

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Thornapple Place, Chevy Chase	Meeting Date:	4/22/2020
Resource:	Master Plan Site #35/96 (Harper House)	Report Date:	4/15/2020
Applicant:	Thomas Dyszkiewicz (Claude Lapp, Architect)	Public Notice:	4/8/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/96-20A	Staff:	Michael Kyne
PROPOSAL:	Mechanical equipment installation		

STAFF RECOMMENDATION:



Approve



Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/96, *Harper House*
STYLE: Four Square with Victorian Vernacular Detailing
DATE: c. 1906

Excerpt from *Places from the Past*:

The Harper House demonstrates the persistence of picturesque Victorian-era detailing well into the 20th century. The frame dwelling features late examples of wrap-around porch with chamfered posts and scrolled brackets. The residence has outstanding architectural integrity with original details including louvered shutters, and chamfered porch posts with open brackets. The house is adorned with corner pilasters and features grand picture windows in the south front bays on both first and second levels.

In October 1906, James E. Harper acquired lots 9 and 10 from Louise H. Earll. The house was built in the following months since the property was assessed in 1907 with improvements valued at \$1,800. By 1909, Harper was living in Chevy Chase, according to the Washington directory. A native of South Carolina, he was an auditor for the U.S. Postal Service, and was married to Nelly E. Harper. The Harpers resided at this address for more than 25 years. After 1927, the property was reduced to the northern portion of Lots 9 and 10.

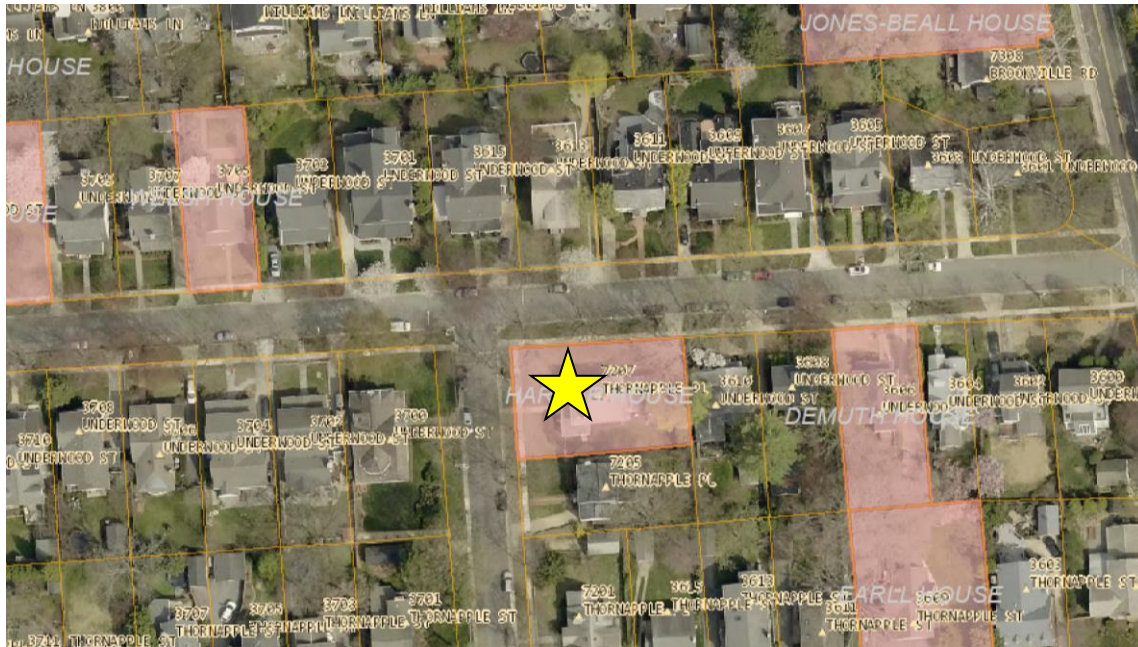


Fig. 1: Subject property marked by yellow star.

PROPOSAL:

The applicant proposes to install two (2) A/C units on concrete pads at the north (left) side of the house. There is currently one (1) A/C unit on a concrete pad in the same approximate location.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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 ensure 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 one period or architectural style.

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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The relevant *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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b), 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: chris@CCLArchitects.com Contact Person: Claude C. Lapp
Tax Account No.: _____ Daytime Phone No.: 301-881-6856
Name of Property Owner: Mrs. Thomas Dyskiewicz Daytime Phone No.: (917) 608-4918
Address: 7207 Thornapple Place Chevy Chase MD. 20815
Street Number City State Zip Code
Contractor: Renovation Studio Phone No.: 240-374-2525
Contractor Registration No.: 92710
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7207 Street: Thornapple Place
Town/City: Chevy Chase Nearest Cross Street: Underwood Street
Lot: 9+10 Block: 4 Subdivision: Otterbourne
Liber: 6070 Folio: 55 Parcel: _____

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:

- ☒ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 5

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

[Signature]
Signature of owner or authorized agent

3/10/20
Date

Approved: 908157 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:

Single family home built in 1903 with large wrap around porch. House has original white pine floors and wood trim mouldings. Exterior materials used on this house are wood siding and asphalt shingles.

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

Locate/Add A/C pads on left side of house (Underwood Street side) in same location as existing A/C units.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Thomas Dyskiewicz
7207 Thornapple Place
Cherry Chase, Md. 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Farooq Thacher
7205 Thornapple Place
Cherry Chase, Md. 20815

Daniel Radovsky
3610 Underwood Street
Cherry Chase, Md. 20815



John Shermer <john@cclarchitects.com>

7207 Thornapple specs

2 messages

Jodi Longo <jlongo@renovationstudio.biz>

To: John Shermer <john@cclarchitects.com>

Cc: David Sagastume <davidsagastume85@gmail.com>, "chris@claudeclapparchitects.com" <chris@cclarchitects.com>

Wed, Mar 11, 2020 at 10:46 AM

Proposing both units go on Underwood side. At the hyphen area - Between the existing and new (bar and powder)

Here are specs. Lmk if anything else needed.

Equipment Details : Carrier Equipment**Basement lvl & 1st LVL (3 Ton ac with gas heating split system)**

Outdoor Air Conditioning Unit Model: 24ACC436A003

Indoor Vertical A/C coil Model: PG35936D245B2105AP

92% gas furnace Model 100,000 BTU'S : 59SC2C80S21--20

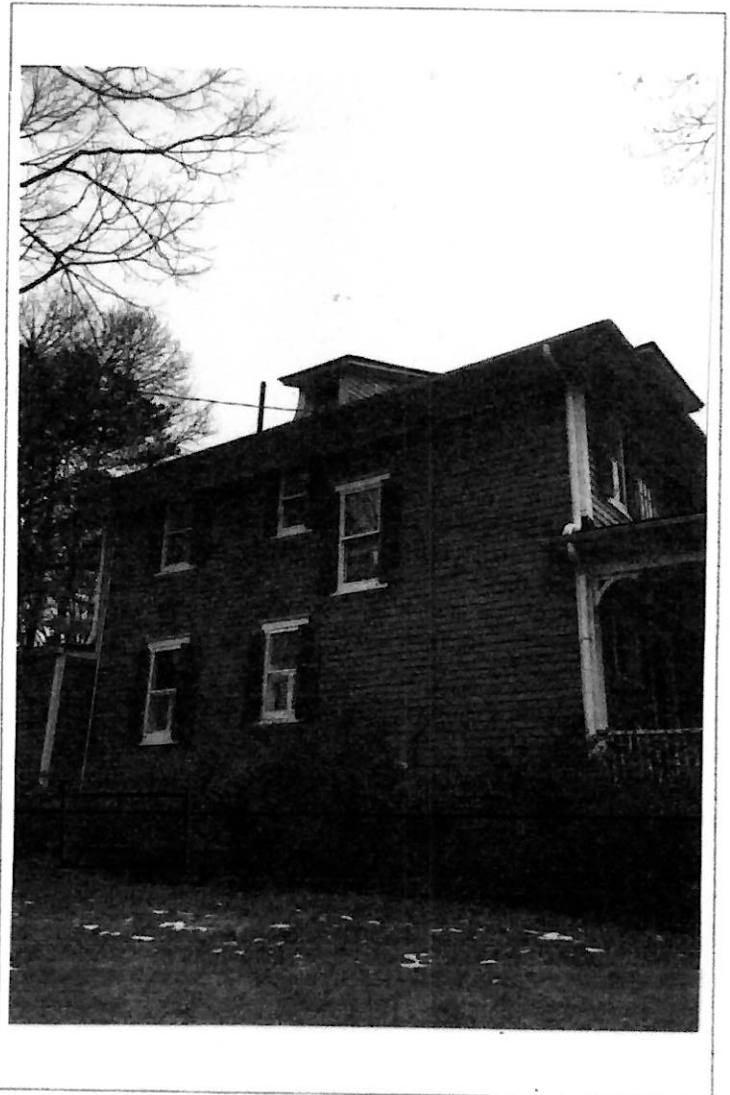
2ND LVL (2 Ton AC with gas heating Split System)

Outdoor Air Conditioning Unit Model: 24ACC424A003

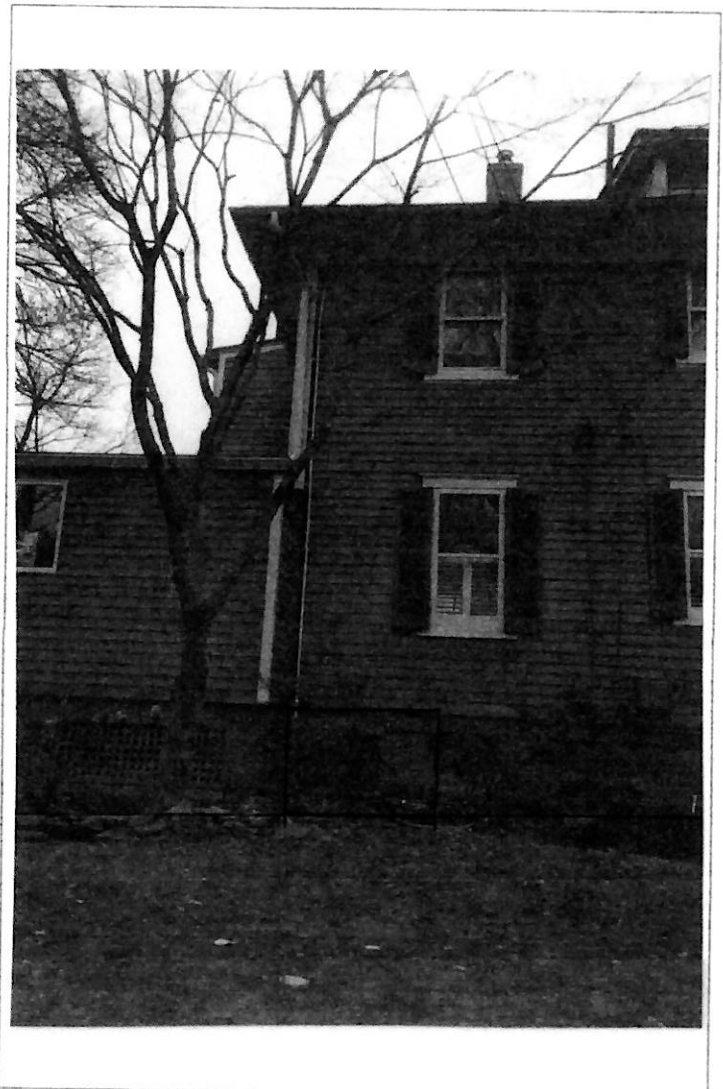
Indoor vertical A/C Coil Model : PG34918D210B2022AP

92% Gas Furnace Model 80,000 BTU'S : 59SC2C0600S21--20

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing left elevation showing current location of A/C pads. Proposed in same location



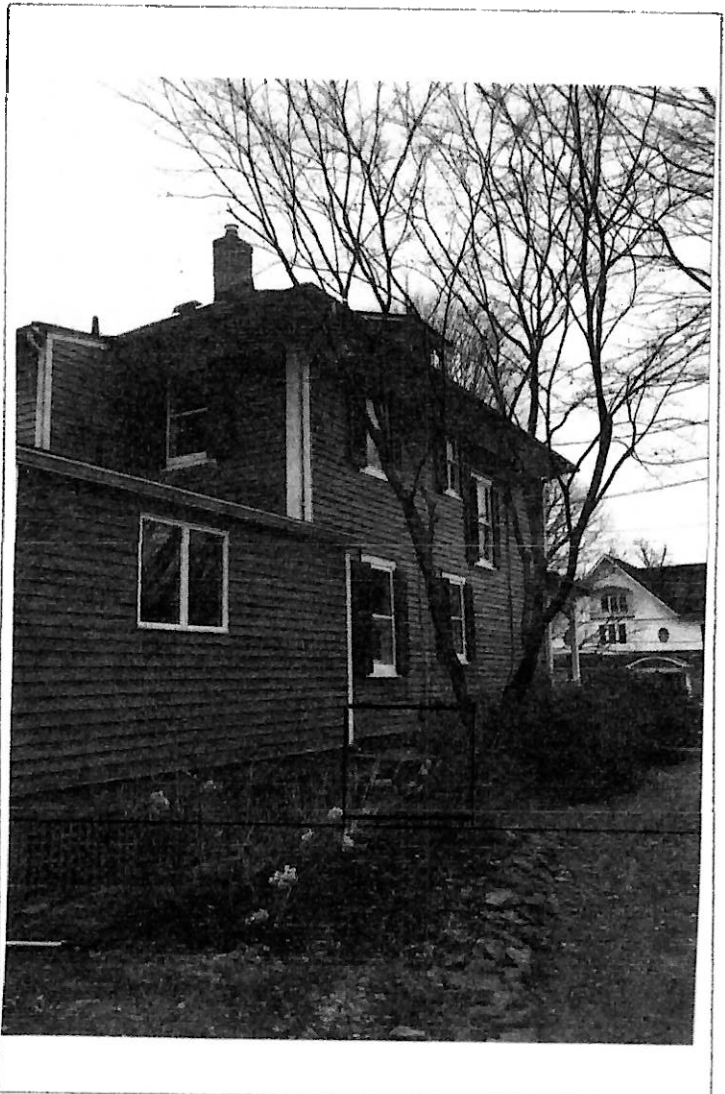
Detail: Existing left elevation showing current location of A/C pads. Proposed to be in same location

Applicant: _____

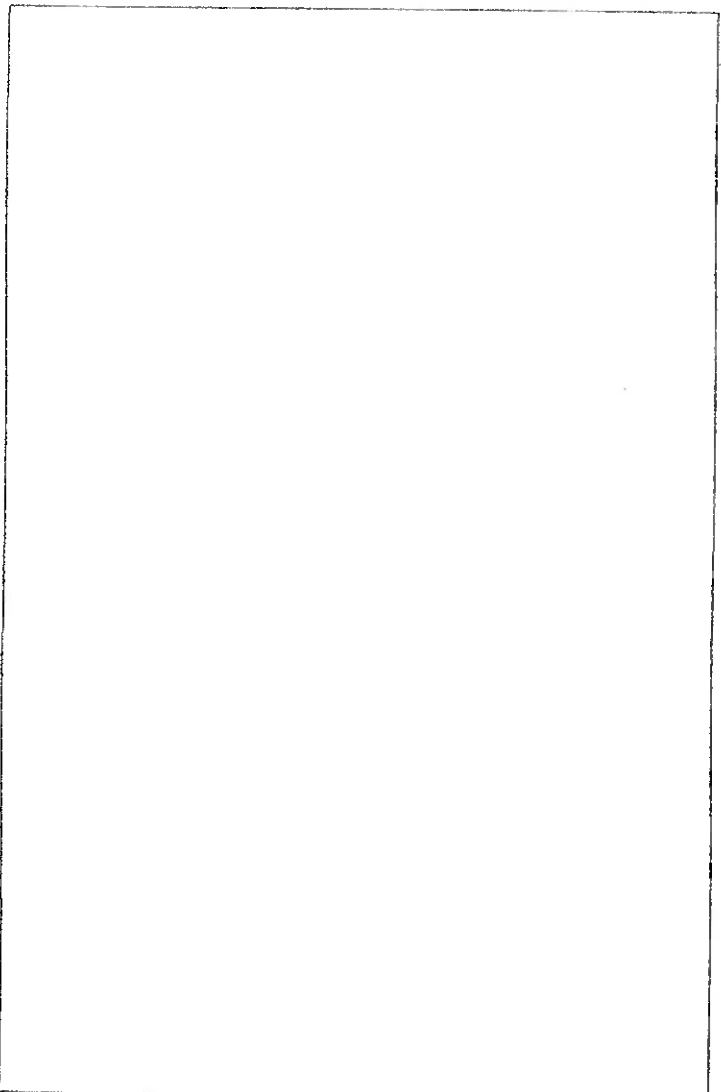
Page: _____

Existing Property Condition Photographs (duplicate as needed)

6



Detail: Existing left elevation, showing correct location of A/C pads, proposed in same location,



Detail: _____

Applicant: _____

Page: _____

THORNAPPLE PLACE

NORTHERLY

75.00'

WESTERLY
110.00'

UNDERWOOD STREET
EASTERLY
110.00'

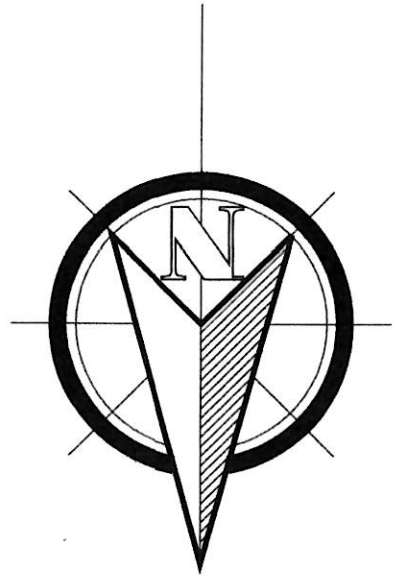
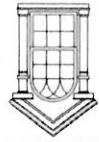
SOUTHERLY
75.00'

SCALE: 1" = 10'
DATE: 05-09-2019
REV. DATE: 03-09-2020

SITE PLAN

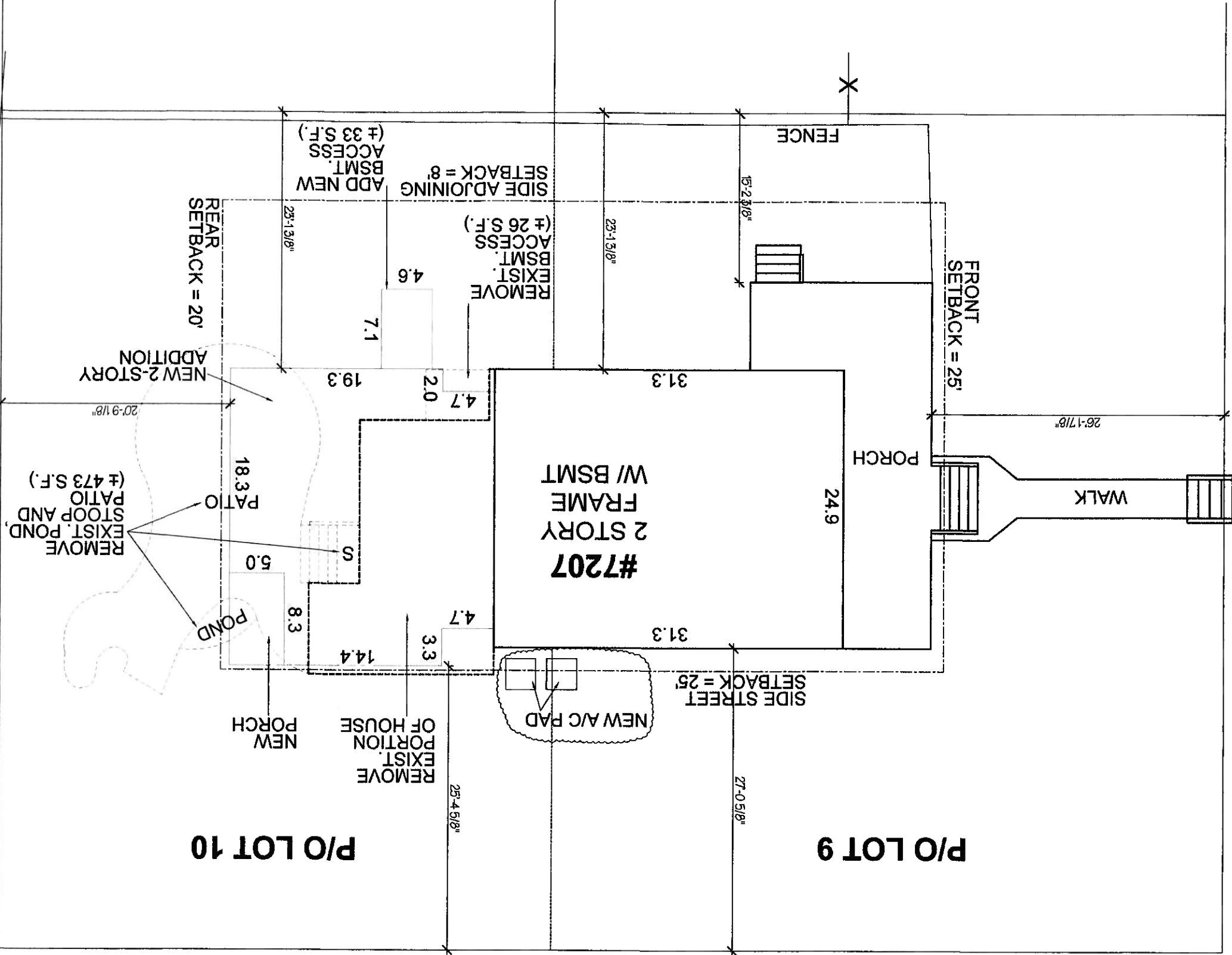
RENDERING ONLY; DIMENSIONS MAY VARY

CLAUDE C. LAPP
ARCHITECTS, LLC
301-881-6856



LOT SQ. FT. = 8250
EXIST. HOUSE = 1416 S.F.
(INCLUDES FRONT PORCH)
EXIST. PORTION OF
HOUSE TO BE REMOVED = 316 S.F.
NEW ADDITION = 644 S.F.
(INCLUDES REAR PORCH)
NEW TOTAL = 1744 S.F.
LOT COVERAGE = 21.12%

IMPERVIOUS AREA:
EXIST. HOUSE = 1416 S.F.
NEW ADDITION = 644 S.F.
NEW BSMT FL. = 519 S.F.
NEW 1ST FL. = 570 S.F.
NEW PORCH = 41 S.F.
NEW 2ND FL. = 611 S.F.



Home / Carrier® Comfort™ - 3 Ton 14 SEER Residential Air Conditioner Condensing Unit



Carrier® Comfort™ - 3 Ton 14 SEER Residential Air Conditioner Condensing Unit

Item: 24ACC436A003 MFR: 24ACC436A003

Availability

Sign in to see real-time inventory at the stores closest to you.

What's the price?
Sign in for pricing.

Quantity *

1

Add To Cart

Save To List

Disconnects & Whips

Evaporator Coils

Thermostats

Other

About This Product

Product Info

Description

Carrier® Air Conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 24ACC4 has been designed utilizing Carrier's Puron® refrigerant. The environmentally sound refrigerant allows you to make a responsible decision in the protection of the earth's ozone layer.

FEATURES / BENEFITS

Efficiency

- 14.0 SEER / 11.0 – 13.5 EER (based on tested combination)
- Microtube Technology™ refrigeration system

Reliability

- Puron® refrigerant
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Filter drier

Durability


WeatherArmor™ protection package:

- Solid, durable sheet metal construction
- Dense wire coil guard

Applications

- Long-line – up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to –20°F/–28.9°C) with accessory kit

NOTE: Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

Warning: this product contains a chemical known to the State of California to cause cancer. P65Warnings.ca.gov

Specifications

Weight	134 Pounds (lbs)
Length	31.1875 Inches (In)
Width	31.1875 Inches (In)
Height	24.8125 Inches (In)
Country of Origin	USA
Air Flow	Vertical
Brand	Carrier
Certifications	AHRI Certified
CFM	3167

Circuit Breaker - Max Amps	30
Circuit Breaker - Min Amps	18.1
Color	Gray
Compressor	Scroll
Condenser Motor HP	1/5 HP
Condenser Motor RPM	1100
Condenser Motor Speeds	Variable
Condenser Motor Type	Direct Drive
Cooling Capacity	34200
Cooling Rated Capacity Btu/h	36000
Cycle/Hertz	60 Hz
EER	11.5-13.5
Energy Star Rated	No
ETL Listed	No
Fins per Inch	25
Full Load Amps	1.1
Inverter	No
Liquid Line Fitting	Sweat
Liquid Line Size (OD)	3/8"

Locked Rotor Amps	79
Maximum Fuse Size	30
Maximum Piping Length	250'
Metering Device	Thermostatic Expansion Valve (TXV/TEV)
Minimum Circuit Amps	18.1
Phase	Single
Product Family	24ACC4
Prop 65	Yes
Rated Current Amps	13.6
Rated Load Amps	13.6
Refrigerant	R-410a
Rows	1
SEER	14
Sound Level (dBA)	75
Stage	Single
Suction Line Fitting	Sweat
Suction Line Size (OD)	7/8"
Tier	Comfort

Tonnage	3
UL Listed	Yes
UL Recognized	Yes
Voltage	208-230 VAC
Warranty Offered	Yes

Documents

Equipment Part List

Recommended Products



Carrier® Performance™ - 3
Ton 16 SEER Residential
Air Conditioner Condensing

Item: 24ACC636A003
MFR: 24ACC636A003