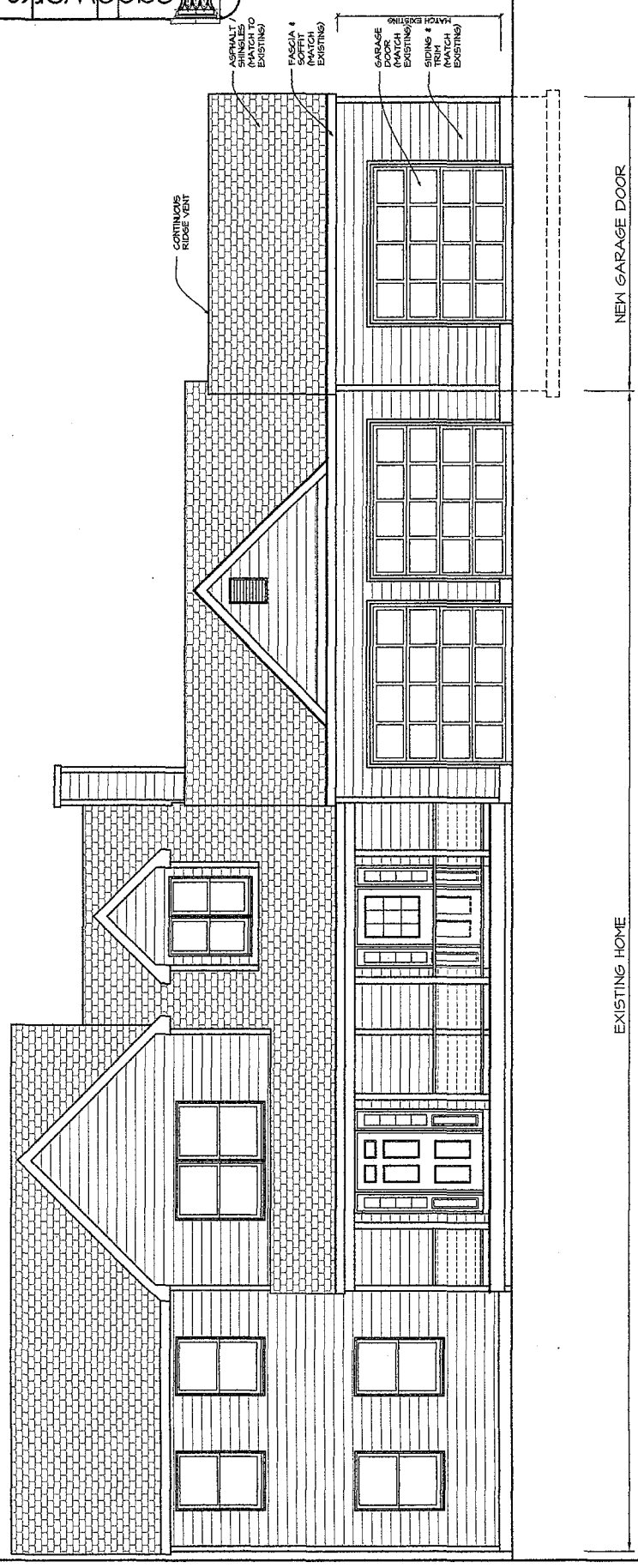
SHEET NO.
A003
 PROJ. NO.: 17.33

FRONT ELEVATION

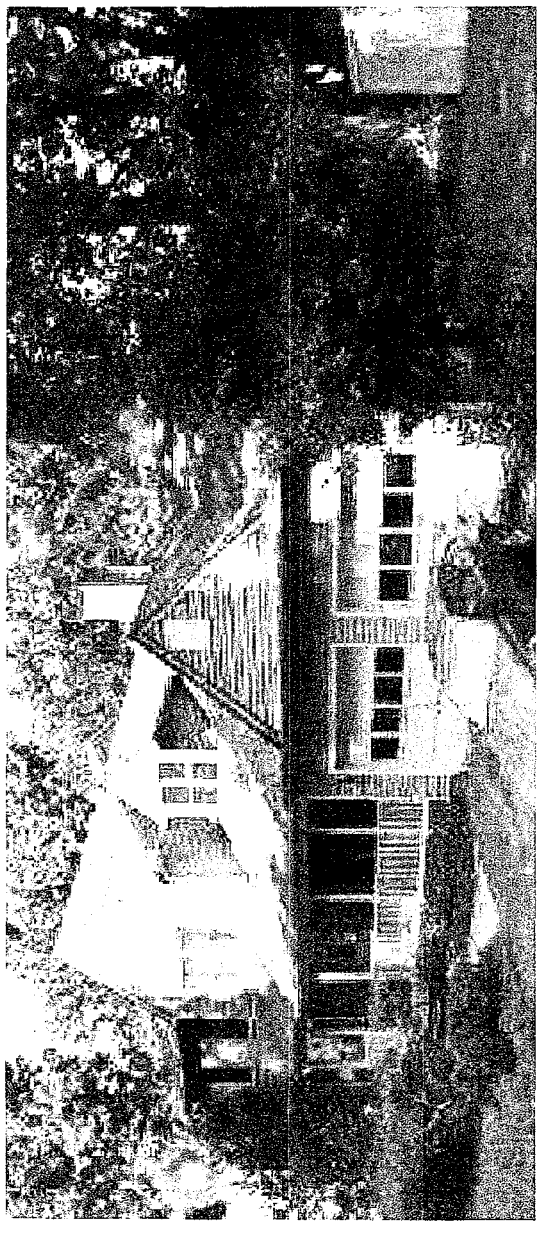
ISSUE DATE	
BY	
DATE	
REMARKS	
DESIGNED BY	
DATE	
PREPARED BY	
DATE	
CHKD BY	
DATE	
APPROVED BY	
DATE	

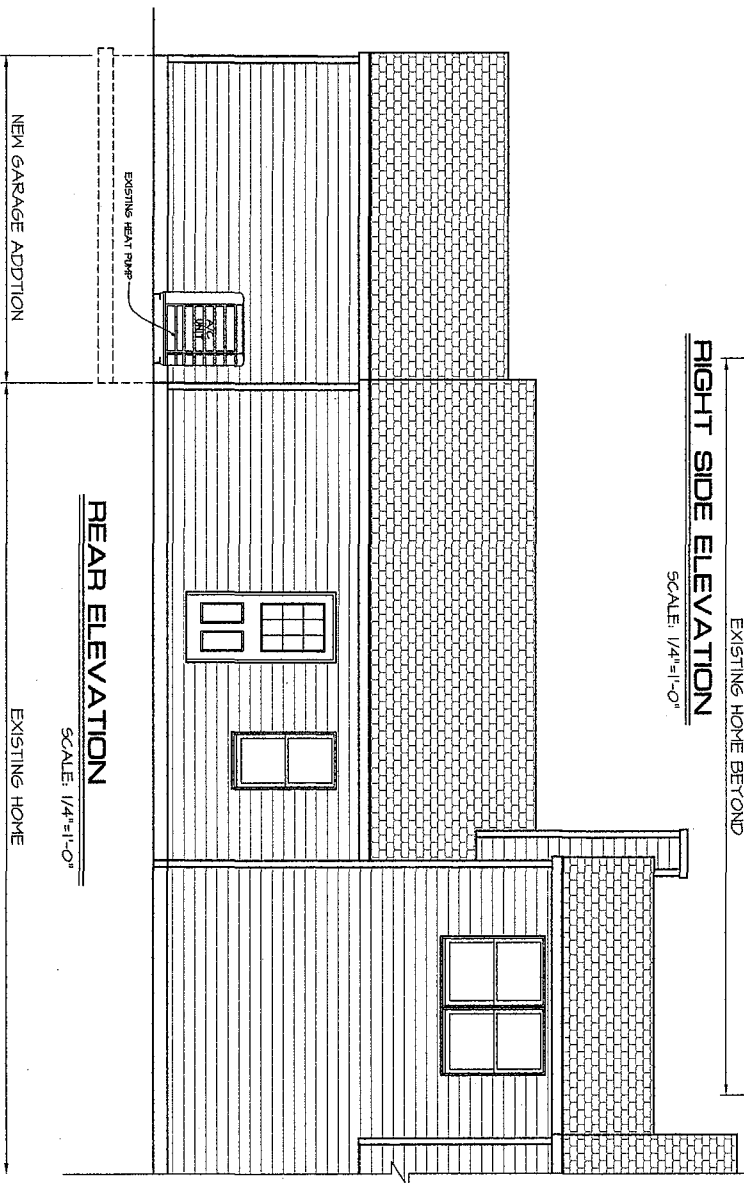
SUBMITTALS

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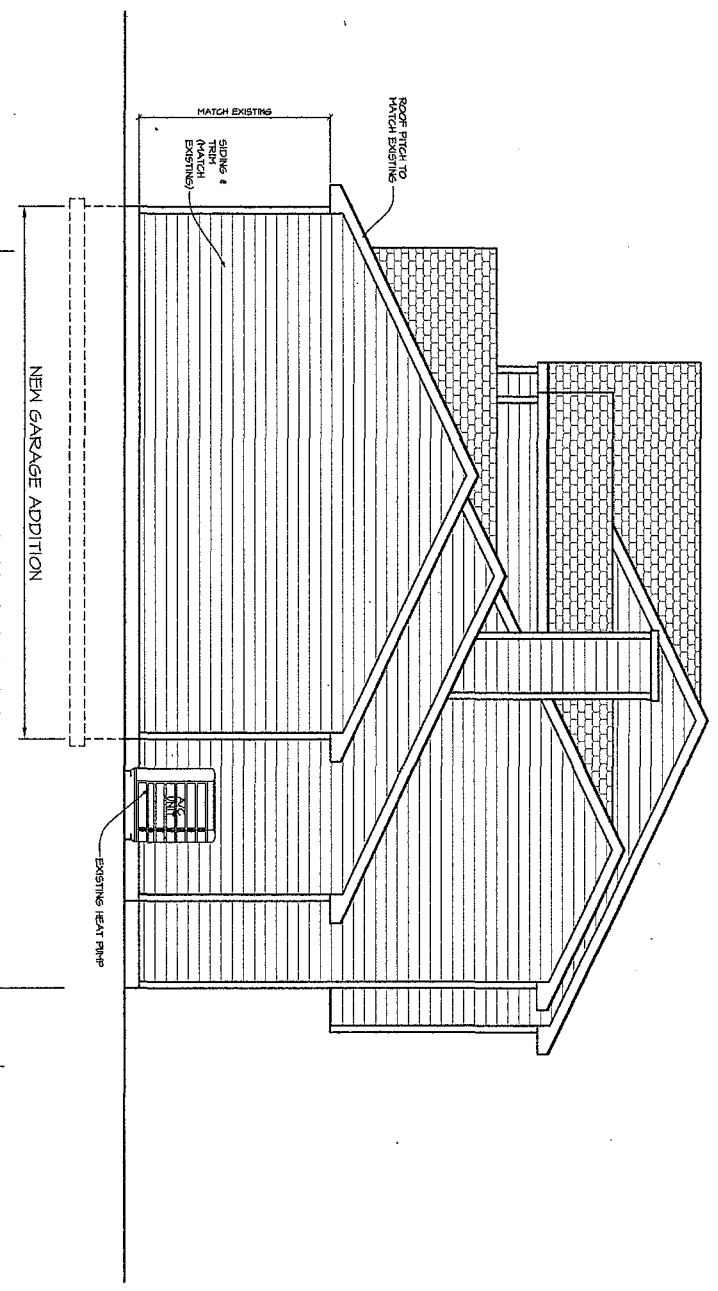


FRONT ELEVATION
 SCALE: 1/4"=1'-0"





RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



SHEET NO.
A004
PROJ. NO. 1733

PROPOSED NEW ADDITION FOR:
MULLINS & SONS REMODELLING
3 DAYLILLY LANE
WASHINGTON GROVE, MD

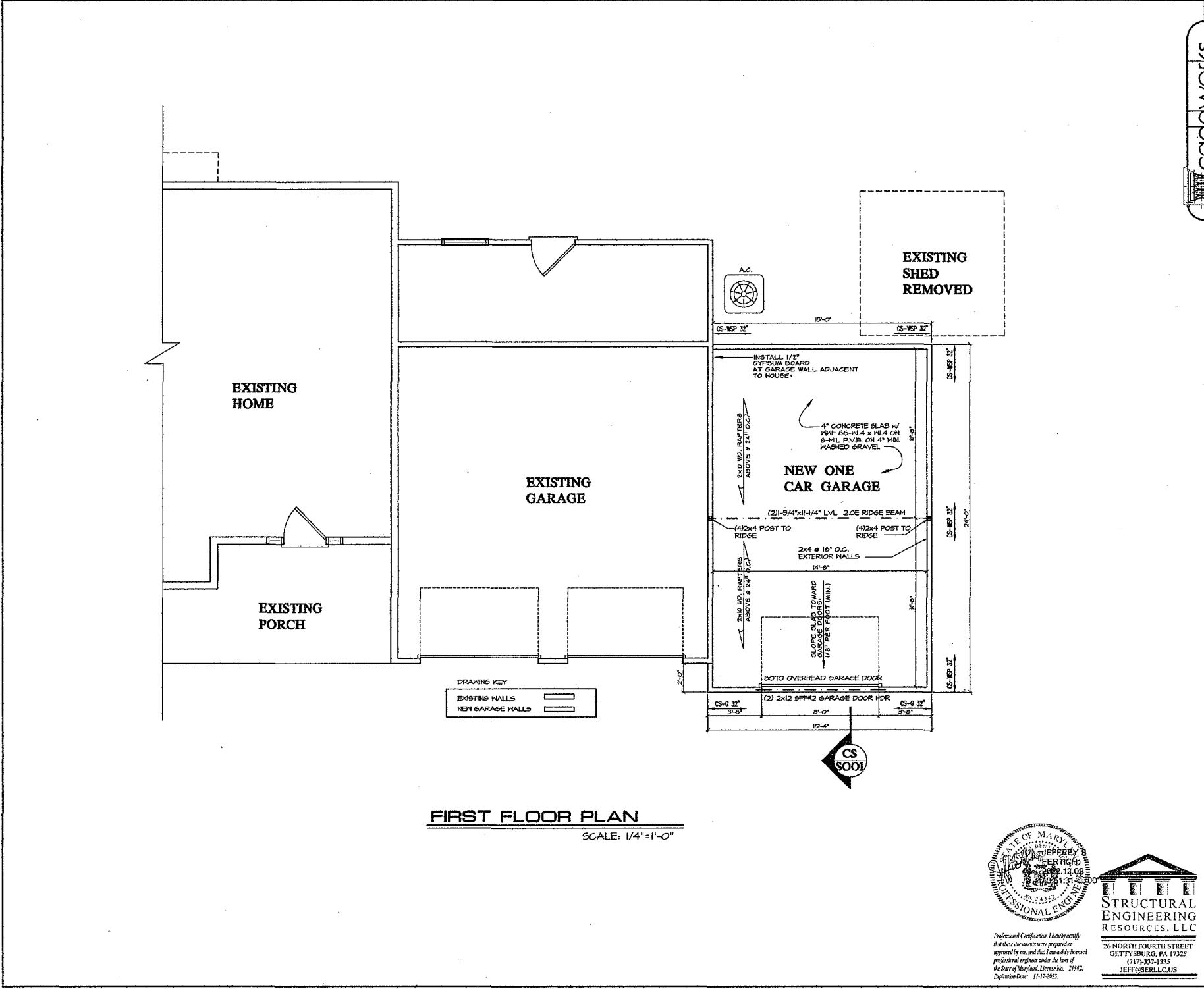
RIGHT & REAR ELEVATIONS

SUBMITTALS		
ISSUE DATE	DRAWN BY	REMARKS
10-2-2022	DHR	PRELIMINARY PLANS
11-17-2022	DHR	PERMIT SET



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SUBMITTALS

ISSUE	DATE	BY	REMARKS
01	03-22-22	DKR	PRELIMINARY PLANS
02	07-25-22	DKR	CONTRACT SET

GARAGE PLAN

PROPOSED NEW ADDITION FOR:

MULLINS & SONS REMODELLING
 3 DAYLILLY LANE
 WASHINGTON GROVE, MD

SHEET NO.
A002

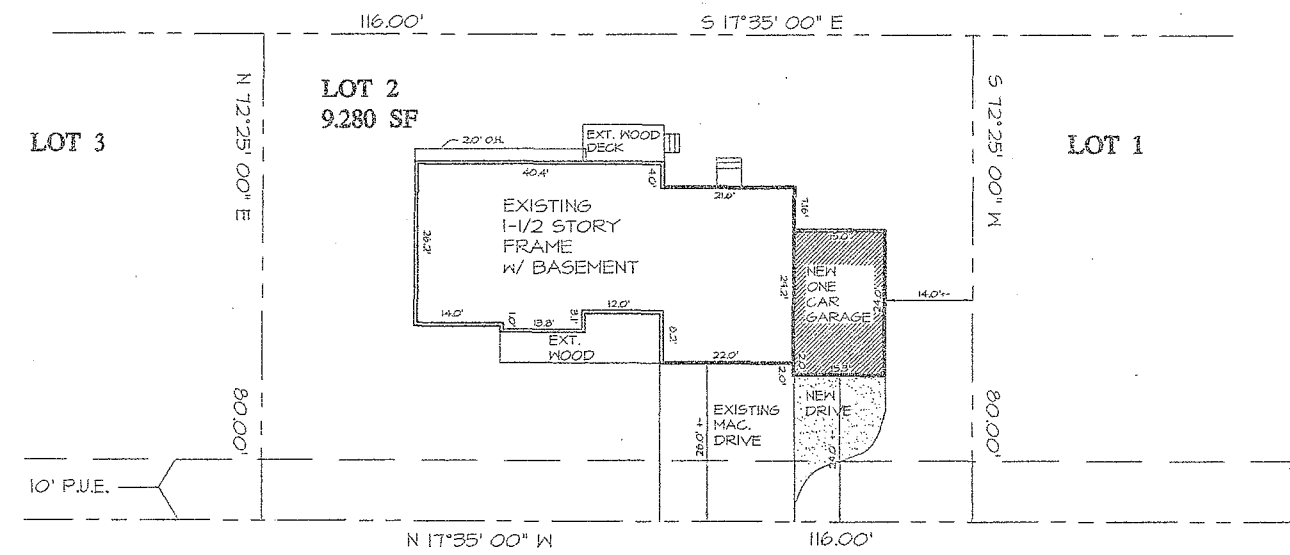
PROJ. NO: 17333



STRUCTURAL ENGINEERING RESOURCES, LLC
 26 NORTH FOURTH STREET
 GETTYSBURG, PA 17325
 (717) 334-1335
 JEFF@SERLLC.US

Professional Certification. I hereby certify that these documents were prepared or supervised by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21842, Expiration Date: 11-17-2023.

SUBMITTALS:
DD-MN-YY INTL REMARK



DAY LILY DRIVE
(30' R/W)

SITE PLAN

SCALE: 1:20

SITE PLAN FOR:
MULLINS & SONS REMODELLING
8 DAY LILY LANE
WASHINGTON GROVE, MD

SHEET NO.

S-1

PROJ. NO.: 00000