MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 23335 Frederick Road, Clarksburg  
Meeting Date: 3/25/2020

Resource: Contributing Resource  
(Clarksburg Historic District)  
Report Date: 3/18/2020

Applicant: Aries Investment Group  
(Ward Bucher, Architect)  
Public Notice: 3/11/2020

Review: HAWP  
Tax Credit: N/A

Case Number: 13/10-20A  
Staff: Michael Kyne

PROPOSAL: Mechanical equipment installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Clarksburg Historic District

STYLE: Vernacular, side-gable

DATE: c. 1800 (rear ell), 1827-43 (front portion), early 20th century (front porch)

Fig. 1: Subject property (in its new location), as marked by the blue star.
**PROPOSAL:**

The applicants propose the following work items at the subject property:

- Install mechanical equipment (one beverage cooler compressor and one HVAC compressor) on concrete pads at the north side of the rear ell.
- Window restoration/in-kind sash repairs.
- Replace missing window glazing.
  - Frosted glass/obsured glazing is proposed in the first-floor window on the east (rear) elevation of the rear ell.
- In-kind replacement of the existing three-tab asphalt shingles.

**APPLICABLE GUIDELINES:**

In accordance with the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), the Commission uses several documents to assist it in developing its decision when reviewing a Historic Area Work Permit application for an undertaking within the Clarksburg Historic District. As established by section 1.5 of the Regulations, these documents include section 24A-8 of the Montgomery County Code (Chapter 24A), the Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards), the guidance provided in the Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area (Clarksburg Master Plan), and the Vision of Clarksburg: A Long Range Preservation Plan (Vision). The pertinent information in these documents is outlined below.

**Montgomery County Code; Chapter 24A-8**

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the
historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4 § 1; Ord. No. 11-59)

**Secretary of Interior’s Standards for Rehabilitation**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF DISCUSSION:**

The subject property is a side-gable, vernacular-style Contributing Resource within the Clarksburg Historic District. The building was constructed in three phases – the rear ell is the original building and dates to c. 1800, the front portion dates to 1827-43, and the front porch dates to the early 20th century. The building was recently moved approximately 75’ south of its original location to accommodate the construction of Clarksburg Square Road/Redgrave Place Extended. The building relocation was approved by the Commission at the January 8, 2014 HPC meeting.

The applicants propose the following work items at the subject property:

- Install mechanical equipment (one beverage cooler compressor and one HVAC compressor) on concrete pads at the north side of the rear ell.
- Window restoration/in-kind sash repairs.
- Replace missing window glazing.
  - Frosted glass/obscured glazing is proposed in the first-floor window on the east (rear) elevation of the rear ell.
- In-kind replacement of the existing three-tab asphalt shingles.

Staff supports the applicants’ proposal, finding that the proposal will not remove or alter character-defining features of the subject property, in accordance with Standards #2 and #9.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9 outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or **michael.kyne@montgomeryplanning.org** to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ward@encoresdesign.com
Contact Person: Ward Bucher

Tax Account No.: 02-03780764

Name of Property Owner: Aries Investment Group (Clarksburg), LLC

Address: 3841 Sugarloaf Parkway Frederick MD 21704

Contractor: TBD

Contractor Registration No.: TBD

Agent for Owner: Ward Bucher

House Number: 23335

Street: Frederick Road

Town/City: Clarksburg

Nearest Cross Street: Clarksburg Square Road

Lot: ________ Block: HH Subdivision: 0044

Liber: ________ Folio: ________ Parcel: N176

PART 1: TYPE OF PERMIT & ACTION & USE

A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ SLab ☐ Room Addition ☐ Deck
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Reversible ☐ Fence/Wall (complete in Section 4) ☐ Other: Alter Exterior Doors

B. Construction cost estimate: $5,000.00

C. If this is a revision of a previously approved active permit, see Permit No. N/A

PART 2: COMPLETE ONLY FOR CONSTRUCTION & EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART 3: COMPLETE ONLY FOR FENCES/RETAINING WALL

3A. Height ________ feet ________ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this as a condition for the issuance of this permit.

__________________________
Signature of owner or authorized agent

__________________________
Date

For Chairperson, Historic Preservation Commission

Approved: ____________________________

Disapproved: ____________________________

Applications/Permit No.: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

5
The project consists of interior tenant fit-out of the building for a proposed Beer and Wine store. The only work items that effect the exterior of the building are repairing damaged window sashes, replacing broken/missing window glazing, replacing asphalt roof shingles in kind, and the installation of compressors for a HVAC system, and Beverage cooler. The compressor installation will occur adjacent to the secondary facades.

The original portion of the existing L-shaped structure consists of a circa 1797 log structure. A wood frame side addition and rear ell addition were added in the 19th and 20th centuries and the log structure covered with drop siding. The building was recently moved to a new location on the original site to accommodate the connection of Clarksburg Square Road to Frederick Road as a core-and-shell retail building. The Horace Wilson House is significant for its association with many of Clarksburg's leading citizens during the 19th century, especially members of the medical profession.

2. SITE PLAN
Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
You must submit 2 copies of plans and elevations in a format no larger than 11” x 17”. Plans on 8 1/2” x 11” paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the dripline of any tree 6’ or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT [IN BLUE OR BLACK INK] OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
FIRST FLOOR PLAN - PROPOSED

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

COMPRESSOR FOR BEVERAGE COOLER (26-1/4" L x 37-3/4" W x 19-3/4" HT) ON CONCRETE PAD.

COMPRESSOR FOR HVAC SYSTEM (34-1/4" L x 37-1/4" W x 45-1/8" HT) ON CONCRETE PAD.

BEVERAGE DISPLAY COOLER

4'-0" PLYWOOD BRACING PANEL

23'-2" 1/16" PLYWOOD BRACING PANEL

TUBE STEEL COLUMN

EXISTING CONCRETE WALK

4'-0" PLYWOOD BRACING PANEL

20'-0" PLYWOOD BRACING PANEL

MERCANTILE (RETAIL)

467 SF

MERCANTILE (RETAIL)

239 SF

MERCANTILE (STOCK)

183 SF

COUNTER

MECHANICAL

HC TOILET

A101

A103

101

102

103

105

104

105A

105B

106

106A

106B

106C

UP

UP

02.20.20

03.17.20

02.17.20

A101

DATE: 03.17.2020

**NOT FOR CONSTRUCTION**
GENERAL NOTES:
1. REPAIR DAMAGED WOOD WINDOW SASHES. REPLACE BROKEN OR MISSING GLAZING.
2. REMOVE ALL SURFACE MOUNTED ELECTRICAL CONDUIT NOT IN USE.
3. REPOINT ALL CHIMNEYS. PROVIDE METAL CAPS.
4. REMOVE AND REPLACE ASPHALT ROOF SHINGLES. EXISTING SHINGLES ON FRONT PORCH ROOF TO REMAIN.
5. REMOVE LEAD PAINT FROM EXTERIOR. REPAINT.
EAST ELEVATION - PROPOSED

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

GENERAL NOTES:

1. REPAIR DAMAGED WOOD WINDOW SASHES. REPLACE BROKEN OR MISSING GLAZING.
2. REMOVE ALL SURFACE MOUNTED ELECTRICAL CONDUIT NOT IN USE.
3. REPOINT ALL CHIMNEYS. PROVIDE METAL CAPS.
4. REMOVE AND REPLACE ASPHALT ROOF SHINGLES. EXISTING SHINGLES ON FRONT PORCH ROOF TO REMAIN.
5. REMOVE LEAD PAINT FROM EXTERIOR. REPAIN.
NORTH ELEVATION - PROPOSED

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

GENERAL NOTES:
1. REPAIR DAMAGED WOOD WINDOW SASHES. REPLACE BROKEN OR MISSING GLAZING.
2. REMOVE ALL SURFACE MOUNTED ELECTRICAL CONDUIT NOT IN USE.
3. REPOINT ALL CHIMNEYS. PROVIDE METAL CAPS.
4. REMOVE AND REPLACE ASPHALT ROOF SHINGLES. EXISTING SHINGLES ON FRONT PORCH ROOF TO REMAIN.
5. REMOVE LEAD PAINT FROM EXTERIOR. REPAINT.

EXISTING 30" WD x 72" HT DOOR TO REMAIN.

COMPRRESSOR FOR HVAC SYSTEM ON CONCRETE PAD

COMPRRESSOR FOR BEVERAGE COOLER ON CONCRETE PAD
GENERAL NOTES:
1. REPAIR DAMAGED WOOD WINDOW SASHES. REPLACE BROKEN OR MISSING GLAZING.
2. REMOVE ALL SURFACE MOUNTED ELECTRICAL CONDUIT NOT IN USE.
3. REPOINT ALL CHIMNEYS. PROVIDE METAL CAPS.
4. REMOVE AND REPLACE ASPHALT ROOF SHINGLES. EXISTING SHINGLES ON FRONT PORCH ROOF TO REMAIN.
5. REMOVE LEAD PAINT FROM EXTERIOR. REPAINT.

SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"
Split System Cooling Product Data

XR16
4TTR6

2, 3, 4 & 5 Tons

PUB. NO. 22-1864-03
Features and Benefits

- CLIMATUFF™ 2-stage scroll compressor
- Efficiency up to 18.0 SEER
- All Aluminum SPINE FIN™ coil
- DURATUFF™ weather proof and rust proof base
- COMFORT “R”™ mode approved for better comfort indoors
- QUICK-SESS™ cabinet, service access and refrigerant connections with full coil protection
- WEATHERGUARD™ fasteners
- Glossy corrosion resistant finish tarpaulin gray cabinet with anthracite gray top
- Internal compressor high/low pressure & temperature protection
- Liquid line filter/drier
- Low sound with advanced PSC fan motor
- Service valve cover
- R-410A refrigerant
- From 70 to 100% capacity modulation
- 100% run test in the factory
- Low ambient cooling to 55° as shipped
- Extended warranties available
### General Data

#### Product Specifications

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<th>Model No.</th>
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<th>4TTR6036A1000B</th>
<th>4TTR6048A1000A</th>
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<td>24</td>
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#### Optional Accessories:

- Rubber Isolator Kit: BAYISLT101
- Snow Leg - Base & Cap 4" High: BAYLEGSO02
- Snow Leg - 4" Extension: BAYLEGSO03
- Hard Start Kit Scroll: BAYKSKT260
- Crankcase Heater Kit: BAYCCHT301
- Extreme Condition Mounting Kit: BAYECMT004
- Vertical Discharge Air Kit Base 4: BAYVDTA003
- Auto Charge Solenoid Kit: BAYCAKT001
- Refrigerant Lineset: TAYREFLNS*

#### A-weighted Sound Power Level [dB(A)]

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<th>SOUND POWER LEVEL [dB(A)]</th>
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Note: Rated in accordance with AHRI Standard 270-2008.
General Data

Accessory Description and Usage

**Rubber Isolators** — 5 rubber donuts to isolate condensing unit from mounting frame or pad. Use on any application where sound transmission needs to be minimized.

**Extreme Conditions Mounting Kit** — Bracket kits to securely mount condensing unit to a frame or pad without removing any panels. Use in areas with high winds, or on commercial rooftops, etc.

**Low Ambient Cooling** — For low ambient cooling below 55° see Application Guide APP-APG013-EN.

AHRI Standard Capacity Rating Conditions

**AHRI STANDARD 210/240 RATING CONDITIONS** —
- **A** Cooling 80°F DB, 67°F WB air entering indoor coil,
  95°F DB air entering outdoor coil.
- **B** High Temperature Heating 47°F DB, 43°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- **C** Low Temperature Heating 17°F DB, 15°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- **D** Rated indoor airflow for heating is the same as for cooling.

**AHRI STANDARD 270 RATING CONDITIONS** — (Noise rating numbers are determined with the unit in cooling operation.) Standard Noise Rating number is at 95°F outdoor air.
## Dimensions

### 4TTR6 Outline Drawing

Note: All dimensions are in MM (Inches).

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**MODELS** | **BASE** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **J** | **K**  
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---  
4TTR6024A | 4 | 1045 (41 1/8) | 946 (37-1/4) | 870 (34-1/4) | 5/8 | 3/8 | 152 (6) | 98 (3-7/8) | 219 (8-5/8) | 86 (3-3/8) | 711 (28)  
4TTR6036A | 4 | 1147 (45 1/8) | 946 (37-1/4) | 870 (34-1/4) | 3/4 | 3/8 | 152 (6) | 98 (3-7/8) | 219 (8-5/8) | 86 (3-3/8) | 813 (32)  
4TTR6048A | 4 | 1147 (45 1/8) | 946 (37-1/4) | 870 (34-1/4) | 7/8 | 3/8 | 152 (6) | 98 (3-7/8) | 219 (8-5/8) | 86 (3-3/8) | 813 (32)  
4TTR6060A | 4 | 1147 (45 1/8) | 946 (37-1/4) | 870 (34-1/4) | 1-1/8 | 3/8 | 152 (6) | 98 (3-7/8) | 219 (8-5/8) | 86 (3-3/8) | 813 (32)  

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From Dwg. D152635
Mechanical Specifications

General
The 4TTR6 is fully charged from the factory for matched indoor section and up to 15 feet of piping. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit shall be certified to UL 1995. Exterior is designed for outdoor application.

Casing
Unit casing is constructed of heavy gauge, G60 galvanized steel and painted with a weather-resistant powder paint on all louvers and panels. Corrosion and weatherproof CMBP-G30 DuraTuff™ base.

Refrigerant Controls
Refrigeration system controls include condenser fan, compressor contactor and high pressure switch. High and low pressure controls are inherent to the compressor. A factory installed liquid line drier is standard.

Compressor
The Climatuff® 2-stage compressor features internal over temperature and pressure protection and hermetic motor. Other features include: centrifugal oil pump and modular plugs for electrical connections.

Condenser Coil
The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling
As manufactured, this unit has a cooling capability to 55°F. For low ambient cooling below 55° see Application Guide.
1/2-6 HP
Air-cooled Condensing Units
Technical Guide
Models BZ | BH | BS
Features & Benefits

Cabinet & Construction
- Microchannel coil technology standard on most units
- Painted steel cabinets for superior strength and corrosion protection
- Heavy duty steel raised base with 1-1/2" legs
- Fan guards and wiring conduit on indoor models

Serviceability
- Suction service valves for hermetic and scroll compressors located outside the cabinet for quick installations. Semi-hermetic compressor models have a suction valve on the compressor and an access fitting on the suction line entering the cabinet.
- Receiver with fusible plug, liquid shutoff valve and charging port is standard
- Large electrical panel for ease of access
- Prefabricated wiring harnesses for tight crimp connections and consistent labeling
- Unit stays on if the hood is removed for servicing
- Sight glass is easily viewable

Quality
- All units are completely leak tested in a helium environment, bump tested and allowed to cycle off on the high and low pressure control. Each unit has a copy of the run data shipped inside the electrical panel
- Electrical circuits are completely checked for continuity
- Piping is laid out to minimize stress and vibration and is pre-bent to eliminate leaks
- Encapsulated, auto-reset, high and low pressure controls to eliminate leaks (standard on all high and medium temperature models, adjustable low pressure control standard on low temperature models)

Components
Fan
- Specifically matched with motor and coil to attain maximum air movement and cooling
Motor
- Rated for 50 and 60 cycle application
- Standard PSC or optional Variable Speed EC (VSEC) motors with Orbus Controller
Compressor
- Wide variety of compressors including: hermetic, semi-hermetic and scroll. R-404A/507 available for both medium and low temperature applications (R-407A/407C available on select Scroll & Hermetic Models, and R-448A/R-449A available on select Scroll & Hermetic Models)
- Spring-mounted compressors with vibration eliminators on all 1-1/2 to 6 HP semi-hermetic compressors; 1/2 to 1 HP semi-hermetic compressors are rigid mounted and have a discharge loop
- Discharge service valves come standard on all units including hermetics
Dimensional Drawings

OUTDOOR

LEFT VIEW

1/2, 3/4 AND 1HP

17-1/4

1-1/2 AND 2HP

3HP - ALTERNATE CABINET

3, 4, 5 AND 6HP

7/16 DIA HOLE

TYP-4 PLC5

FRONT VIEW

23-3/4

17-1/4

2-3/4

2-3/4
POWER CONNECTIONS:
(1) 7/8 & (1) 1-1/8

POWER CONNECTIONS:
(2) 7/8, (1) 1-3/8 & (1) 1-3/4

POWER CONNECTIONS:
(2) 7/8, (1) 1-3/8 & (1) 1-3/4

POWER CONNECTIONS:
(1) 7/8 & (1) 1-1/8

A

B

C

D
Choosing The Best-Looking Strip Shingle For Your Home

Some people think all 3-tab shingles look pretty much alike. Not so! At GAF, we’ve gone to great pains to make Royal Sovereign® Shingles the most beautiful strip shingles you can install.

Royal Sovereign® Shingles are made with an advanced color sequencing technology, creating a rich and vivid look.

Benefits

- Trusted For Over 50 Years... Royal Sovereign® Shingles have been the go-to fiberglass 3-tab shingles for U.S. contractors and builders for over a half-century!
- Quality Product... Over 10 billion Royal Sovereign® Shingles have been installed in North America — enough to circle the Earth more than 200 times if they were laid end to end!
- Advanced Protection® Shingle Technology... Reduces the use of precious natural resources while providing excellent protection for your home.
- StainGuard® Algae Protection... Helps ensure the beauty of your roof against unsightly blue-green algae. 1, 3
- Looks Great... Color Lock™ Ceramic Firing Granules help maintain the true shingle color.
- Stays In Place... Passes the industry’s two toughest wind tests: ASTM’s 110 mph and 150 mph wind tests. 2, 3 (under controlled laboratory conditions).
- Excellent Performance... Micro Weave™ Core offers a strong foundation that helps resist cracking and splitting.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- Great For Resale... The beauty of a new roof may increase your home’s resale value.
- Peace Of Mind... 23-year Ltd. Transferable Warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years. 3

TECHNOLOGY™

1 StainGuard® algae protection and 10 year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo.
2 Royal Sovereign® Shingles are warranted to withstand wind speeds up to 110 mph.
3 See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

Charcoal
ENERGY STAR® certified (U.S. only). When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Royal Sovereign® Shingles have earned the prestigious Good Housekeeping Seal (applicable in U.S. only).

**Specifications**

- 3-Tab Fiberglass Asphalt Construction
- 25-Year Ltd. Transferable Warranty1
- 60 mph Ltd. Wind Warranty1
- UL Listed to ANSI/UL 780 Class A
- StainGuard® Algae Protection2
- ASTM D7158 Class H
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F
- ASTM D34623
- Miami-Dade County Product Control Approved
- State of Florida Approved
- Texas Department Of Insurance Listed
- ICC Approved
- Classified in accordance with ICC-ES AC33
- Appro. 79 Pieces/Square (English)
- Approx. 316 Nails/Square (English)
- 5° Exposure (English)
- Approx. 64 Pieces/Square4 (Metric)
- Approx. 256 Nails/Square4 (Metric)
- 5 5/8° Exposure4 (Metric)
- Approx. 3 Bundles/Square
- Rated by the Cool Roof Rating Council
- Meets the Cool Roof Requirements of the Los Angeles Green Building Code
- Solar Reflectance = .027
- Thermal Emittance = .091
- Solar Reflectance Index = 28

**COLOR AVAILABILITY**

<table>
<thead>
<tr>
<th>Color Availability</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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<tbody>
<tr>
<td>Most Popular Colors:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Autumn Brown</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
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<tr>
<td>Charcoal</td>
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<td>●</td>
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<tr>
<td>Golden Cedar</td>
<td>●</td>
<td>●</td>
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<td>Silver Lining</td>
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<tr>
<td>Weathered Gray</td>
<td>●</td>
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<tr>
<td>White*</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
</tbody>
</table>

**Regional Colors:**

- Ash Brown
- Cypress Tan
- Nickel Gray
- Russet Red
- Sandrift
- Slate
- Summer Sage

**WHITE ONLY**

- ENERGY STAR® Certified (U.S. Only)
- Can Be Used to Comply with Title 24 Cool Roof Requirements
- Rated by the Cool Roof Rating Council
- Meets the Cool Roof Requirements of the Los Angeles Green Building Code
- Solar Reflectance = .027
- Thermal Emittance = .091
- Solar Reflectance Index = 28

---

*ENERGY STAR® certified (U.S. only). When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.
Dr. Horace Wilson House - HAWP Photos
23335 Frederick Road, Clarksburg, MD 20871

Photo 01
Front Facade (West Elevation) View from across Frederick Road at 23330 Frederick Road
Photo by Ward Bucher | March 01, 2020

Photo 02
Side Facade (North Elevation)
Photo by Ward Bucher | March 01, 2020
Photo 03
Rear Facade (East Elevation)
Photo by Ward Bucher | March 01, 2020

Photo 04
Side Facade (South Elevation)
Photo by Ward Bucher | March 01, 2020
Photo 05
View from public right of way at intersection of Frederick Road and Clarksburg Square Road
Photo by Ward Bucher | March 01, 2020

Photo 06
Side Facade. View from across Clarksburg Square Road at 23341 Frederick Road
Photo by Ward Bucher | March 01, 2020
Photo 07
View of from adjacent property at 23321 Frederick Road.
The view of the building is obstructed by 23329 Frederick Road
Photo by Ward Bucher | March 01, 2020

Photo 08
Side/Rear Facade. View from across Clarksburg Square Road at
13139 & 13137 Clarksburg Square Road
Photo by Ward Bucher | March 01, 2020
Photo 09
Rear Facade. View from across Clarksridge Road at 13130 Clarksburg Square Road
Photo by Ward Bucher | March 01, 2020

Photo 10
Not Used

Photo 11
Not Used
Close up view of existing 3-Tab shingles to be replaced like-in-kind.

Photo by Ward Bucher | March 01, 2020
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| Aries Investment Group, LLC  
23329 Frederick Rd.  
Clarksburg, MD 20871 | Ward Bucher  
Encore Sustainable Design, LLC  
31 Light St.  
Suite 500  
Baltimore, MD 21202 |

## Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Address</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>13139 Clarksburg Square Rd.</td>
<td>Gregg &amp; Teresa Zolkiewicz</td>
<td>13139 Clarksburg Square Rd.</td>
<td>Laurenti &amp; Crystal Ngutter</td>
</tr>
<tr>
<td>13137 Clarksburg Square Rd.</td>
<td>Meisam &amp; Julia Izadjoo</td>
<td>23341 Frederick Rd.</td>
<td>Joseph Njiaju</td>
</tr>
<tr>
<td>23330 Frederick Rd.</td>
<td>Gardner House LLC</td>
<td>23321 Frederick Rd.</td>
<td>Amir H Et Al Modjarrad</td>
</tr>
</tbody>
</table>
| | 1862 Brothers Rd.  
Vienna VA, 22182 | 22222 Creekview Dr.  
Gaithersburg, MD 20882 | |