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
Report Date: 4/15/2020
(Harper House)

Public Notice: 4/8/2020

Applicant: Thomas Dyszkiewicz
Tax Credit: N/A
(Claude Lapp, Architect)

Review: HAWP
Staff: Michael Kyne

Case Number: 35/96-20A

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.
I.

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: chris@CCLArchitects.com  
Contact Person: Claude C. Loag  
Daytime Phone #: 301-981-6850

Tax Account No.:

Name of Property Owner: Miracles Thomas Dykhuijze  
Daytime Phone #: (971) 6008-4918

Address: 7207 Thornapple Place, Chevy Chase, MD. 20815

Contractor: Renovation Studio  
Phone #: 240-374-2525

Contractor Registration #: 92710

Agent for Owner:

LOCATION OF BUILDING PROJECT

House Number: 7207

Street: Thornapple Place

Town/City: Chevy Chase  
Nearest Cross Street: Underwood Street

Lot: 4+10  
Book: 4  
Subdivision: Olthbourne

Lib: 60970  
Fol: 55  
Parcel:

PART ONE: TITLE OR PURPOSE AND USE

1A. CHECK ALL APPLICABLE:  
☐ Construct  ☐ Extend  ☐ Alter/Remove  ☐ Extant/Removal

ß A/C  ☐ Sub  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed

☐ Move  ☐ Install  ☐ Wreck/Reclaim  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Reconstruct

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 EXTENSION 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 FENCES OR 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 to be a condition for the issuance of this permit.

Signature of owner or authority approving  
Date: 3/10/20

Approved: 908157 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.:  
Data Filed: 
Data Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   Small family home built in 1963 with large wrap around porch. House has original white pine floors and used from moldings. 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 plot. 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 structure(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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 diameter.

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/parallel from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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<td>Thomas Dyskiewicz</td>
<td></td>
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<tr>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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| Daniel Adovisky                                             |                                |
| 3610 Underwood Street                                       |                                 |
| Chevy Chase, Md. 20815                                      |                                 |
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.

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**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

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https://mail.google.com/mail/u/0?ik=6db5951235&view=pt&search=all&permthid=thread-f%3A1660879352446427339&simpi=msg-f%3A1660879352446427339&simpi=msg-a%3Ar825655569361000...
Detail: Existing Roof Plate, Showing Current Location of New Plate, Proposed New Section (as needed)
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

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https://www.carrierenterprise.com/carrier-comfort-3-ton-14-seer-air-conditioning-condenser-with-puron-refrigerant-24aco436a003
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: 24ACC836A003
MFR: 24ACC836A003