

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|---|-----------------------|--------------|
| Address: | 7403 Baltimore Ave., Takoma Park | Meeting Date: | 1/10/2024 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 1/03/2024 |
| Applicant: | Pamela Coukos | Public Notice: | 12/27/2023 |
| Review: | HAWP | Tax Credit: | n/a |
| Permit No.: | 1051101 | Staff: | Chris Berger |
| Proposal: | HVAC condenser installation | | |

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. Applicant shall provide staff with the dimensions of condenser unit for review before the plans will be stamped.
2. Applicant shall provide staff with the dimensions and material of the condenser's pad before the plans will be stamped.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: ca. 1933

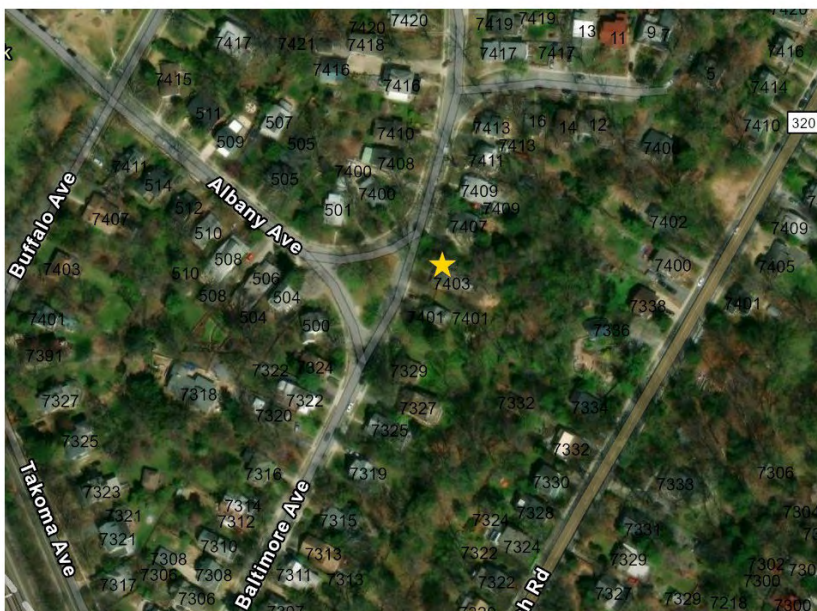


Figure 1: The subject property 7403 Baltimore Ave. is located in the Takoma Park Historic District at the intersection of Albany and Baltimore Avenues.

PROPOSAL

The applicant proposes to install an HVAC condenser in the side yard near the south elevation.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *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.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the historic district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The following guidance which pertains to this project are as follows:

- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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
- (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 the Interior's Standards for Rehabilitation:

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a Craftsman style bungalow that is a contributing resource to the Takoma Park Historic District. The applicant seeks to install an HVAC condenser in the side yard near the basement entrance for mini-split heat pump units. The applicant proposes to screen the unit with plantings.

 = Location of Outdoor Unit

Notes:

- 1. Flood zone "X" per H.U.D. panel No. 0460D.
- 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property corners confirmed. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 2, BLOCK 79
TAKOMA PARK LOAN & TRUST
COMPANY'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

BALTIMORE AVENUE
(40' R/W)

Figure 2: The applicant provided this site plan for the proposed condenser location.



Figure 3: The applicant provided this photo to show the location the condenser.



Figure 4: The applicant provided this representative photo of the proposed condenser unit.

Staff supports the installation. It will have no material impact on the historic building and will be located on an inconspicuous side elevation. Based on the photos provided of the unit, it will not be readily visible and will be set back approximately 75 feet from the right of way. Staff seeks more details from the applicant before the plans can be certified. First, the applicant must provide staff with the dimensions of the unit to confirm it is of a compatible size for the location and it will not be prominently visible. Staff also seeks information on the size and material of the condenser's pad and how far away it will be from the residence's foundation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. Applicant shall provide staff with the dimensions of condenser unit for review before the plans will be stamped.
2. Applicant shall provide staff with the dimensions and material of the condenser's pad and its distance from the building foundation before the plans will be stamped.

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

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HC 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 chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1051101
DATE ASSIGNED

APPLICANT:

Name: Pamela Coukos
Address: 7403 Baltimore Avenue
Daytime Phone: 5102920129

E-mail: pcoukos@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01066038

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
No/Individual Site Name

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: Street: 7403 Baltimore Avenue
Town/City: Takoma Park Nearest Cross Street: Eastern/Philadelphia
Lot: 2 Block: 79 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:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: HVAC condenser

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 11/20/2023

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

Owner's mailing address
7403 Baltimore Avenue, Takoma Park,
MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Ilana Preuss and Hadar Suskind
7401 Baltimore Avenue
Takoma Park, MD 20912
(Adjacent)

Laura Steinberg
7405 Baltimore Avenue
Takoma Park, MD 20912
(Adjacent)

7407 Baltimore Avenue, Takoma Park MD
20912

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

This is a Craftsman style two story gabled roof bungalow style single family home built in 1933 with a brown wood-shingled exterior and green wood trim, and a columned front porch extending the length of the front facade. All windows on the main floor are double hung sash windows with 6 panes above and a single pane below. The upper dormers on the front and back of the house each have 2-pairs of six-paned wood framed casement windows. There is a masonry fireplace on the side of the house and masonry footings on the porch. The front door is paneled with six panes of glass in the top third.

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

Placement of an HVAC condenser unit for minisplit heat pump units in the basement next to the exterior side wall of the house.

Work Item 1: HVAC Condenser

Description of Current Condition:
No existing unit.

Proposed Work:
Placement of an HVAC condenser unit for minisplit heat pump units in the basement next to the exterior right side wall of the house. Placement is on the ground towards the back. Intention to add screening plantings in the spring. No changes to exterior finishes or features.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

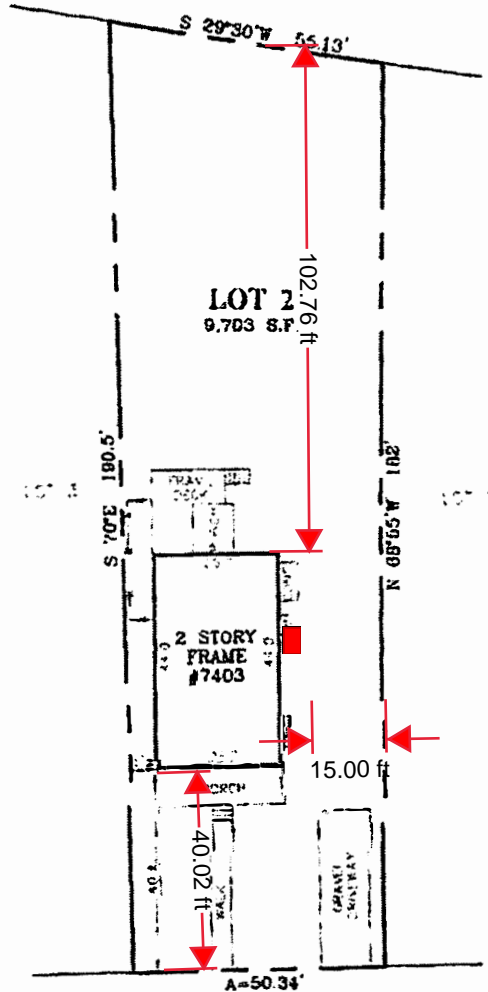
CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

 = Location of Outdoor Unit



Notes:
 1. Flood zone 'X' per H.U.D. panel No. 0460D.
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property corners confirmed. Fences, if shown, have been located by approximate methods.



BALTIMORE AVENUE
 (40' R/W)

LOCATION DRAWING
 LOT 2, BLOCK 79
 TAKOMA PARK LOAN & TRUST
 COMPANY'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND



| REFERENCING CERTIFICATE | REFERENCES | SNIDER & ASSOCIATES LAND SURVEYORS | |
|---|----------------------------|--|--|
| THE INFORMATION SHOWN HEREON HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. | PLAT BK. 2 PLAT NO. 142 | 20270 Goldenrod Lane, Suite 110 Columbia, Maryland 21078 301/946-5100 Fax 301/948-1266 | |
| DATE OF LOCATIONS | SCALE | 1" = 30' | |
| WALL CHECK | DRAWN BY | J.T.H. | |
| HSE. LOC | 4-22-11 | JOB NO. 11-01278 | |



7403



Location of Unit
(where existing shrub
is now, and add new
screening plants)





 **MITSUBISHI
ELECTRIC**

AMERI-PURE
R410A Refrigerant
COMPONENTS INCLUDE: CAS NO. 35
DIFLUOROMETHANE CAS 79-10-5
PENTAFLUOROETHANE CAS 354-33-6
UN 3163
WARNING

AMERI-PURE
R410A Refrigerant
COMPONENTS INCLUDE: CAS NO. 35
DIFLUOROMETHANE CAS 79-10-5
PENTAFLUOROETHANE CAS 354-33-6
UN 3163
WARNING



MITSUBISHI
ELECTRIC

Steamline
LINE SETS

MUELLER
INDUSTRIES

MUELLER
INDUSTRIES

Refrigerant

AMER-PURE

R410A Refrigerant

3453

CLASS 1 FLEXIBLE DUCT 1/2" .9

