



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 21, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1005191: Outbuilding demo and new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 7, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David Walter
Address: 19120 Mateny Hill Road, Germantown

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@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# 1005191
DATE ASSIGNED _____

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 _____ No/Individual _____
Is there an Historic Preservation/Land Trust/Environmental Easement on the map of the easement and documentation for the easement? _____
REVIEWED
By Michael Kyne at 2:56 pm, Sep 21, 2022

Are other Planning and/or Hearing Examiner Approvals /Reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include 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

5

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

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

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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).

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Work Item 1: Demolish shed

Description of Current Condition:
The shed is in poor condition structurally and in appearance.

Proposed Work:
Demolish and remove the shed.

Work Item 2: Add prefabricated office shed

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.

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Work Item 3: Add heat pump

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.

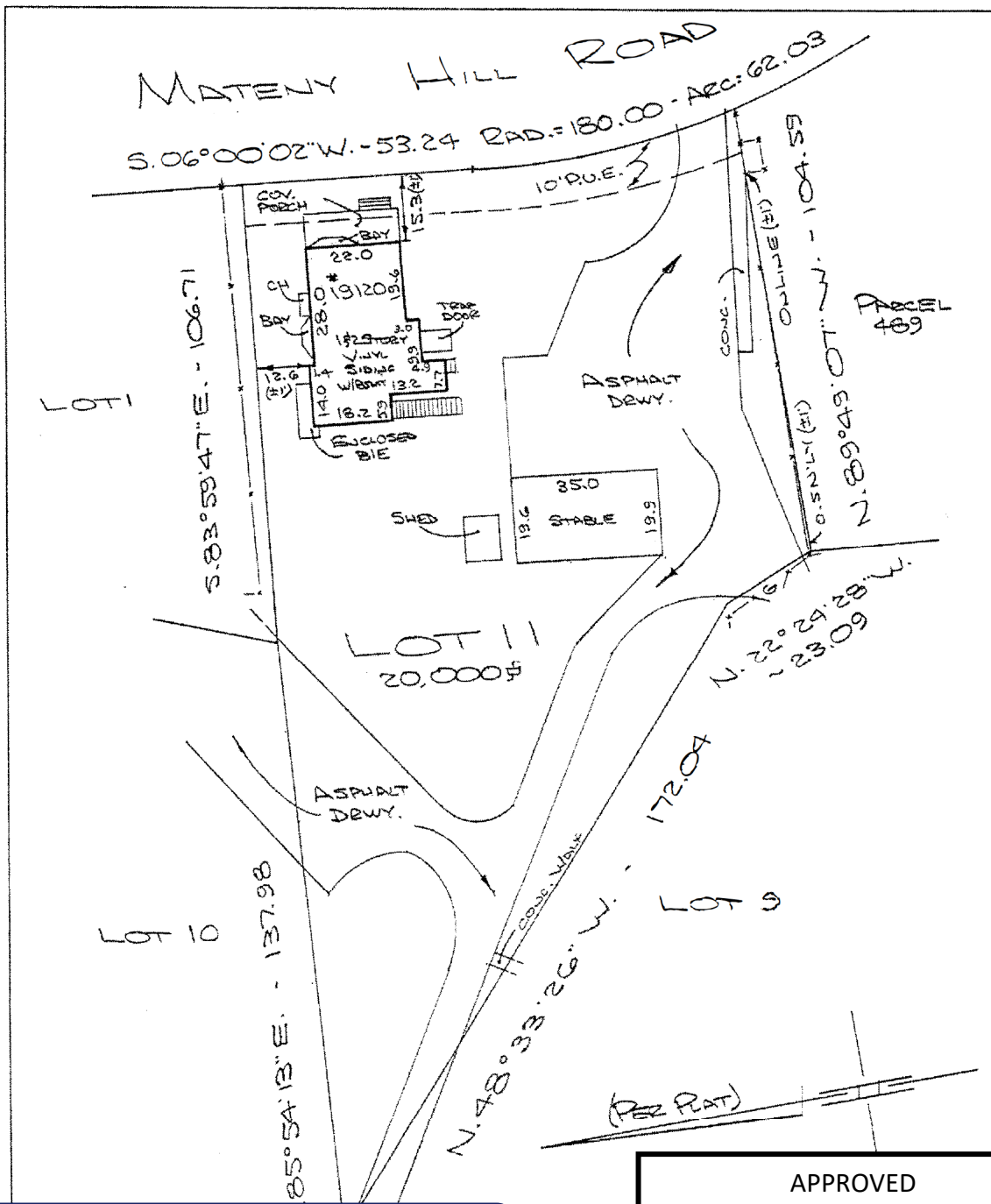
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*

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Robert H. [Signature]

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to lender or a title insurance company for the establishment or identification of existing or future improvements. Accurate identification of improvements may not be required for refinancing.

LOCATION DRAWING
 LOT II

ROBINS CREST
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book Plat 23089 Scale 1" = 30'

CASE: 1416-13 FILE: 98434

DATE: OCTOBER 18, 2013

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2015

Existing shed



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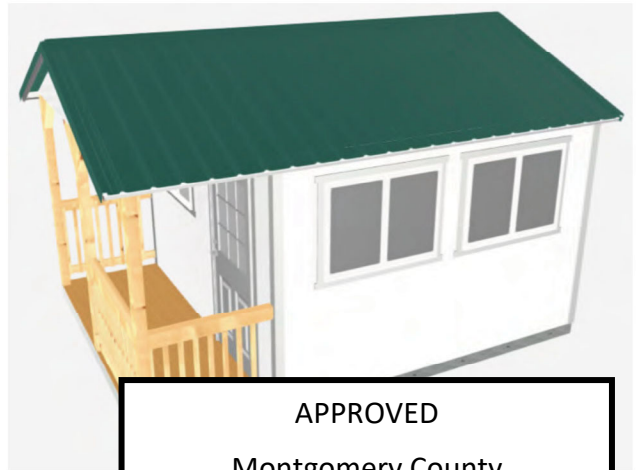
A handwritten signature in black ink, reading "Robert H. Adams". The signature is written in a cursive style and is positioned above a horizontal line.

Prefabricated shed

Note: Porch supports and railings will be painted white.



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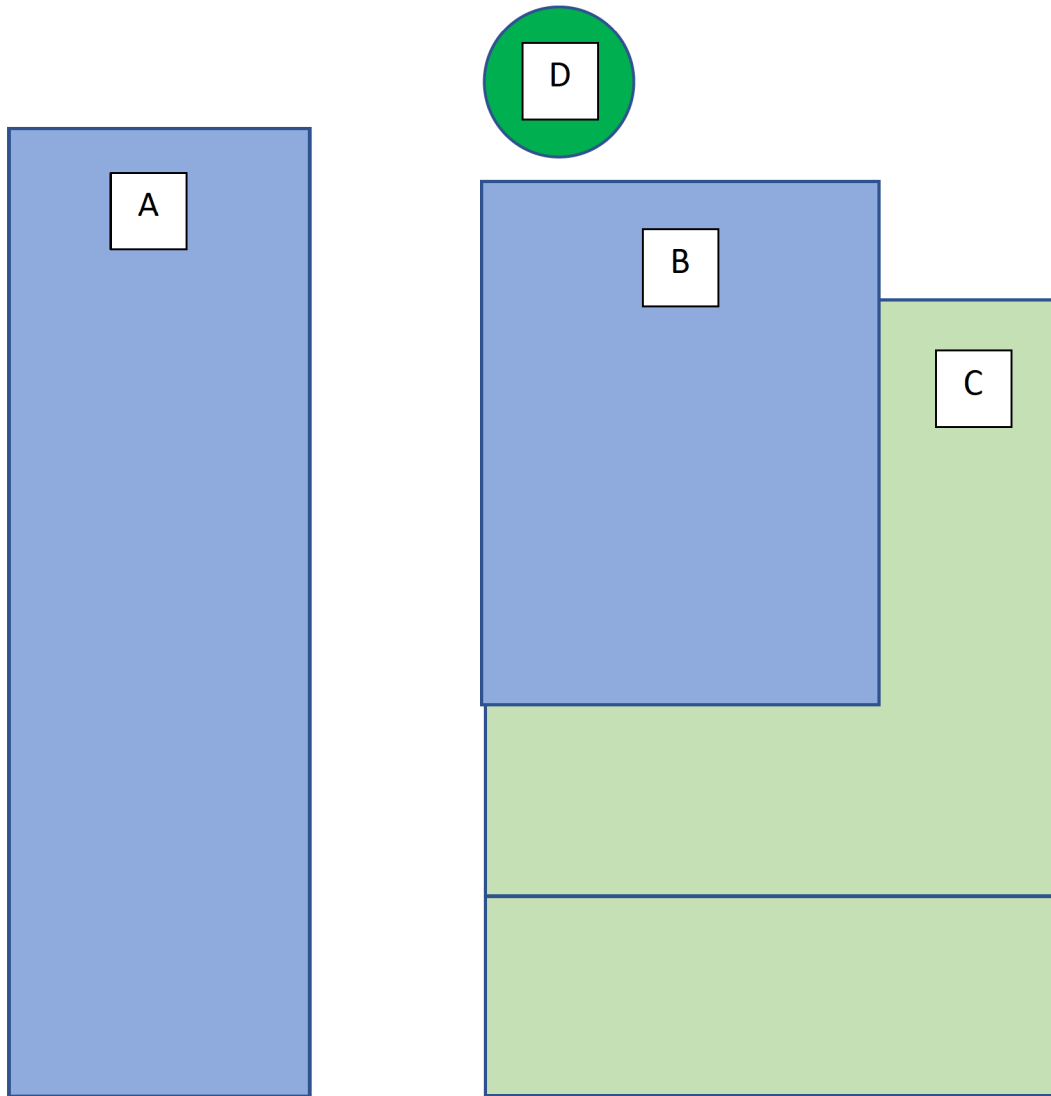
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Montgomery County
Historic Preservation Commission
Robert A. [Signature]



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



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Robert H. [Signature]

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
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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)	14.29 (363)	14.29 (363)
Net Weight	lbs (kg)	107.59 (48.8)	108.47(49.2)	121.25 (54.8)	121.25 (54.8)
Air Flow (Standard)	CFM	1,380	1,380	1,380	1,380
Sound Power Level (SPL)	dB(A)	55.5	56.0	56.0	56.0

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COMPATIBILITY

Indoor 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.

Visit our website at BryantDuctless.com

