



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: January 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1051101 - HVAC Condenser

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 January 10, 2024, 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: Pamela Coukos
Address: 7403 Baltimore Ave., Takoma Park

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 Chris Berger at 301-495-4571 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? 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.

REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

Building Number: _____ Street: 7403 Baltimore Avenue
Town/City: Takoma Park Nearest Cross Street: Eastern/Philadelphia

APPROVED

Montgomery County
Historic Preservation Commission



- Subdivision: _____ Parcel: _____
- checklist on Page 4 to verify that all supporting items with this application. Incomplete Applications will not apply:**
- 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

11/20/2023

Date

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

REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

APPROVED

Montgomery County
Historic Preservation Commission



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.

REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton

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:

REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



W

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.



REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



BALTIMORE AVENUE
(40' R/W)

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



| DEVELOPER'S CERTIFICATE | REFERENCES | SNIDER & ASSOCIATES LAND SURVEYORS | |
|--|---|--|--|
| THE INFORMATION SHOWN HEREON HAS BEEN CHECKED BY ME AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD DRAWING AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF MONTGOMERY COUNTY, MARYLAND. | PLAT BK. 2 PLAT NO. 142 | 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/946-5100 Fax 301/948-1288 | |
| | DATE OF LOCATIONS WALL CHECK HSE. LOC | 4-22-11 | SCALE 1" = 30' DRAWN BY: JTH. JOB NO: 11-01278 |

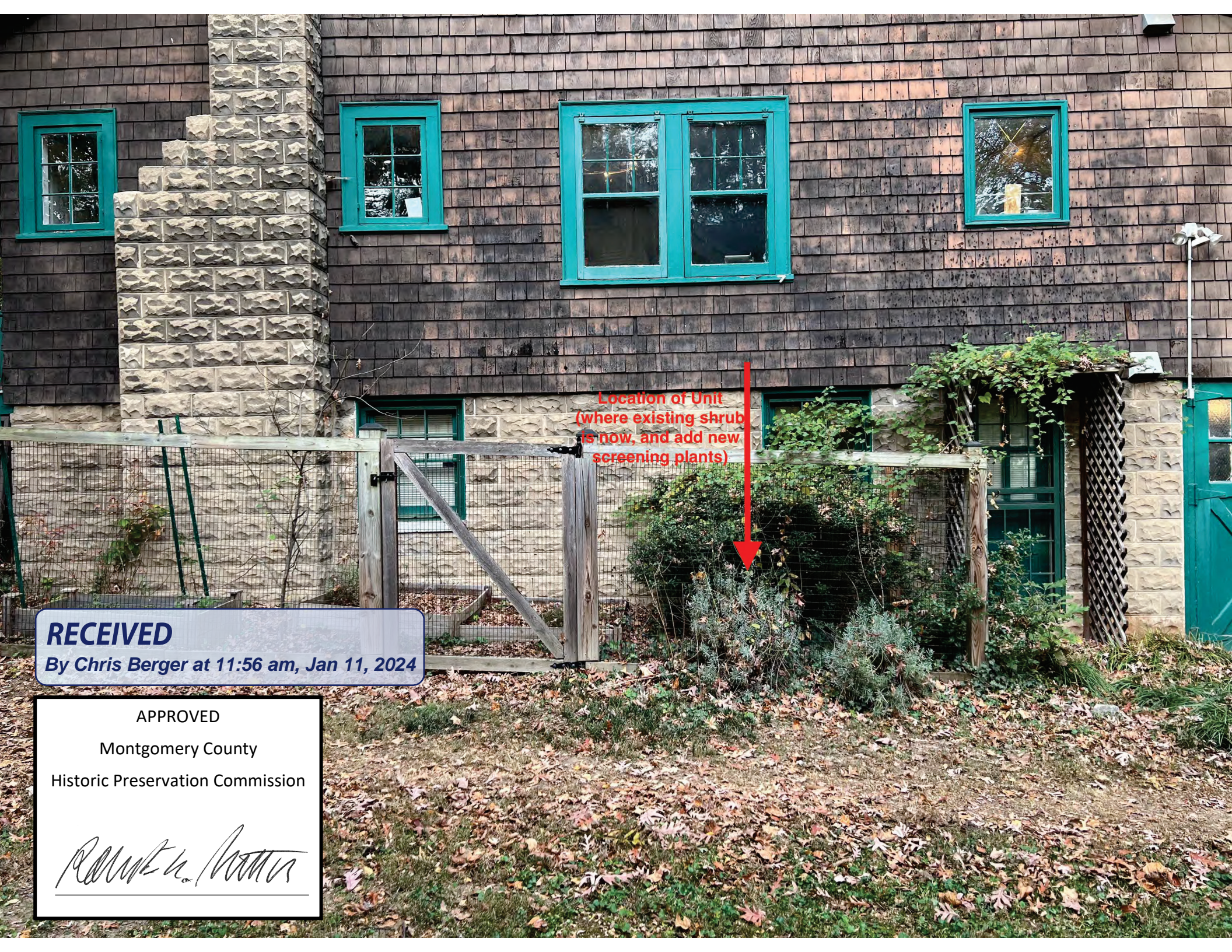


RECEIVED

By Chris Berger at 11:56 am, Jan 11, 2024

APPROVED

Montgomery County
Historic Preservation Commission



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



RECEIVED

By Chris Berger at 11:56 am, Jan 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



RECEIVED

By Chris Berger at 11:56 am, Jan 11, 2024

APPROVED

Montgomery County
Historic Preservation Commission



RECEIVED

By Chris Berger at 11:56 am, Jan 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission

Robert A. ...

7403 Baltimore Avenue, Takoma Park
Information to Meet 1st Condition

From: [Pamela Coukos](#)
To: [Berger, Chris](#)
Subject: Re: Staff Reports for the January 10 HPC Hearing - 7403 Baltimore Ave.
Date: Monday, January 8, 2024 7:14:45 PM
Attachments: [MXZ-4C36NA3-U1_202207.pdf](#)
[7403 Baltimore Avenue Plat w fence updated Jan 8.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you.

Compressor unit dimensions are:

Height - 31 11/32 inches
Width - 37 13/32 inches
Depth - 16 13/32 inches

Manufacturer's specs attached.

The pad dimensions will be approximately 18 by 38 inches.

The pad material will be black plastic.

It will be placed 18 inches from the foundation.

Re the fence extenders - as noted on the updated plat the north boundary section has 6 feet high chain link plus 26 inch high extenders from top of chain link, made from black plastic mesh with metal poles.

Please let me know if you need any other information.

Pam

Pamela Coukos
pcoukos@gmail.com
510-292-0129
@femlaw

REVIEWED

By Chris Berger at 11:55 am, Jan 11, 2024

On Mon, Jan 8, 2024 at 11:38 AM Berger, Chris <[C](#)> wrote:

Good morning,

In response to your questions.



7403 Baltimore Avenue, Takoma Park
 HAWP No. 1051101
 Specifications to Meet 2nd Condition



Multi-Split Air Source Heat Pump System

| | |
|---------------|---|
| Job Name: | Location: |
| Purchaser: | Submitted By: |
| Submitted To: | Reference: <input type="checkbox"/> Approval: <input type="checkbox"/> Construction: <input type="checkbox"/> |
| Engineer: | Date: Application: |



Images provided for reference purposes only

- Variable speed INVERTER-driven compressor
- M-NET connection optional through outdoor unit (Part # listed below)
- Quiet outdoor unit operation as low as 54 dB(A)
- High pressure switch for additional protection
- Base pan heater optional (Part # listed below)

| Performance: | | Non-Ducted | Mixed | Ducted | |
|-------------------------------|----------------------|------------|-----------------|-----------------|-----------------|
| Cooling at 95°F ¹ | Rated Capacity | Btu/h | 35,400 | 34,800 | 34,400 |
| | Capacity Range | Btu/h | 11,700 - 36,400 | 11,500 - 36,400 | 11,300 - 36,400 |
| | Rated Power Input | W | 3,760 | 3,850 | 3,940 |
| | Power Input Range | W | 730 - 3,960 | 865 - 3,960 | 1,000 - 3,960 |
| | Moisture Removal | pints/h | NA | NA | NA |
| | Sensible Heat Factor | | NA | NA | NA |
| Heating at 47°F ² | Rated Capacity | Btu/h | 36,000 | 35,200 | 34,400 |
| | Capacity Range | Btu/h | 18,300 - 43,000 | 18,800 - 43,000 | 19,300 - 43,000 |
| | Rated Power Input | W | 3,020 | 3,060 | 3,100 |
| | Power Input Range | W | 1,090 - 4,020 | 1,200 - 4,020 | 1,310 - 4,020 |
| Heating at 17°F ³ | Maximum Capacity | Btu/h | 26,600 | 26,600 | 26,600 |
| | Rated Capacity | Btu/h | 22,400 | 22,400 | 22,400 |
| | Capacity Range | Btu/h | 16,700 - 26,600 | 16,450 - 26,600 | 16,200 - 26,600 |
| | Maximum Power Input | W | 3,440 | 3,490 | 3,540 |
| | Rated Power Input | W | 2,300 | 2,470 | 2,640 |
| | Power Input Range | W | 1,520 - 3,440 | 1,585 - 3,490 | 1,650 - 3,540 |
| Heating at 5°F ⁴ | Maximum Capacity | Btu/h | 24,000 | 24,000 | 24,000 |
| | Maximum Power Input | W | 3,320 | 3,280 | 3,240 |
| Heating at -13°F ⁵ | Maximum Capacity | Btu/h | NA | NA | NA |
| | Maximum Power Input | W | NA | NA | NA |

| Efficiency: | | Non-Ducted | Mixed | Ducted |
|--------------------------|------------------|------------|-------|--------|
| SEER | | 19.20 | 17.60 | 16.00 |
| EER ¹ | | 9.40 | 9.05 | 8.70 |
| HSPF (IV) | | 11.00 | 10.50 | 10.00 |
| COP at 47°F ² | Rated Capacity | 3.50 | 3.37 | 3.25 |
| COP at 17°F ³ | Maximum Capacity | 2.27 | 2.24 | 2.20 |
| COP at 5°F ⁴ | Maximum Capacity | 2.12 | 2.14 | 2.17 |

| Outdoor Operating Temperature Range: | | | |
|---|---------|-------------------------|--|
| Cooling Operation Air Temp (Maximum / Minimum)* (Comfort cooling only applications) | °F (°C) | * 115 to 14 (46 to -10) | |
| Cooling Operation Thermal Lock-out / Re-start Temperatures | °F (°C) | 10.4 / 14 (-12 / -10) | |
| Heating Operation Air Temp (Maximum / Minimum) | °F (°C) | 65 to 5 (18 to -15) | |
| Heating Operation Thermal Lock-out / Re-start Temperatures | °F (°C) | 1.4 / 5.0 (-17 / -15) | |

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windscreens required for cooling operations below 23°F (-5°C))

1. Cooling (Indoor // Outdoor) 80°F (26.6°C) DB, 67°F (19.4°C) WB // 95°F (35°C) DB, 75°F (23.9°C) WB

2. Cooling (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 47°F (8.3°C) DB, 43°F (6.1°C) WB

3. Heating at 17°F (-8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 17°F (-8.3°C) DB, 15°F (-9.4°C) WB

4. Heating at 5°F (-15°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 5°F (-15°C) DB, 4°F (-15.6°C) WB

5. Heating at -13°F (-25°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // -13°F (-25°C) DB, -15°F (-26.1°C) WB

REVIEWED
 By Chris Berger at 11:55 am, Jan 11, 2024

APPROVED
 Montgomery County
 Historic Preservation Commission

...the use of only MESCA supplied and approved components and accessories for proper functioning of ... and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable ... specific to any project. ... whomever without MESCA's written permission, the document shall be of no force and effect and ... warranty made by that person and not MESCA. That person, and not MESCA, shall assume full ... MESCA assumes no responsibility for any consequences in such cases.

Electrical:

| | | |
|--|------|---------------------|
| Power Supply | | 208/230V, 1Ph, 60Hz |
| Voltage: Indoor - Outdoor, S1-S2 | V AC | AC 208/230V |
| Voltage: Indoor - Outdoor, S2-S3 | V DC | DC 12-24V |
| Short-circuit Current Rating (SCCR) | kA | 5 |
| Recommended Fuse/Breaker Size (Outdoor) | A | 25 |
| Recommended Wire Size (Indoor - Outdoor) | AWG | 14 |

Outdoor Unit Specifications:

| | | |
|--|-------------|--|
| MCA | A | 23.1 |
| MOCP | A | 25 |
| Fan Motor Output | W | 2.43 |
| Airflow Rate (Cooling/Heating) | CFM | 2,287 / 2,382 |
| Sound Pressure Level, Cooling1 | dB(A) | 54 |
| Sound Pressure Level, Heating2 | dB(A) | 56 |
| Refrigerant Control | | LEV |
| Compressor Oil Type / Refrigerant Charge | | FV50S / 6 lbs. 13 oz. (3.1 kg) |
| External Finish Color | | Munsell 3.0Y 7.8/1.1 |
| Unit Weight | Lbs. [kg] | 139 [63] |
| Unit Dimensions | W: In. [mm] | 37-13/32 [950] |
| | D: In. [mm] | 13 [330] |
| | H: In. [mm] | 31-11/32 [796] |
| Gas Pipe Size O.D. (Flared) | In. [mm] | A: 1/2; B,C,D: 3/8 [A: 12.72; B,C,D: 9.52] |
| Liquid Pipe Size O.D. (Flared) | In. [mm] | A,B,C,D: 1/4 [A,B,C,D: 6.35] |
| Total Piping Length | Ft. [m] | 230 [70] |
| Maximum Height Difference, ODU above IDU | Ft. [m] | 49 [15] |
| Maximum Height Difference, ODU below IDU | Ft. [m] | 49 [15] |
| Farthest Piping Length from ODU to IDU | Ft. [m] | 82 [25] |
| Maximum Number of Bends for IDU | | 70 |

| Model No. | Description: (Optional Accessories) |
|---------------|---|
| CM-S-FR-NKMU | <input type="checkbox"/> Front Windscreen |
| WRE3 | <input type="checkbox"/> Rear Windscreen |
| WSD3 | <input type="checkbox"/> Side Windscreen |
| PAC-IF01MNT-E | <input type="checkbox"/> SYSTEM M-NET CONTROL INTERFACE |
| MAC-A454JP-E | <input type="checkbox"/> JOINT PIPE (3/8->1/2) |
| MAC-A455JP-E | <input type="checkbox"/> JOINT PIPE (1/2->3/8) |
| MAC-A456JP-E | <input type="checkbox"/> JOINT PIPE (1/2->5/8) |
| PAC-SG76RJ-E | <input type="checkbox"/> JOINT PIPE (3/8 -> 5/8) |
| PAC-645BH-E | <input type="checkbox"/> Base Heater |

| Notes: | SVZ Connections Rules: |
|---|---|
| Minimum of two Indoor units must be connected | Only 1 SVZ may be used on any system |
| Minimum installed capacity cannot be less than 12,000 Btu/h | When an SVZ is connected, total connected capacity must be less than 100% |
| System can operate with only one Indoor unit turned on | When an SVZ is connected, no P-Series Indoor units can be used (PCA,PLA, or PEAD) |
| May connect to any style Indoor unit or combination | |
| Information provided at 208/230V | |
| Refer "MXZ Connection Rules" additional info available within TIC | |

REVIEWED

Use a ring tongue terminal in order to connect a ground wire to terminal.

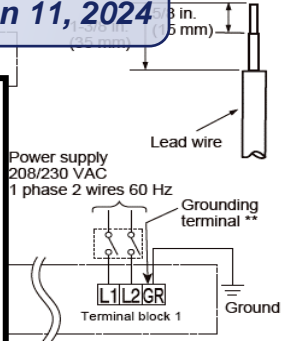
By Chris Berger at 11:55 am, Jan 11, 2024



APPROVED

Montgomery County
Historic Preservation Commission





- Connect wires to the matching numbers of terminals.
- Be sure to attach each screw to its correspondent terminal when securing the cord and/or the wire to the terminal block.

- CONNECTING WIRES AND CONNECTING GROUND WIRE**
- Use solid conductor Min. AWG14 or stranded conductor Min. AWG14.
 - Use double insulated copper wire with 600 V insulation.
 - Use copper conductors only
 - * Follow local electrical code.

- POWER SUPPLY CABLE AND GROUND WIRE**
- Use solid or stranded conductor Min. AWG12.
 - Use copper conductors only
 - * Follow local electrical code.

WARNING:
Use the indoor/outdoor unit connecting wire that meets the Standards to connect the indoor and outdoor units and fix the wire to the terminal block securely so that no external force is conveyed to the connecting section of the terminal block. An incomplete connection or fixing of the wire could result in a fire.

For future servicing, give extra length to the connecting wires.

