

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19120 Mateny Hill Road, Germantown	Meeting Date:	9/7/2022
Resource:	Master Plan Site #19/13-7A (<i>Wallich-Heimer House</i>)	Report Date:	8/31/2022
Applicant:	David Walter	Public Notice:	8/24/2022
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne

Permit Number: 1005191

PROPOSAL: Outbuilding demo and new construction

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #19/13-7A, *Wallich-Heimer House*
 STYLE: Colonial Revival
 DATE: By 1913

Excerpt from *Places from the Past*:

John Wallich, a local carpenter, built this frame house for his own residence, in 1913. A well-preserved Colonial Revival house typical of the late 1800s and early 1900s, the dwelling has a second-story corner turret with polygonal hipped roof. The full-width porch has a pedimented entrance and Doric columns. The house has clapboard siding on the first level and shingle siding on the second and attic levels. The residence is named in part for Glenn and Midge Heimer who lived here from 1959-1981.



Fig. 1: Subject property located on the west side of Mateny Hill Road.

PROPOSAL:

The applicant proposes outbuilding demo and new construction at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. 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 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 1 period or architectural style.

Secretary of the 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 applicable *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 the c. 1913 Colonial Revival-style *Wallich-Heimer House* Master Plan Site. There is a non-contributing shed at the west side (rear) of the house, which the applicant proposes to remove and replace with a new prefabricated shed in the same approximate location. The existing shed is 8.5' x 10.5', and the new shed will be 12' x 16'. The new shed will be constructed entirely from traditional materials, including painted wood siding, a painted wood porch (including posts, railings, and decking), painted wood windows, and a standing seam metal roof. A heat pump on 2' x 4' concrete pad is also proposed at the rear of the new shed.

Staff fully supports the applicant's proposal. The shed to be removed is a non-contributing outbuilding, and the proposed new shed is compatible in terms of location, scale and massing, and materials. Accordingly, staff finds that the proposal will not remove or alter features, spaces, or materials that characterize the subject property, per *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-8(b), (1), (2), and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10, as 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), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the resource 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 an electronic set 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.



FOR STAFF ONLY:
HAWP# 1005191
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: David Walter
Address: 19120 Mateny Hill Rd
Daytime Phone: 202-697-0786

E-mail: dmwalter01@yahoo.com
City: Germantown Zip: 20874
Tax Account No.: 03464668

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 19/13-7A

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name Wallich-Heimer House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 19120 Street: Mateny Hill Road
Town/City: Germantown Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date

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

Owner's mailing address David Walter and Alex McGehee 19120 Mateny Hill Rd Germantown, MD 20874	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Hernan Baron 19203 Liberty Mill Rd Germantown, MD 20874	Byung Han 19117 Mateny Hill Rd Germantown, MD 20874
Hernan Baron 19205 Liberty Mill Rd Germantown, MD 20874	Kori Colachagua and Jesus C. Diaz Escheverria 19124 Mateny Hill Rd Germantown, MD 20874
Brian and Kim Green 19110 Mateny Hill Rd Germantown, MD 20874	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property includes a house, garage (stable), and a shed on 1/2 acre of land, which includes five old trees and numerous shrubs and trees that are four years old or less.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolish the approximately 8.5' x 10.5' shed and replace it with a 12' x 16' prefabricated "office shed." The new structure will resemble the existing structures in appearance (see accompanying file).

Work Item 1: <u>Demolish shed</u>	
Description of Current Condition: The shed is in poor condition structurally and in appearance.	Proposed Work: Demolish and remove the shed.
Work Item 2: <u>Add prefabricated office shed</u>	
Description of Current Condition: Space is occupied by existing shed.	Proposed Work: Lay a concrete foundation and add a prefabricated shed that is the same as or similar to the one in the accompanying file.
Work Item 3: <u>Add heat pump</u>	
Description of Current Condition: Not applicable.	Proposed Work: Install a "mini-split" heat pump, which will include placing a pad and condenser outside the building.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Existing shed



Prefabricated shed

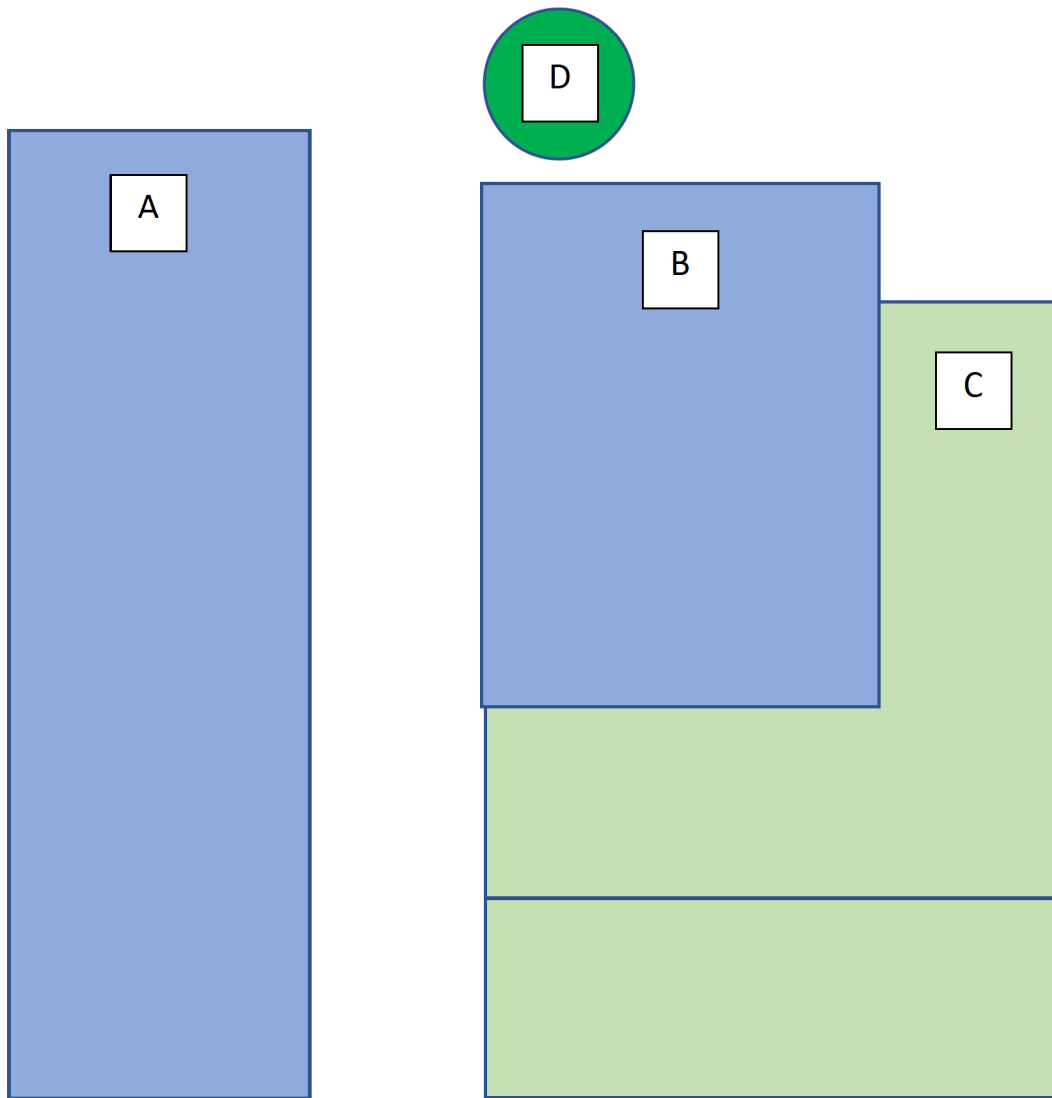
Note: Porch supports and railings will be painted white.



Materials: painted wood siding; painted wood porch (including posts, railings, and decking); painted wood windows; standing seam metal roof

Office shed footprint

- A) Right part of garage (stable)
- B) Existing shed
- C) Proposed office shed, including 4'-wide porch
- D) Existing maple tree



38MPRA Outdoor Unit

Evolution® System



OUTDOOR FEATURES

- 100% heating capacity at 0° F (-17° C)
- 100% cooling capacity at -22° F (-30° C) without additional kit
- Up to 75% of heating capacity at -22° F (-30° C)
- Available in 208/230V
- Built-in basepan heater
- Auto-restart function
- Refrigerant leakage detection
- Quiet outdoor operation, as low as 55 dB(A)
- Anti-corrosive fin coating
- Piping length 98 ft. (30 m.)
- Cooling operating range -22° ~ 122° F (-30° ~ 50° C)
- Heating operating range -22° ~ 86° F (-25° ~ 30° C)

COMPATIBLE WITH

- 619PHA High Wall

Inverter Compressor

Up to 42.0 SEER

Up to 15.0 HSPF

Sizes: 09 / 12 / 18 / 24

All Systems are ENERGY STAR® certified



If maximum performance and efficiency are key, look no further than our Evolution® System heat pump. This ENERGY STAR® certified ductless system comes with a 42.0 SEER rating when paired with the 619PHA High Wall – there's nothing more efficient¹! Even when temps drop to as low as -22° F outside, your interior environment stays cozy (when properly sized and matched with specific indoor units). Powerful yet quiet, our best ductless outdoor solution delivers results.



619PHA
Size: 09 / 12



619PHA
Size: 18 / 24

EVOLUTION®
SYSTEM



¹ According to system ratings maintained by AHRI as of January 22, 2018, in accordance with the AHRI Unitary Small Equipment Operations Manual. The 9,000 Btu/h single zone ductless has a 42.0 SEER Rating.

SPECIFICATIONS

38MPRA Outdoor Unit					
Heat Pump System					
Size		9	12	18	24
Outdoor Model		38MPRAQ09AA3	38MPRAQ12AA3	38MPRAQ18AA3	38MPRAQ24AA3
Electrical					
Voltage-Phase-Cycle	V-Ph-Hz	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60
MCA	A.	13	15	18	20
MOCP - Fuse Rating	A.	15	20	30	30
Operating Range					
Cooling Outdoor DB Min - Max	° F (° C)	-22~-122 (-30~-50)	-22~-122 (-30~-50)	-22~-122 (-30~-50)	-22~-122 (-30~-50)
Heating Outdoor DB Min - Max	° F (° C)	-22~-86 (-30~-30)	-22~-86 (-30~-30)	-22~-86 (-30~-30)	-22~-86 (-30~-30)
Piping					
Total Piping Length	ft (m)	98 (30)	98 (30)	98 (30)	98 (30)
Piping Lift*	ft (m)	49 (15)	49 (15)	65 (20)	65 (20)
Pipe Connection Size - Liquid	in (mm)	1/4 (6.35)	1/4 (6.35)	3/8 (9.52)	3/8 (9.52)
Pipe Connection Size - Suction	in (mm)	3/8 (9.52)	1/2 (12.7)	5/8 (15.9)	5/8 (15.9)
Refrigerant					
Type		R410A	R410A	R410A	R410A
Charge	lbs (kg)	3.5 (1.58)	3.5 (1.58)	5.7 (2.6)	6.5 (2.95)
Compressor					
Type		Rotary Inverter	Rotary Inverter	Rotary Inverter	Rotary Inverter
Outdoor					
Unit Width	in (mm)	33.27 (845)	33.27 (845)	37.24 (946)	37.24 (946)
Unit Height	in (mm)	27.64 (702)	27.64 (702)	31.89 (810)	31.89 (810)
Unit Depth	in (mm)	14.29 (363)	14.29 (363)	16.14 (410)	16.14 (410)
Net Weight	lbs (kg)	107.59 (48.8)	108.47(49.2)	135.4(61.4)	145.1(65.8)
Airflow (lowest to highest)	CFM	1,380	1,380	2,236	2,236
Sound Pressure (lowest to highest)	dB(A)	55.5	56.0	61.5	62.0

*Condensing unit above or below indoor unit.

COMPATIBILITY

Indoor Unit		Outdoor Unit			
		38MPRAQ09AA3	38MPRAQ12AA3	38MPRAQ18AA3	38MPRAQ24AA3
High Wall	619PHAQ09XA3	•			
	619PHAQ12XA3		•		
	619PHAQ18XA3			•	
	619PHAQ24XA3				•

PERFORMANCE

High Wall					
Indoor Model		619PHAQ09XA3	619PHAQ12XA3	619PHAQ18XA3	619PHAQ24XA3
ENERGY STAR®		YES	YES	YES	YES
Cooling System Tons		0.75	1.0	1.5	1.8
Cooling Rated Capacity	Btu/h	9,000	12,000	18,000	22,000
Cooling Cap. Range Min - Max	Btu/h	5,000~17,000	5,800~19,000	6,888~30,511	7,445~32,644
SEER		42.0	32.0	28.2	23.5
EER		15.0	13.5	14.5	13.65
Heating Rated Capacity (47° F)	Btu/h	10,000	12,000	18,000	24,000
Heating Maximum Capacity (5° F)	Btu/h	13,000	13,800	18,000	24,000
Heating Cap. Range Min - Max	Btu/h	3,100~19,100	3,500~21,310	10,835~29,414	12,050~32,270
HSPF		15.0	14.0	14.0	12.0
COP (47° F)	W/W	4.00	4.24	4.12	3.89
COP (5° F)	W/W	2.00	2.00	2.00	2.00

Manufacturer reserves the right to discontinue, or change at any time, specification or designs without notice or incurring obligations.

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