

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	23335 Frederick Road, Clarksburg	<b>Meeting Date:</b>	3/25/2020
<b>Resource:</b>	Contributing Resource (Clarksburg Historic District)	<b>Report Date:</b>	3/18/2020
<b>Applicant:</b>	Aries Investment Group (Ward Bucher, Architect)	<b>Public Notice:</b>	3/11/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	13/10-20A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Mechanical equipment installation		

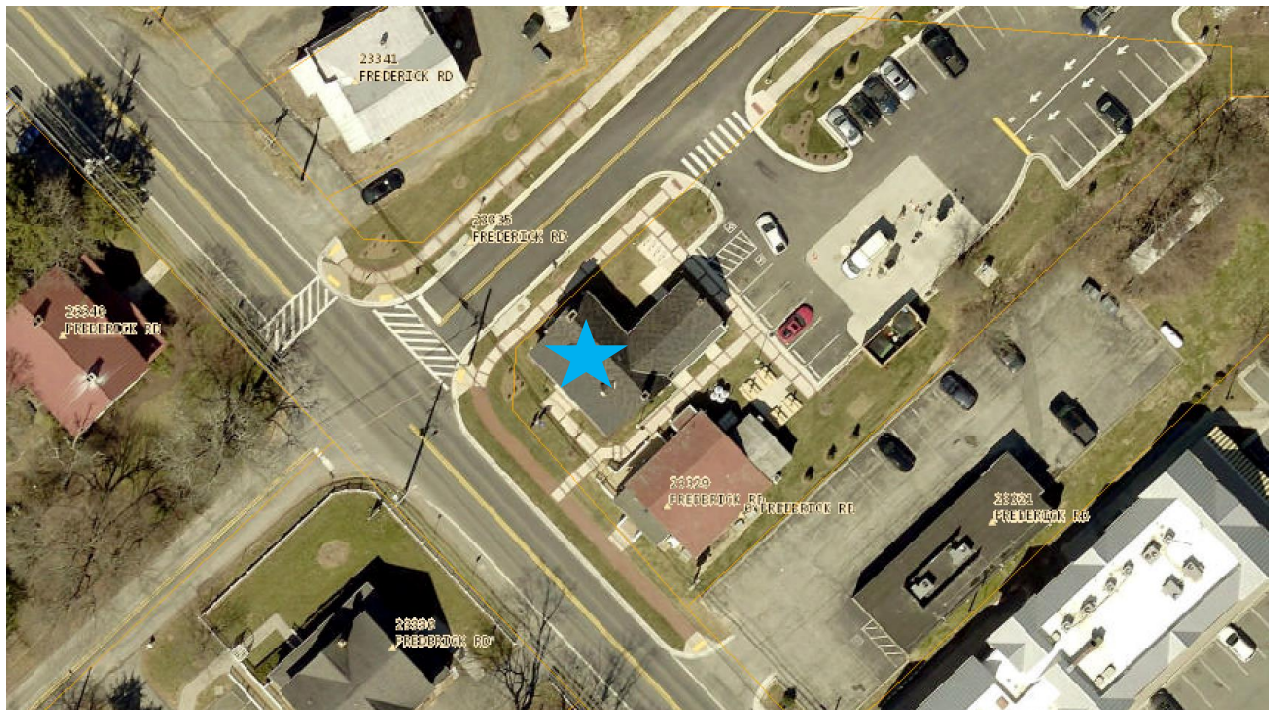
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**STAFF RECOMMENDATION:**

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 20<sup>th</sup> 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/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.

**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 20<sup>th</sup> 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ward@encoresdesign.com Contact Person: Ward Bucher  
Daytime Phone No.: (410) 624-5461  
Tax Account No.: 02-03780764  
Name of Property Owner: Aries Investment Group (Clarksburg), LLC Daytime Phone No.: \_\_\_\_\_  
Address: 3841 Sugarloaf Parkway Frederick MD 21704  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: TBD  
Contractor Registration No.: TBD  
Agent for Owner: Ward Bucher Daytime Phone No.: (410) 624-5461

**LOCATION OF BUILDING/PREMISE**

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 ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

**CHECK ALL APPLICABLE:**

☒ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Alter Exterior Doors

1B. Construction cost estimate: \$ 5,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND 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 THREE: COMPLETE ONLY FOR FENCE/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/easement

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 to be a condition for the issuance of this permit.

Ward Bucher  
Signature of owner or authorized agent

3/17/20  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

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.

b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

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.

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.

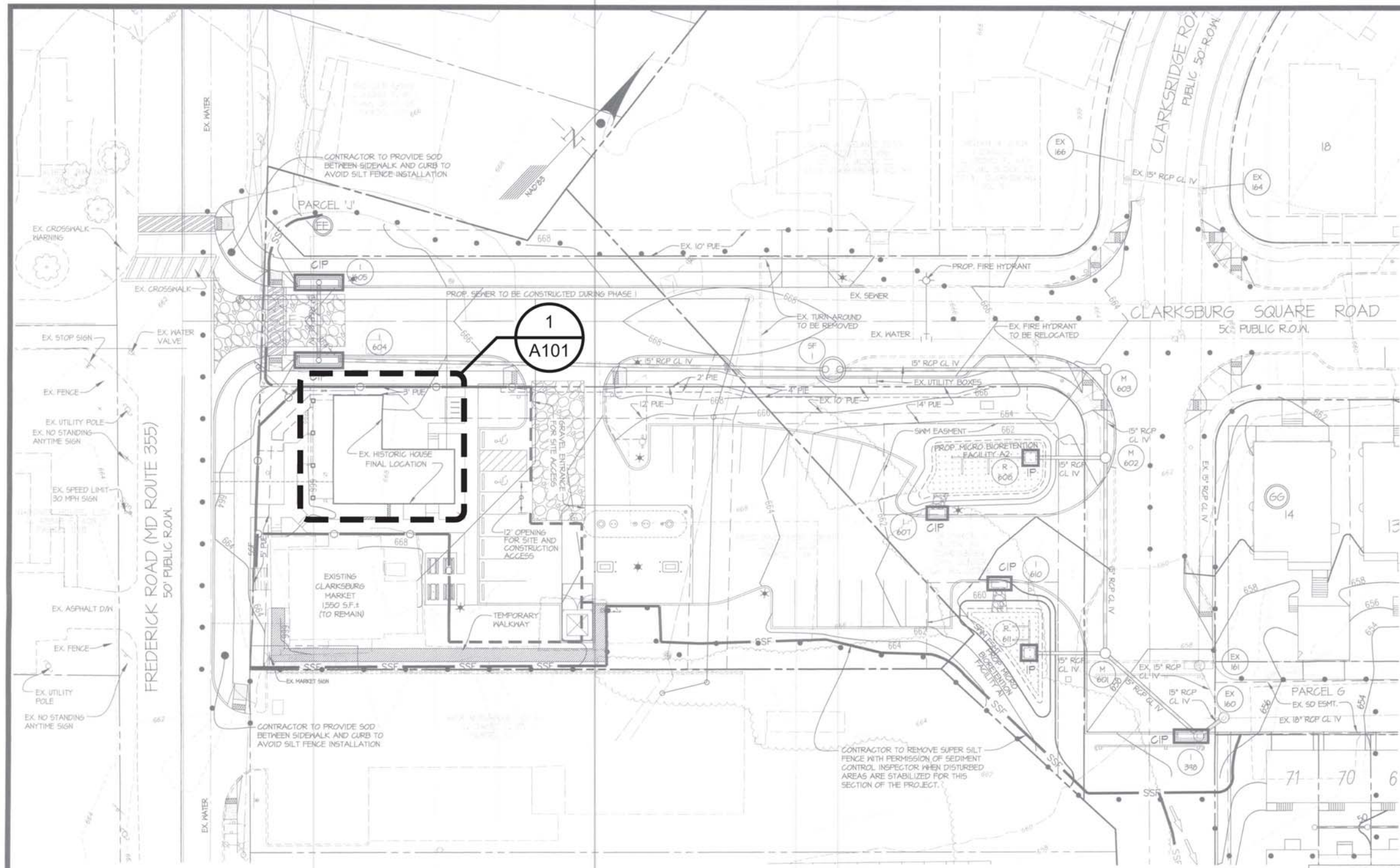
6. **TREE SURVEY**

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.





48 Hours  
Before You Dig  
Call  
**"MISS UTILITY"**  
Service Protection Center

MEMBER  
  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777

**VICINITY MAP**  
SCALE: 1" = 2,000'

**LEGEND**

	EXISTING TREE LINE
	PROPOSED TREE LINE
	FLOODPLAIN
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CURB
	EXISTING EDGE OF PAVING
	PROPOSED CURB
	EXISTING WATER
	EXISTING SEWER
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	EXISTING STREAM
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED SUPER SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED JERSEY WALL BARRIERS
	PROPOSED CHAIN LINK CONSTRUCTION FENCE

**INLET PROTECTION NOTE:**  
INLET PROTECTION AT STRUCTURES I-348, I-604, I-605, I-607, R-608, I-610 AND R-611 MAY BE REMOVED (WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR) ONCE THESE AREAS HAVE BASE PAVEMENT INSTALLED AND STABILIZATION IS ACHIEVED IN LANDSCAPED AREAS IMMEDIATELY ADJACENT TO THESE STRUCTURES.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.
Stormwater Management: <b>ONSITE</b>	Sediment Control Technical Requirements: <i>Thomas Warden</i> 3/22/16	Administrative Requirements: <i>Thomas Warden</i> 3/22/16
<i>Thomas Warden</i> 3/22/16	Reviewed Date	Reviewed Date
258336	Approved Date	281463
SM FILE #		SEDIMENT CONTROL PERMIT NO.
		<i>TEW</i> <i>Huase</i> 11/10/17

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK  
BURTSMVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 202-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APP.

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 281463.  
EXPIRATION DATE: JANUARY 20, 2018

PREPARED FOR:  
THIRD TRY, L.C.  
c/o ELM STREET DEVELOPMENT  
1355 BERVLEY ROAD, SUITE 240  
MCLEAN, VIRGINIA 22101  
ATTN: KATHRYN L. KUBIT  
TEL: 703-734-9730

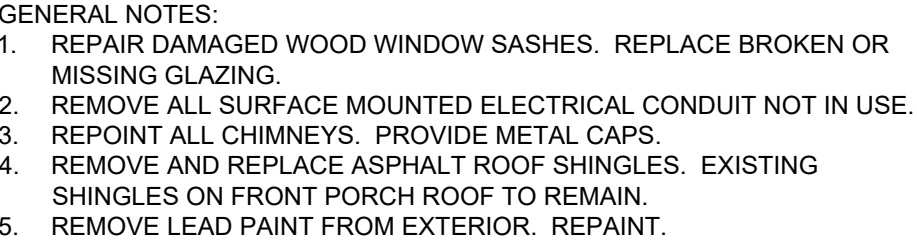
SCALE  
1" = 20'  
DATE  
DEC., 2015

ZONING  
C-1, R-200  
RMX-2  
TAX MAP - GRID  
EW - 42

**SEDIMENT AND EROSION CONTROL PLAN - PHASE 2**  
**CLARKSBURG TOWN CENTER**  
**CLARKSBURG SQUARE ROAD EXTENSION**  
**STA. 0+00 TO STA. 3+75.26**

G. L. W. FILE NO.  
13042  
SC/SW  
SHEET  
4 OF 14





**\*\*NOT FOR CONSTRUCTION\*\***

CLARKSBURG  
BEER & WINE  
STORE

23335 FREDERICK RD  
CLARKSBURG, MD  
20871

OWNER  
ARIES INVESTMENT  
GROUP  
(CLARKSBURG) LLC  
3841 SUGARLOAF PARKWAY  
FREDERICK, MD 21704

DESIGN TEAM

ARCHITECT  
ENCORE  
SUSTAINABLE  
DESIGN, LLC  
31 LIGHT ST.  
SUITE 500  
BALTIMORE, MD 21202

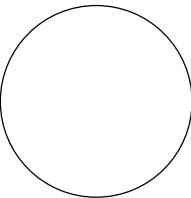
STRUCTURAL ENGINEER  
LINTON  
ENGINEERING, LLC  
46090 LAKE CENTER PLAZA  
SUITE 309  
POTOMAC FALLS, VA 20165

MEP ENGINEER  
BERA ENGINEERS  
13759 TRAVILAH RD.  
ROCKVILLE, MD 20850

DRAWING ISSUE DATES

02.28.20	HAWP
03.17.20	HAWP REVISION 1

SCHEMATIC DESIGN



DATE: 03.17.2020

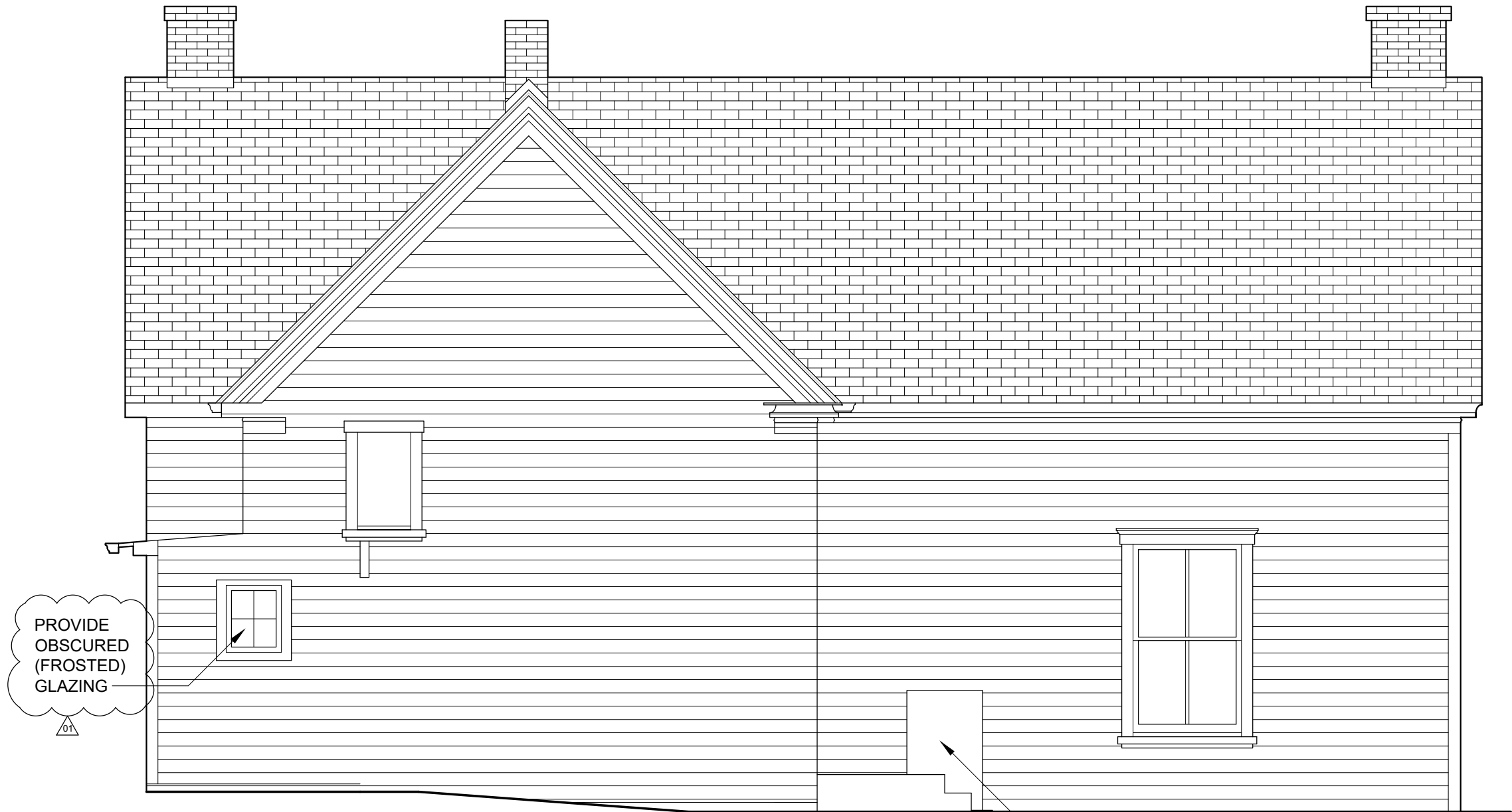
SCALE: 1/4" = 1'-0"

EAST ELEVATION

- PROPOSED

A203

ENCORE SUSTAINABLE DESIGN, LLC  
10



1 EAST ELEVATION - PROPOSED  
A203 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.



CLARKSBURG  
BEER & WINE  
STORE

23335 FREDERICK RD  
CLARKSBURG, MD  
20871

OWNER  
ARIES INVESTMENT  
GROUP  
(CLARKSBURG) LLC  
3841 SUGARLOAF PARKWAY  
FREDERICK, MD 21704

DESIGN TEAM

ARCHITECT  
ENCORE  
SUSTAINABLE  
DESIGN, LLC  
31 LIGHT ST.  
SUITE 500  
BALTIMORE, MD 21202

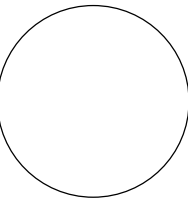
STRUCTURAL ENGINEER  
LINTON  
ENGINEERING, LLC  
46090 LAKE CENTER PLAZA  
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POTOMAC FALLS, VA 20165

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BERA ENGINEERS  
13759 TRAVILAH RD.  
ROCKVILLE, MD 20850

DRAWING ISSUE DATES

02	02.28.20	HAWP
	03.17.20	HAWP REVISION 1

SCHEMATIC DESIGN



DATE: 03.17.2020

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

NORTH ELEVATION  
- PROPOSED

A204

CONTRACTOR TO VERIFY ALL DIMENSIONS IN  
FIELD AND INFORM ARCHITECT OF ANY  
DISCREPANCIES BEFORE STARTING WORK.  
© COPYRIGHT, 2020  
ENCORE SUSTAINABLE DESIGN, LLC



1 NORTH ELEVATION - PROPOSED  
A204 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
1. REPAIR DAMAGED WOOD WINDOW SASHES. REPLACE BROKEN OR MISSING GLAZING.
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\*\*NOT FOR CONSTRUCTION\*\*

CLARKSBURG  
BEER & WINE  
STORE

23335 FREDERICK RD  
CLARKSBURG, MD  
20871

OWNER  
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FREDERICK, MD 21704

DESIGN TEAM

ARCHITECT  
ENCORE  
SUSTAINABLE  
DESIGN, LLC  
31 LIGHT ST.  
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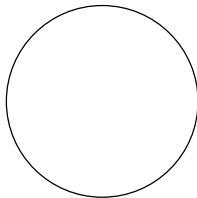
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LINTON  
ENGINEERING, LLC  
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SUITE 309  
POTOMAC FALLS, VA 20165

MEP ENGINEER  
BERA ENGINEERS  
13759 TRAVILAH RD.  
ROCKVILLE, MD 20850

DRAWING ISSUE DATES

02.28.20	HAWP
03.17.20	HAWP REVISION 1

SCHEMATIC DESIGN



DATE: 03.17.2020

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

NORTH ELEVATION  
- PROPOSED

A205

12  
ENCORE SUSTAINABLE DESIGN, LLC



1 SOUTH ELEVATION - PROPOSED  
A205 SCALE: 1/4" = 1'-0"

0 1' 2' 4' 6' 10'

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



**TRANE®**

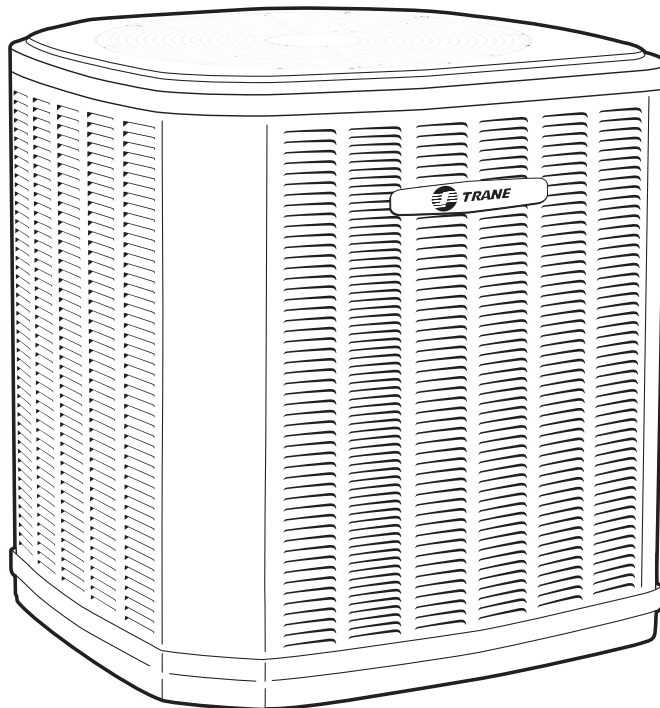
Product Data for HVAC System Compressor

# Split System Cooling Product Data

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**XR16  
4TTR6**

**2, 3, 4 & 5 Tons**



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**PUB. NO. 22-1864-03**



## Features and Benefits

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- **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

Model No. ①	4TTR6024A1000B	4TTR6036A1000B	4TTR6048A1000A	4TTR6060A1000A
Electrical Data V/Ph/Hz ②	208/230/1/60	208/230/1/60	208/230/1/60	208/230/1/60
Min Cir Ampacity	18	24	28	41
Max Fuse Size (Amps)	20	35	45	60
Compressor	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL
No. Compress. – No. Stages	1 -2	1-2	1-2	1-2
RL AMPS - LR AMPS	13.0 - 52	17.0 - 82	21.2 - 104	32.1 - 152.9
Outdoor Fan FL Amps	0.74	0.74	1.00	1.30
Fan HP	1/8	1/8	1/5	1/4
Fan Dia (inches)	27.6	27.6	27.6	27.6
Coil	Spine Fin™	Spine Fin™	Spine Fin™	Spine Fin™
Refrigerant R-410A	9/13-LB/OZ	9/13-LB/OZ	12/9-LB/OZ	12/9-LB/OZ
Line Size - (in.) O.D. Gas ③	5/8	3/4	7/8	1-1/8
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8
Dimensions H x W x D (Crated)	46.4 x 35.1 x 38.7	51.0 x 35.1 x 38.7	51.0 x 35.1 x 38.7	51.0 x 35.1 x 38.7
Weight - Shipping	276	283	308	312
Weight - Net	240	245	271	275
Start Components	NO	NO	NO	NO
Sound Enclosure	NO	NO	NO	NO
Compressor Sump Heat	NO	NO	NO	NO
<b>Optional Accessories: ④</b>				
Rubber Isolator Kit	BAYISLT101	BAYISLT101	BAYISLT101	BAYISLT101
Snow Leg - Base & Cap 4" High	BAYLEGS002	BAYLEGS002	BAYLEGS002	BAYLEGS002
Snow Leg - 4" Extension	BAYLEGS003	BAYLEGS003	BAYLEGS003	BAYLEGS003
Hard Start Kit Scroll	BAYKSKT260	BAYKSKT260	BAYKSKT263	BAYKSKT263
Crankcase Heater Kit	BAYCCHT301	BAYCCHT301	BAYCCHT301	BAYCCHT301
Extreme Condition Mounting Kit	BAYECMT004	BAYECMT004	BAYECMT004	BAYECMT004
Vertical Discharge Air Kit Base 4	BAYVDTA003	BAYVDTA004	BAYVDTA004	BAYVDTA004
Auto Charge Solenoid Kit	BAYCAKT001	BAYCAKT001	BAYCAKT001	BAYCAKT001
Refrigerant Lineset ⑤	TAYREFLN9*	TAYREFLN7*	TAYREFLN3*	TAYREFLN4*

① Certified in accordance with the Air-Source Unitary Heat Pump Equipment certification program which is based on AHRI Standard 210/240.

② Calculated in accordance with N.E.C. Only use HACR circuit breakers or fuses.

③ Standard line lengths - 60'. Standard lift - 25' Suction and Liquid line.  
For Greater lengths and lifts refer to refrigerant piping software Pub# 32-3312-01. (\*denotes latest revision)

④ For accessory description and usage, see page 5.

⑤ \* = 15, 20, 25, 30, 40 and 50 foot lineset available.

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

MODEL	SOUND POWER LEVEL [dB(A)]	A-WEIGHTED FULL OCTAVE SOUND POWER LEVEL dB - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TTR6024A	72	43.7	52.6	54.3	62.4	60.4	57	54.1	46.6
4TTR6036A	72	38	50.4	56.8	60.4	59.8	57.2	55.2	49.2
4TTR6048A	73	44.2	50.4	58.9	63.1	63	57.4	53.6	47.4
4TTR6060A	74	42.2	53.8	57.8	66	65.7	57.7	58.4	51.7

Note: Rated in accordance with AHRI Standard 270-2008.

# General Data

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## 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.

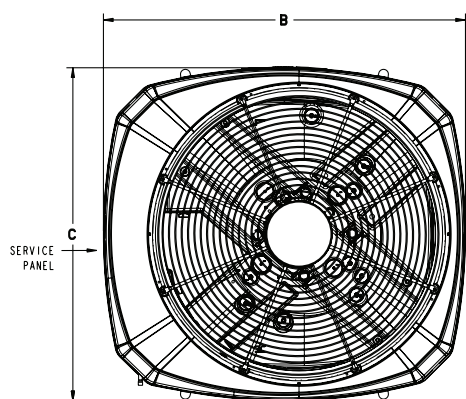




# Dimensions

## 4TTR6 Outline Drawing

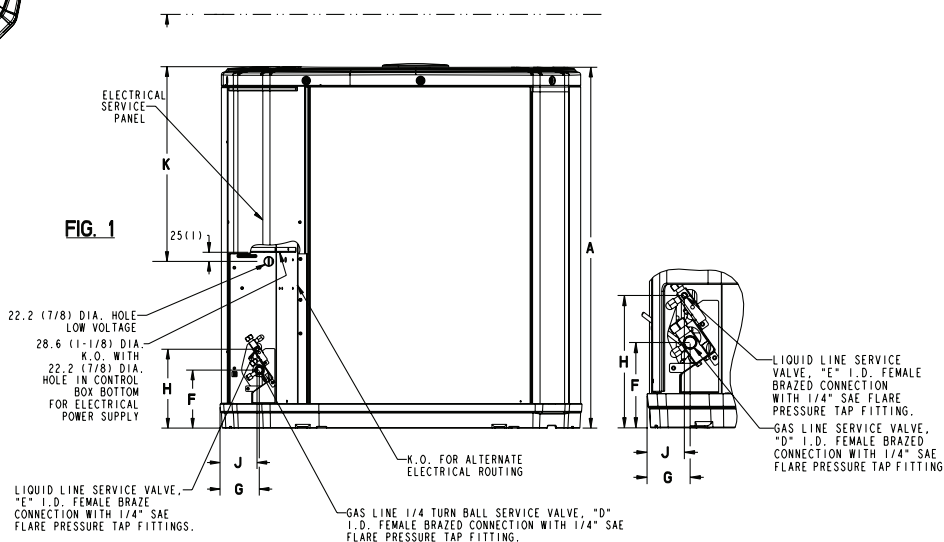
Note: All dimensions are in MM (Inches).



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.

ELECTRICAL AND REFRIGERANT COMPONENT CLEARANCES PER PREVAILING CODES.

**FIG. 1**



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)

# Mechanical Specifications

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## 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.



Product Data for Beverage Cooler Compressor



1/2-6 HP

Air-cooled Condensing Units

Technical Guide

Models BZ | BH | BS



**BOHN**

# 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

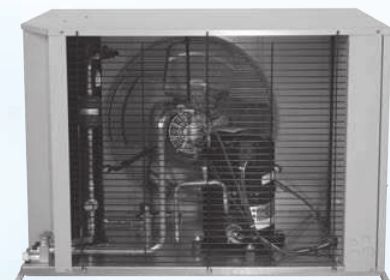
- Wide variety of compressors including: hermetic, semi-hermetic and scroll. R-404A/507 available for both medium and low temperature applications (R-407A/407C available on select Scroll & Hermetic Models, and R-448A/R-449A available on select Scroll & Hermetic Models)
- Spring-mounted compressors with 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



Typical Outdoor Hermetic Unit



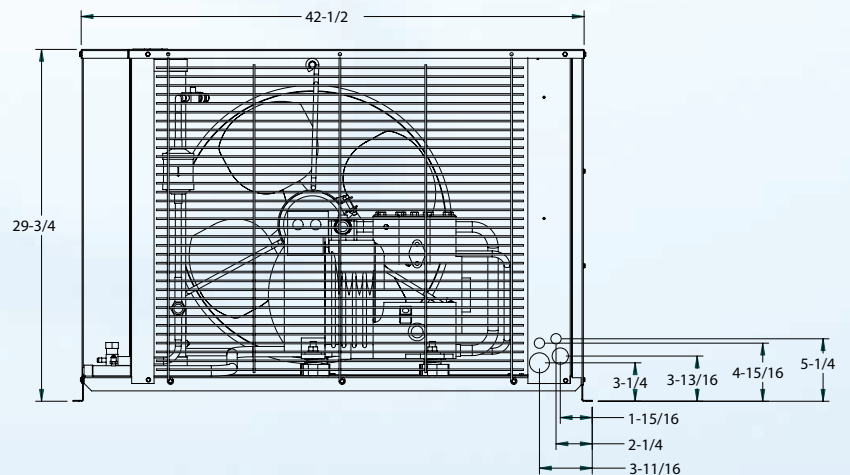
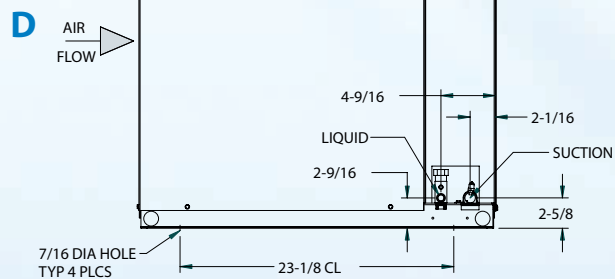
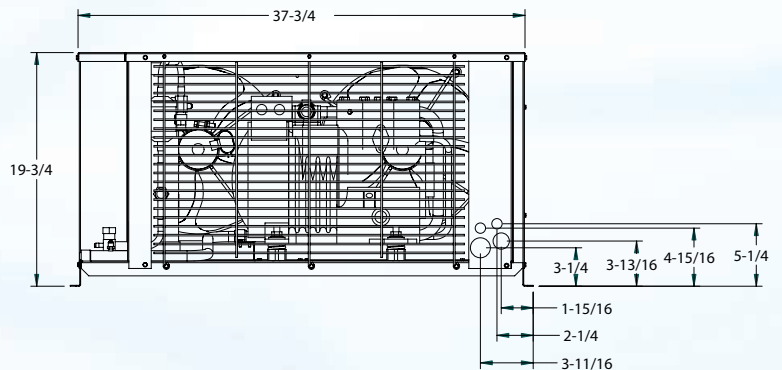
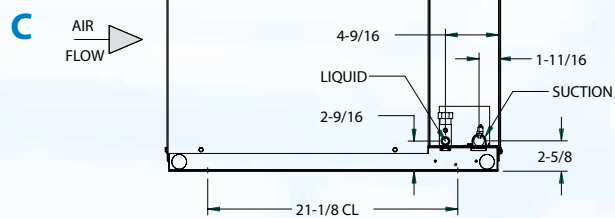
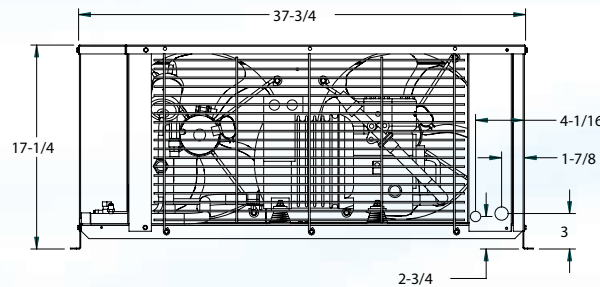
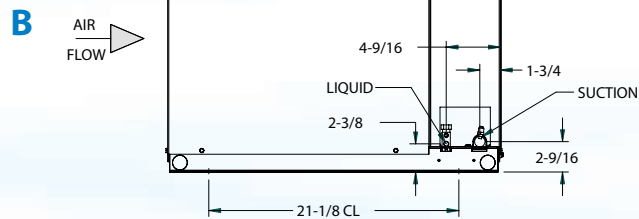
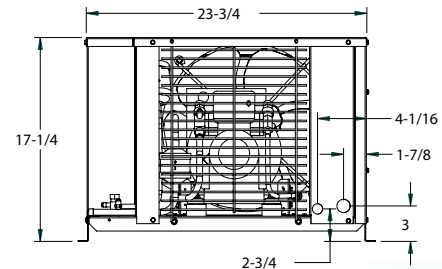
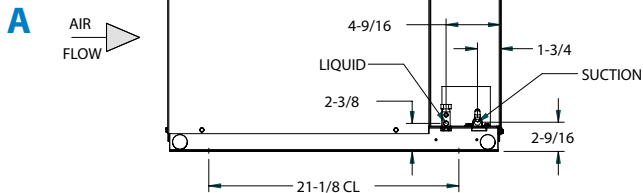
Typical Outdoor Unit with throwaway liquid-line filter and sight glass



Typical Outdoor Hermetic Unit with liquid filter drier and sight glass

### LEFT VIEW

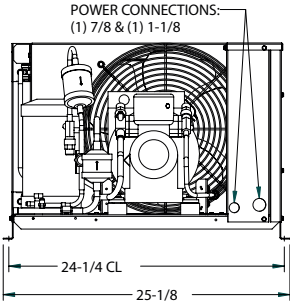
### FRONT VIEW



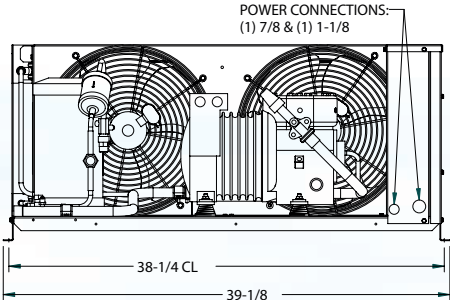
INDOOR

FRONT VIEW

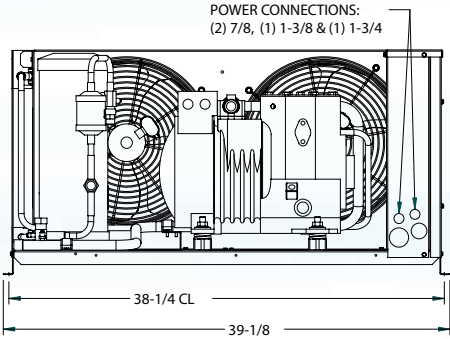
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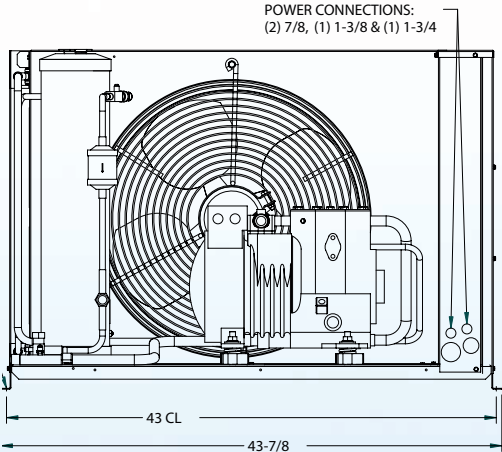
B



C



D







Quality You Can  
Trust...From  
North America's  
Largest Roofing  
Manufacturer!™

# ROYAL SOVEREIGN®

**THREE-TAB SHINGLES**

Beauty And Performance Meet Affordability

***gaf.com***



Color Shown:  
***Golden Cedar***





ROYAL  
SOVEREIGN<sup>®</sup>  
THREE-TAB SHINGLES

## 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<sup>®</sup> Shingles the most beautiful strip shingles you can install.

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

### Benefits

- **Trusted For Over 50 Years...** Royal Sovereign<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup> Shingle Technology...** Reduces the use of precious natural resources while providing excellent protection for your home.
- **StainGuard<sup>®</sup> Algae Protection...** Helps ensure the beauty of your roof against unsightly blue-green algae.<sup>1,3</sup>
- **Looks Great...** Color Lock<sup>™</sup> Ceramic Firing (granules) helps 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 <sup>2,3</sup> (under controlled laboratory conditions).
- **Excellent Performance...** Micro Weave<sup>™</sup> 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...** 25-year ltd. transferable warranty with Smart Choice<sup>®</sup> Protection (non-prorated material and installation labor coverage) for the first five years.<sup>3</sup>

<sup>1</sup> StainGuard<sup>®</sup> algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard<sup>®</sup> logo.

<sup>2</sup> Royal Sovereign<sup>®</sup> Shingles are warranted to withstand wind speeds up to 60 mph.

<sup>3</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

# Charcoal

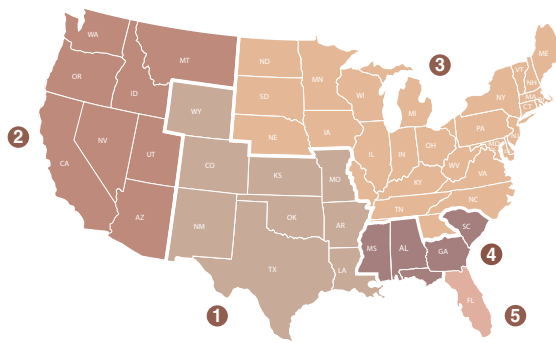
**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.







### Most Popular Colors



## Color Availability

	1	2	3	4	5
<b>Most Popular Colors:</b>					
Autumn Brown	●		●	●	●
Charcoal	●	●	●	●	●
Golden Cedar	●		●	●	●
Silver Lining			●		●
Weathered Gray	●		●	●	●
White*		●	●		●
<b>Regional Colors:</b>					
Ash Brown	●				
Cypress Tan					●
Nickel Gray			●		
Russet Red					●
Sandrift					●
Slate	●		●	●	
Summer Sage		●			

### Regional Colors



### Specifications

- 3-Tab Fiberglass Asphalt Construction
- 25-Year Ltd. Transferable Warranty<sup>1</sup>
- 60 mph Ltd. Wind Warranty<sup>1</sup>
- UL Listed to ANSI/UL 790 Class A
- StainGuard® Algae Protection<sup>2</sup>
- ASTM D7158 Class H
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F
- ASTM D3462<sup>3</sup>
- Miami-Dade County Product Control Approved

- State of Florida Approved
- Texas Department Of Insurance Listed
- ICC Approved
- Classified in accordance with ICC-ES AC438
- Approx. 79 Pieces/Square (English)
- Approx. 316 Nails/Square (English)
- 5" Exposure (English)
- Approx. 64 Pieces/Square<sup>4</sup> (Metric)
- Approx. 256 Nails/Square<sup>4</sup> (Metric)
- 5 5/8" Exposure<sup>4</sup> (Metric)
- Approx. 3 Bundles/Square

#### 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

<sup>1</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

<sup>2</sup> StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See GAF Shingle and Accessory Ltd. Warranty for complete coverage and restrictions.

<sup>3</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>4</sup> Applies to Fontana plant only.



\*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](http://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).



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





Photo 12  
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]**

<p><b>Owner's mailing address</b></p> <p>Aries Investment Group, LLC  23329 Frederick Rd.  Clarksburg, MD 20871</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Ward Bucher  Encore Sustainable Design, LLC  31 Light St.  Suite 500  Baltimore, MD 21202</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><b>13139 Clarksburg Square Rd.</b></p> <p>Gregg &amp; Teresa Zolkiewicz  13139 Clarksburg Square Rd.  Clarksburg, MD 20871</p>	<p><b>13130 Clarksburg Square Rd.</b></p> <p>Laurenti &amp; Crystal Ngutter  13130 Clarksburg Square Rd.  Clarksburg, MD 20871</p>
<p><b>13137 Clarksburg Square Rd.</b></p> <p>Meisam &amp; Julia Izadjoo  13137 Clarksburg Square Rd.  Clarksburg, MD 20871</p>	<p><b>23341 Frederick Rd.</b></p> <p>Joseph Njiaju  23450 Tailor Shop Pl.  Clarksburg, MD 20871</p>
<p><b>23330 Frederick Rd.</b></p> <p>Gardner House LLC  1862 Brothers Rd.  Vienna VA, 22182</p>	<p><b>23321 Frederick Rd.</b></p> <p>Amir H Et Al Modjarrad  22222 Creekview Dr.  Gaithersburg, MD 20882</p>