

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	23314 Frederick Road, Clarksburg	<b>Meeting Date:</b>	2/25/2026
<b>Resource:</b>	Contributing Resource (Clarksburg Historic District)	<b>Report Date:</b>	2/18/2026
<b>Applicant:</b>	Barbara Watkins (W. Anthony Allen, Agent)	<b>Public Notice:</b>	2/11/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1149196	<b>Staff:</b>	Devon Murtha
<b>PROPOSAL:</b>	Installation of new HVAC unit		

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**STAFF RECOMMENDATION**

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



*Figure 1: The subject property is indicated with a yellow star. It is located within the Clarksburg Historic District, indicated with red cross hatches.*

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
(Clarksburg Historic District)

**DATE:** c.1910-1930

**STYLE:** Bungalow



Figure 2: Front elevation of 23314 Frederick Road, Clarksburg (c. 1992).

**PROPOSAL**

The applicant is proposing to install a Lennox-brand exterior heat pump on the south/left side of the house. The wire and conduit will enter the house behind the new unit, towards the basement. The applicant proposed to install two vent pipes on the south/left side of the roof.



Figure 3: Diagram showing the location of the new unit and vent pipes.

## **APPLICABLE GUIDELINES**

The Historic Preservation Office and HPC consult several documents when reviewing alterations and new construction within the Clarksburg Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Vision of Clarksburg: A Long-Range Preservation Plan* (Vision), *Montgomery County Code Chapter 24A* (Chapter 24A), and the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The pertinent information is outlined below.

### ***Vision of Clarksburg***

#### ***Bungalow***

Although the I-house continued to be used as a building form into the 20th century in the rural areas of Maryland, other forms of popular domestic architecture began to emerge and replace this particular form. One of the most prevalent forms of 20th century vernacular architecture is the Bungalow, or the Craftsman Cottage. During the early 20th century, America became a predominantly urban nation and the number of operating farms began to decline. Transportation corridors which shifted from the railroad to interstate highway systems directly affected the built environment. Small bungalow type dwellings, as well as mail-order houses can be found along major transportation routes and rural roads in both towns and villages throughout Montgomery County. This type of housing offered inexpensive and well-built houses that appealed to popular 20th century American tastes. The Methodist Church parsonage on Spire Street and 23314 Frederick Road were designed or altered to present the Bungalow style. The scale and massing of both houses is in keeping with the Craftsman cottage style of bungalows found throughout the county. Characteristic elements include a low-pitched, gable roof with wide eave overhang; roof rafters usually exposed; porches, either full- or partial-width, with roof supported by square columns.

### ***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 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
  - (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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:***

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 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.

### **STAFF DISCUSSION**

Staff is supportive of the proposal. Per Chapter 24A-8(b) and *Standard 2*, the proposal will not substantially alter the exterior features of an historic site or remove any historic fabric. The unit will be installed inconspicuously on the rear portion of a secondary elevation (*Figure 4*). Installation of the HVAC unit and the two pipes will not have any impact on the character-defining elements of the bungalow house, including the gable roof and front porch with square columns, as identified in the *Vision of Clarksburg*.

Staff finds that the unit will be visible from the right-of-way. Due to the site conditions and proximity to Frederick Road, there are relatively few places to place an HVAC unit that are not visible. However, Staff finds that it will not have a meaningful impact on the resource, and the proposal is necessary in order that the owner of the subject property is not deprived of reasonable use of the property or suffer undue hardship, per Chapter 24A-8(b)(5).



*Figure 4: View of subject property from the right-of-way along Frederick Road. The location of the unit is notated with a yellow arrow.*

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application

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

and with the *Vision of Clarksburg*;

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 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

**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:

Adding a HVAC system to the house. There will be a unit installed on the outside of the house. Left side elevation, towards the left side of the picture, which is the back corner of the house. 2 Ton Lennox Heat Pump.

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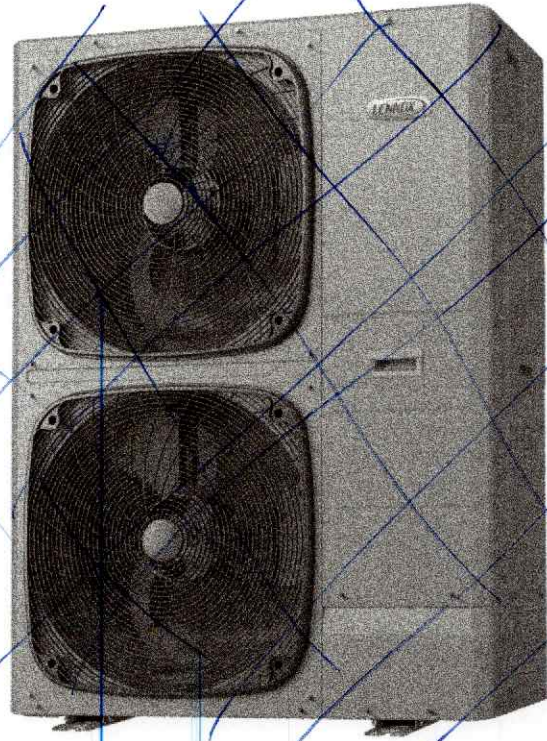
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EL18KSLV-060

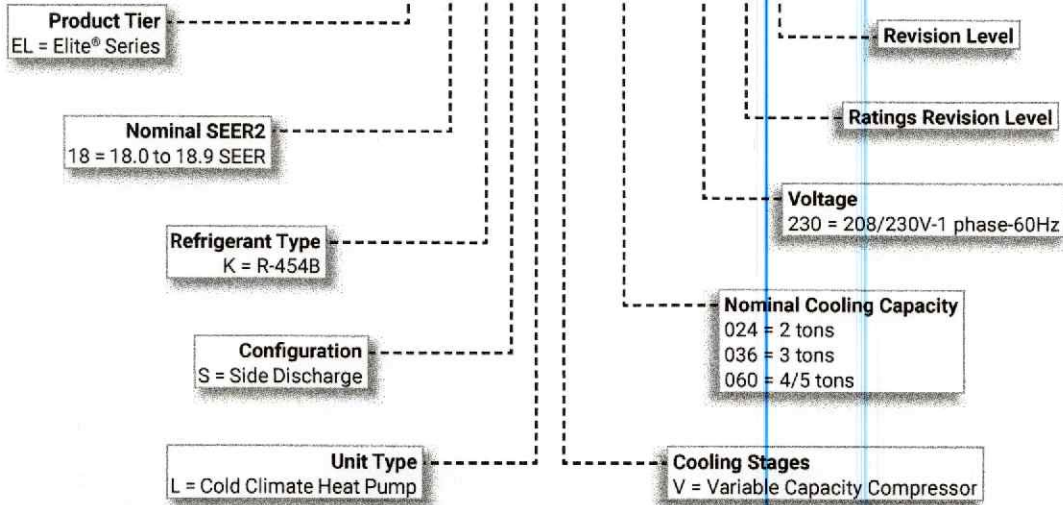


2025 COMPLIANT  
REFRIGERANT



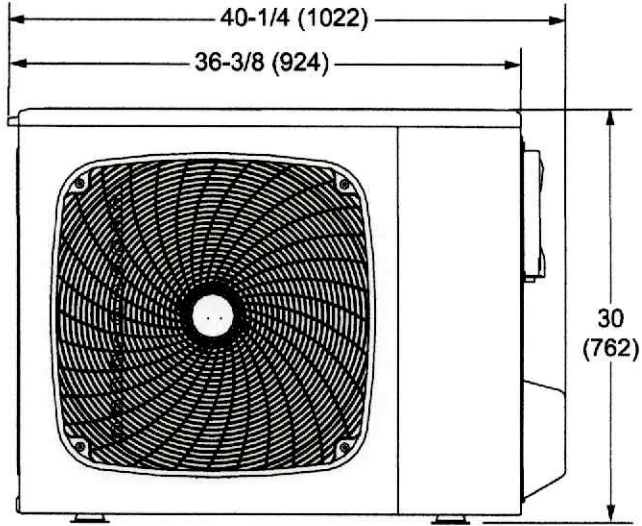
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**EL 18 K S L V - 036 - 230 A 01**

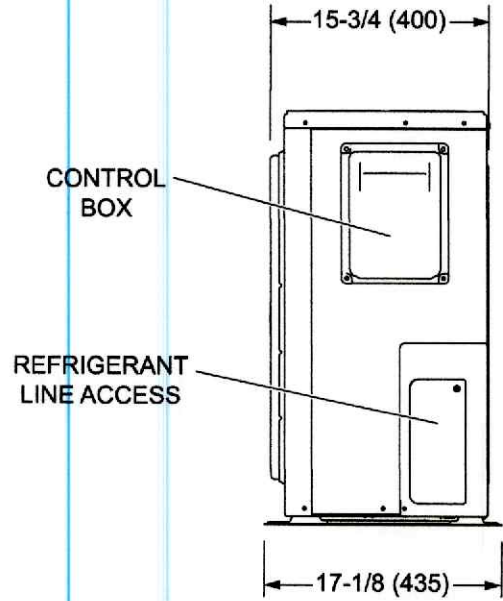


# DIMENSIONS

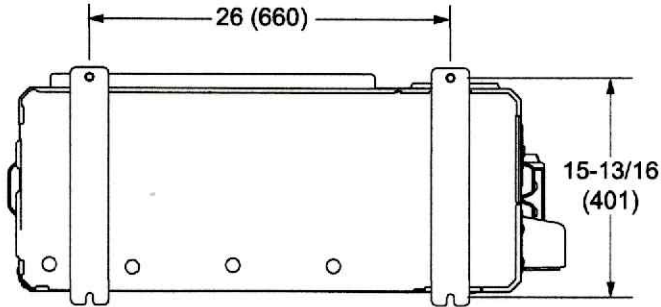
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**FRONT VIEW**



**SIDE VIEW**



**BOTTOM VIEW**



23314









