

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|---------------|
| Address: | 2 E. Kirke Street, Chevy Chase | Meeting Date: | 12/4/2024 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Report Date: | 11/27/2024 |
| Applicant: | Cary Umhau | Public Notice: | 11/20/ 2024 |
| Review: | Historic Area Work Permit | Tax Credit: | n/a |
| Case Number: | 1092794 | Staff: | Dan Bruechert |
| Proposal: | HVAC Unit Installation | | |

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1938

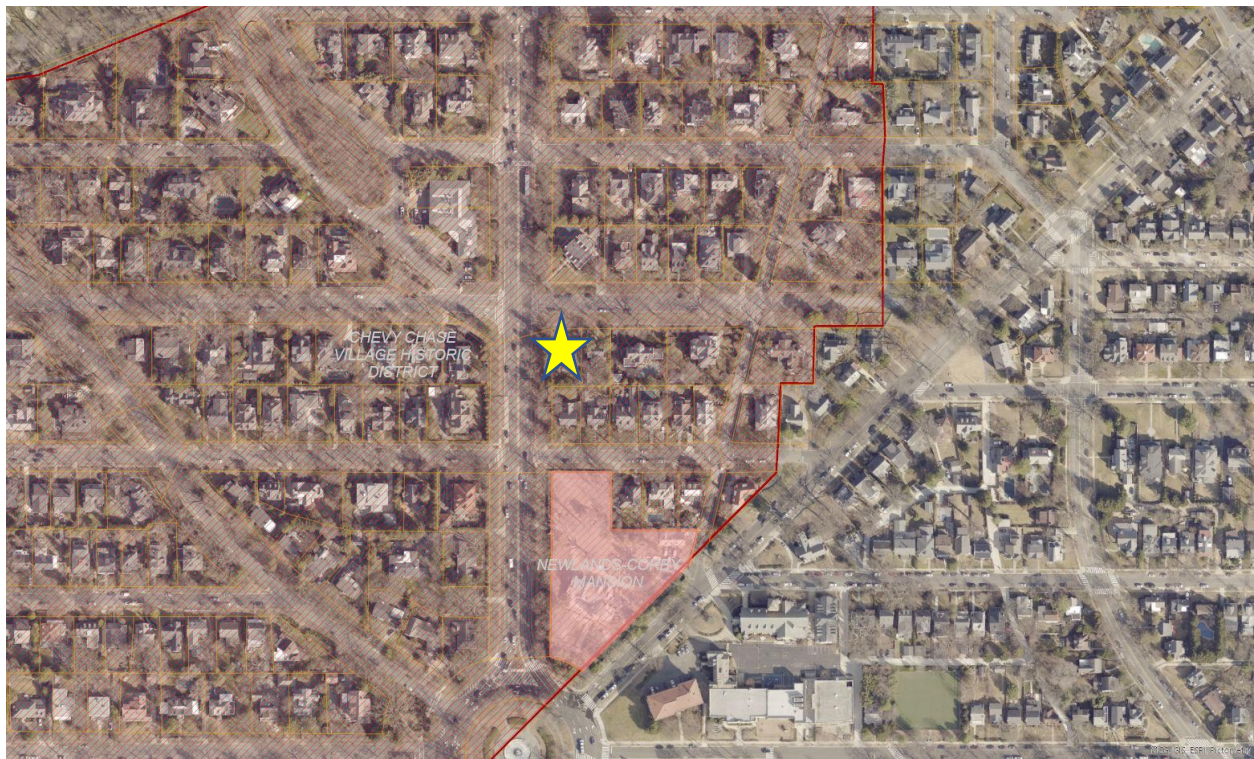


Figure 1: 2 E. Kirke St. is located two blocks north of Chevy Chase Circle.

PROPOSAL

The applicant proposes to install a new exterior heat pump.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village 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 Chevy Chase Village 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.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate, and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
- (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.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 proportion, 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 two-story brick, side gable Colonial Revival house at the corner of E. Kirke and Connecticut Ave. On the west (right) side of the house there is a large HVAC unit, approximately 17' (seventeen feet) from the street. The right side yard is enclosed by a 6' (six-foot-tall) privacy fence. The applicants are modifying the interior ducts of the house's HVAC system and installing an additional HVAC unit and concrete pad to be installed adjacent to the existing unit. No additional screening is proposed around the HVAC units.

Staff finds the proposed HVAC unit will be approximately 55' (fifty-five feet) from E. Kirke St. and 17' (seventeen feet) from Connecticut Ave. Staff finds the new unit will not be visible from the public right-of-way due to the existing fence. However, even if the fence were not there the HVAC system would not significantly detract from the site or surrounding district, as its installation not impact any existing trees or the district's open park-like setting. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d); the *Design Guidelines*; and *Standard 2*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Chevy Chase Village Historic District Guidelines*, 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 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 dan.bruechert@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# DATE ASSIGNED

APPLICANT:

Name: E-mail: Address: City: Zip: Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail: Address: City: Zip: Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name 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:

Town/City: 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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: Thomas G. Hackshaw

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 | Owner's Agent's mailing address |
| Adjacent and confronting Property Owners mailing addresses | |
| | |
| 5904 Connecticut Avenue Chevy Chase MD 20815 | 1 East Irving Street Chevy Chase, MD 20815 1 A East Irving Street Chevy Chase, MD 20815 |
| 5900 Connecticut Avenue Chevy Chase MD 20815 | |

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

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

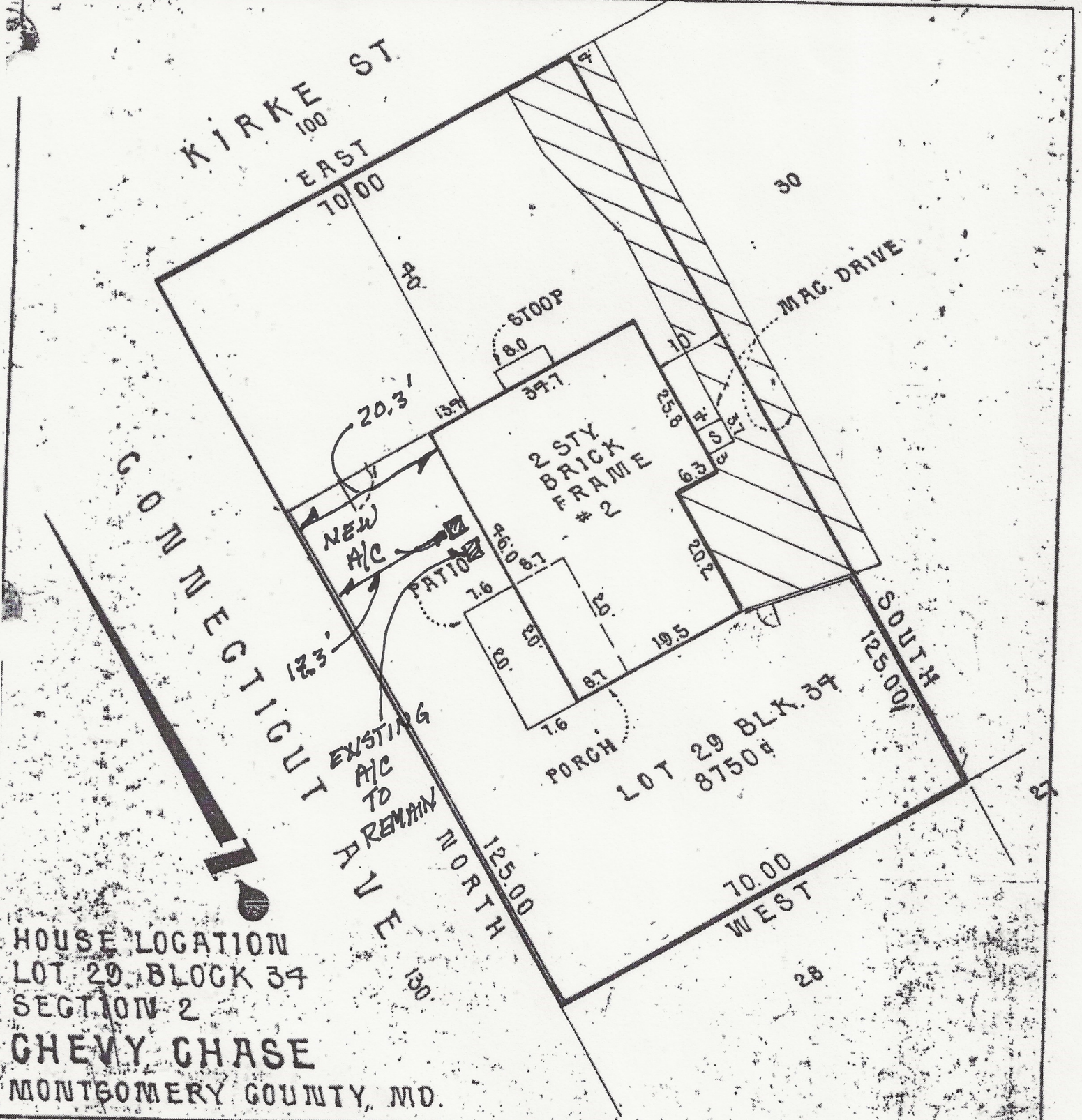
| | |
|-----------------------------------|----------------|
| Work Item 1: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 2: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 3: _____ | |
| Description of Current Condition: | Proposed Work: |

**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 | * | * | * | * | * | | * |



HOUSE LOCATION
 LOT 29, BLOCK 37
 SECTION 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MD.

| | | | |
|---|---|--|--|
| SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. <i>Francis J. Tacik</i> FRANCIS J. TACIK & ASSOCIATES PROFESSIONAL LAND SURVEYOR REGISTERED LAND SURVEYOR MARYLAND #9164 | REFERENCES PLAT BK. 19 PLAT NO. 1220 | FRANCIS J. TACIK PROFESSIONAL LAND SURVEYOR LAND PLANNING CONSULTANT (301) 770-3642 - ROCKVILLE (301) 633-8882 - FREDERICK ROUTE 8 FREDERICK, MARYLAND 21704 | |
| | LIBER FOLIO | DATE OF SURVEYS WALL CHECK HSE. LOC. 6-11-75 BOUNDARY | SCALE: 1" = 20' DRAWN BY: J JOB NO.: 32075 |

Product Data



The Evolution® V heat pump offers high-efficiency variable speed performance in a remarkably small cabinet and provides up to 11 HSPF heating efficiency and up to 18 SEER cooling efficiency. The variable speed inverter capacity control delivers up to 5 stages of operation for exceptional load matching, dehumidification and zoning performance.

This product has been designed and manufactured to provide flexible system matching and work with a wide variety of indoor units and controls.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- Up to 19 SEER /13 EER / 11 HSPF
- Microtube Technology™ refrigeration system

Sound

- Sound level as low as 55 dBA in low speed (Silencer System II).
- Soft start and smooth ramp to operating speeds

Comfort

- Variable speed compressor operates at 5 stages with capacity range from as wide as 25-100%
- Air cooled Inverter variable speed drive
 - System requires Evolution® Connex™ Control with version 11 software or newer for 5-stage operation.
 - Ratings provided with 2-stage thermostats and suitable non-communicating indoor products for 2-stage operation.
- Energy Tracking capability with the Evolution® Connex™ Wall Control w/software version 13 or later
 - Energy Tracking has the ability to monitor and estimate the energy consumption of your Evolution® system.

Reliability

- Puron® refrigerant - environmentally sound, won't deplete the ozone layer and low lifetime service cost.
- Front-seating service valves
- Inverter control drives compressor and fan motor
- No control module attached to fan motor
- Evolution intelligence monitors critical system parameters
- Pressure equalizer valve for easy compressor starting
- High pressure switch
- Suction pressure transducer
- Electronic expansion valve (EXV) for heating, TXV for cooling
- Compressor discharge temperature sensor
- Suction temperature sensor
- Filter drier (field installed)
- Internal crankcase heater standard

Flexibility and installation:

- 2 control wires to outdoor unit in complete Evolution system and Connex Control
- Smaller and lighter than 2-stage units
- Minimum and Maximum adjustments with Evolution® Connex™ Control
- Hybrid Heat™ dual fuel capable
- Compatible with non-communicating thermostats

Durability

DuraGuard™ protection package:

- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications

- Line sets up to 100 ft (30.5 m) equivalent length
- No long-line accessories required.











Carrier



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

MECHANICAL PERMIT APPLICATION

Application Date: 11/1/2024

Application No: 1092087
AP Type: MECHANICAL
Customer No: 1369360

Comments

Dividing existing system into two systems by adding a heat pump to the upper level. Not adding any new space.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner.
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 2 E KIRKE ST
CHEVY CHASE, MD 20815
Contractor Wyant Heating and Air (Primary)

Worksheet Information

Work Type: Install new equipment
Use Code: SFD
Ductwork: Y
Piping of Equipment: Y
License Type: HVAC License
License Number: 9896
License Exp Date: 06/19/2025
Cooling Equipment: Electric
Heating Equipment: Electric

Cooling Equipment

Heating Equipment

Tanks(Fuel-Oil, LP-gas)

| Capacity | Quantity | Capacity | Quantity | Capacity | Quantity |
|----------|----------|----------|----------|----------|----------|
| 2 | 1 | 2.7 | 1 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |