HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18 Montgomery Ave., Takoma Park  
Meeting Date: 02/22/17

Resource: Non-Contributing Resource  
Report Date: 02/15/17

Takoma Park Historic District

Applicant: Julian Mulvey  
Public Notice: 02/08/17

Review: HAWP  
Tax Credit: n/a

Case Number: 37/03-17H  
Staff: Dan Bruechert

PROPOSAL: Solar panel installation

STAFF RECOMMENDATION
Staff recommends HPC approve with conditions the HAWP application.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Non-Contributing to the Takoma Park Historic District
STYLE: Traditional
DATE: 2013

The subject property is a modern, non-contributing, infill construction that the HPC approved in 2012. The property is a two-story, three-bay, Hardi-sided house employing many traditional design elements to match the character of the surrounding district. The front left corner and entrance are covered by a hipped-roof, wrap-around porch supported by square wood columns. The asphalt-shingled roof is an L-shaped gable with a flat section in the rear or the left side. To the rear there is a one-story, rear-gable outbuilding that was associated with 16 Montgomery Ave. that was rehabbed and integrated as part of the design and construction of 18 Montgomery Ave.

BACKGROUND
DPS issued permits for the installation of these solar panels prior to the issuance of a HAWP, inconsistent with chapter 24A-6 of the County Code. Apparently DPS was unaware that projects at this property within the Takoma Park Historic District required a HAWP. The applicants applied for a HAWP immediately upon learning that a HAWP was required. This application is retroactive.

PROPOSAL
The proposal calls for the approval of the 34 installed solar panels mounted flush to the roof. The panels are installed on several planes of the L-shaped roof. On the left side gable, five panels face the south. Two panels are on the western side of the front gable with 12 panels on the eastern side of the front gable toward the front of the house. An additional 14 panels are installed in two arrays to the rear of the house (Circle Z3).

APPLICABLE GUIDELINES
Montgomery County Code, Chapter 24A Historic Resources Preservation
(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.

_Takoma Park Historic District Design Guidelines_

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

The design review emphasis will be restricted to changes that are at 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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

_STAFF DISCUSSION_

18 Montgomery Ave., Takoma Park, is a compatibly designed, Non-Contributing resource to the Takoma Park Historic District. Most changes to Non-Contributing or Out-of-Period resources in the district are to be approved as a matter of course. The exception to this guidance is where the change will negatively impact the streetscape and would impact the district as a whole. The installation of 34 solar panels — 24 of which are highly visible from the public right-of-way negatively impact the character of the surrounding district in several ways:

- The larger (right) side lot makes the long gable roof highly visible.
  - The solar array on this side of the roof extend almost all the way to the gable end of the roof.
Figure 1: East Elevation

- The south facing array has increased prominence due to the verticality of the house and roof slope and the solar panels extend to the edge of the side-facing gable.

Figure 2: South-facing gable
The west facing array has a prominence equal to the array on the south facing façade and is also placed at the gable edge.

Because the solar panels extend almost all the way to the edge of the roof closest to the street, the panels' different materials, their reflectivity, and appearance of the solar panels detract from the streetscape and should not, in this instance, be approved as a matter of course. These solar arrays deserve more scrutiny in evaluating their impact on surrounding district. Additionally, the tall, vertical proportions of the house and roofline make the appearance of the solar panels more prominent and detract from the form of the house which is what ties this house to the surrounding district, contra 24.48-(b)(1). In order to better preserve the character of the surrounding district several of the solar panels should be relocated.

NEIGHBOR COMMENTS
A concerned neighbor submitted comments to staff (see attached e-mail and related documentation). This neighbor is not able to attend the HPC meeting due to work requirements. Specifically, this neighbor raises concerns over the impact this project would have on his house and the district in general, given their prominent visibility. More broadly, this neighbor is concerned about the appearance of traditional solar photovoltaic panels on not just this house, but every house within the historic district as being incongruous with the surrounding historic district. Additionally, the neighbor disapproves of HPC policy regarding solar panels as they impact neighboring properties and view sheds and feels that they should become a more important consideration in the HAWP review process. Finally, the neighbor strongly encourages the HPC to establish a moratorium on solar panels in the Takoma Park Historic District until such time as solar panels can more effectively blend with the historic fabric of a district developed in the first quarter of the 20th century. Staff has taken these comments into consideration in its review of the application.
Staff makes the following findings:

- The subject property is a Non-Contributing resource in the Takoma Park Historic District.
- Alterations to the subject property require a HAWP, consistent with Chapter 24A-6 of the County Code.
- In reviewing proposed alterations to Non-Contributing resources in the Takoma Park Historic District, the HPC must following the guidance for Non-Contributing resources included in the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Takoma Park Historic District & Carroll Manor/Douglas House.
- The Guidelines specify that Non-Contributing resources should receive the most lenient level of design review, with most alterations approved as a matter of course, except for “... alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole”.
- Fifteen of the proposed solar panels (described below) would be located in readily visible locations that alter the perceived massing of the resource and would have a detrimental effect on the surrounding streetscape and could impair the character of the district as a whole due to their visibility and incompatibility.
- The balance of the proposed panels would be installed in locations such that the impact on the streetscape and district would be minimal. These panels should be approved as a matter of course.

Having determined that the remaining panels are far enough removed from the streetscape to have a significant impact on the surrounding district and are appropriate in their current location, staff recommends that the Commission find them consistent with Chapter 24A-8(b)(1) & (2) and with the Takoma Park Historic District Guidelines. Staff encourages the applicant to investigate alternative locations where additional panels could be installed with minimal impact, and return to the Commission with a revised HAWP if appropriate locations can be identified.

STAFF RECOMMENDATIONS
Staff recommends that the Commission approve the HAWP application with the condition that:

The 15 solar panels installed to the south of the cross gable:
- The 4 south facing panels on the gable-L roof (fig. 3),
- The 2 west facing panels on the front-facing gable (fig. 3, and
- The front 6 panels on the east-facing side of the front-facing gable (fig. 1)
are not approved and directs the applicant to remove these panels.

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
Mr. Bruechert,

I am sending this letter via e-mail, asking that it be included in the file for the 18 Montgomery, Takoma Park HAWP application that is scheduled to be heard at the February 8th 2017 meeting of the Montgomery County Historic Preservation Commission. I had hoped to attend the Feb 8 hearing, but will be on business travel to the west coast that evening, and will be unable to attend in person.

First, as a tax payer, I am extremely disappointed in the way that the Montgomery County Department of Permitting Services mis-handled this matter, and allowed things to get to this point. It is truly regrettable when an aggressive sales force and an incomplete tracking system put homeowners like Julian Mulvey into this terrible position of unknowingly running afoul of historic district regulations, when they are just trying to be responsible global citizens.

Second, as an Architect and having traveled and studied residential communities around the world, I know that the beautiful peaked roofs and tree canopy of the Takoma Park Historic District are a unique treasure. I designed and built my home, (see attached article from the Washington Post), with clerestory windows to take advantage of the views of these beautiful trees and rooftops. I am certain that within the next few years we will see solar technology that truly blends in with roofing and siding. The solar panels being installed by Solar City stand out like a sore thumb, and on a house as tall as 18 Montgomery, they can be seen from all around the neighborhood, not just from the street in front of the house. (see attached photo 9268) Statistically, only ¼ of the views, are of the street sides of homes. The majority of the views (especially for residents who live in the historic district) are of the side and backyard spaces, in the middle of the blocks, that offer open views of houses from all sides. The residents’ views should be considered and protected as being equally if not more important than the public street views.

Finally, as the next door neighbor on this project, I am bothered every morning when I open my eyes and look out my bedroom window to see if the sun’s up yet. What I now see, less than 20 feet away, is an 8 panel array of solar collectors staring at me. (See attached photo 9265.) And I realize that since these panels aren’t easily seen from the street, and the HAWP you approve will allow them to be there forever; that they are likely to stare at me every morning until I die. It’s like the view I had of a pie factory from my seedy, student apartment 40 years ago. This is not the way it should be.

I urge you to do something to ensure that the Department of Permitting Services doesn’t screw it up like this again.

And, moreover, I urge you not to approve solar panels anywhere in the Takoma Park Historic District, until there is a technology that can truly blend into the historic fabric of Craftsman and Victorian neighborhoods, and not ruin the reason many of us made our homes in the Takoma Park Historic District.

Please let me know if the Commission needs any further information or documentation.

I appreciate your consideration of my perspective and concerns.

John Salmen, FAIA
16 Montgomery Avenue
A home for the ages

An architect and his wife renovate their Takoma Park bungalow with the future in mind, building in features to make growing old in place more comfortable and practical.

BY KATHERINE SALANT

When John Salmen invited me to see the Takoma Park, Md., house where he and his wife, Ann Scher, "expect to spend the next 50 years," I wasn't sure what to expect. As both Salmen and his wife are already more than 50 years old, the house would eventually have to accommodate a person facing the frailties of advancing age.

Would this be the centerpiece of the design? After all, Salmen has spent his architecture career specializing in barrier-free design that accommodates people with disabilities.

The answer was a resounding no.

Salmen has a playful manner, and so does his house. Nothing in it says "a place I can live when I'm frail and 90 years old." Instead, most visitors will find it to be a delightful renovation of a 1900s bungalow with a newer addition on the back.

The exterior of the house conforms to Takoma Park's historic district requirements and looks similar to the other modestly sized, clapboard-sided, Craftsman-styled bungalows with front porches. The Craftsman-styled interior, however, is unique to the neighborhood. It features a color palette that is historically authentic but unusual in its hues and strong contrasts — cobalt blue, pumpkin orange and light-cream yellow.

The heart of the three-bedroom, 2,000 square-foot house is the eat-in kitchen/family room, which occupies the entire first-floor area of the new addition. In keeping with the Craftsman-styled interiors, the space features abundant amounts of clear-stained cherry trim around doors and windows, an exposed beamed ceiling, strategically placed cherry clad columns that hold it up, and multiple windows on three sides that flood the area with natural light.

Of greater interest to me, however, were the numerous, nearly invisible ways in which Salmen designed the main living area to be flexible, not in the sense of "multipurpose" but in "accommodating disabilities." Cloaked in a Craftsman aesthetic, almost every detail has been masterfully designed to help this couple navigate the shoals of old age.

Although neither spouse is disabled, Salmen's years of designing for disabled people have made him acutely aware of how to modify a space so that an older person can comfortably "age in place."

Many of Salmen's design subtleties address diminished vision, which begins to affect almost everyone in their 40s and 50s and...
becomes much more pronounced as we reach our 80s, said Mariana Figueiro, a professor at Rensselaer Polytechnic Institute in Troy, N.Y., and an expert in lighting issues for the elderly.

In choosing the color scheme for his main living area, Salmen went for bold contrast — light yellow walls play off against the rich red oak flooring and the darker cherry trim. Today, this contrast creates a visually lively space, but 30 years from now it can help Salmen and Scher to maintain their balance and prevent falls. When walls and floors are the same color — as is commonly the case in traditional senior housing — an elderly person with poor vision may be unable to distinguish between floor and wall, “lose the horizon” and fall, Salmen said.

Strategically placed lighting can also help a person with diminished vision to navigate through a space. The light source does not need to be a fixture. In this case, ambient light shining through a glass cabinet indicates the direction of the main living area from a central hallway.

The abundance of natural light that streams through the 12 windows in the kitchen/family room area will be increasingly appreciated over time. Compared to a person aged 20, a person aged 70 generally needs about three times as much light for tasks that require more acuity such as reading or peeling and chopping vegetables in the kitchen, Figueiro said. The high clerestory openings above the kitchen and living areas provide indirect lighting that reduces glare, another issue for older people with vision issues, she said.

Other details here will accommodate a person in a wheelchair. For example, recessed into a corner, the generously-sized, quarter-circle-shaped dining table backs up against two built-in benches, which Salmen and Scher currently use for dining. When they have guests, they add chairs to the rounded side, which can easily accommodate two wheelchairs because the table does not have table legs; it has a single pedestal support.

The 18-inch level of the raised hearth makes it easy for a person in a wheelchair to operate the gas fireplace. The two large 36-inch-wide by 42-inch-high cherry panels that conceal Salmen’s enormous flatscreen television and elaborate home entertainment system are so light-weight an individual in a wheelchair can easily move them using only one hand or even only one finger, Salmen said.

The counters in the kitchen are set at varying heights to accommodate children, very short and very tall adults and individuals in wheelchairs. For average-height adults, the different counter heights make some cooking tasks easier. For example, it’s much more comfortable to knead bread and roll out pie crust on a 30-inch counter, six inches lower than the 36-inch standard height for kitchen counters, which are too high for most people, said Jane Langmuir, a Providence, R.I. architectural designer who designed the kitchen.

In this kitchen, the counter heights for the food-preparation areas are 33 and 34 inches. The 1.5-inch diameter grab bar in front of the sink currently functions as a
dish-towel rack, but its easily graspable shape is ideal for a person in a wheelchair to hold while reaching down to pick up something dropped on the floor or for opening a drawer or lower cabinet.

The everyday dishes and glassware are kept in open shelves only three inches above the counter instead of the usual 18 inches that separate standard wall-hung cabinets from countertops. The lower shelves are an easy reach for the average adult and a godsend for a child, a short person or person in a wheelchair.

Salmen also added touches of serendipity. In working out the Craftsman details with designer and builder Alan Abrams of Abrams Design Build in Takoma Park, Salmen decided to expose the two steel I-beams that hold up the second floor. This provided an opportunity to display about 50 model houses that he and his now-grown daughters put together “on the innumerable rainy Saturdays of their childhood,” he said.

At the end of the tour, I asked the obvious: What led Salmen and his wife to embark on such a huge undertaking when they were 30 to 35 years away from needing most of the accommodations that they so seamlessly incorporated into their house? Salmen offered two reasons. The first and most compelling was that when their younger daughter graduated from high school they were ready for a “life change and a nice little house,” Salmen said. They decided to make their new house their last house because he knew it would be much easier to organize the project in middle age than if they waited until they were older and the need became more apparent.

Architect John Salmen renovated his Takoma Park home with an eye on the future, making it wheelchair-friendly with low kitchen counters, above, and a living room, bottom, with a gas fireplace and raised hearth for easy access, and clerestory windows for light—all while keeping the exterior’s historic integrity.

In your 60s and 70s, “It’s still doable but daunting physically and draining emotionally because you have one or two more decade’s worth of associations with the house,” he said. “In your 80s, you will very likely need other people to orchestrate everything, an unacceptable option for most elderly people who want to feel that they still have some control over their personal lives,” he said.

Katherine Salant has an architecture degree from Harvard. A native Washingtonian, she grew up in Fairfax County and now lives in Michigan. If you have questions or would like to suggest topics for coverage, contact her by email at katherinesalant@gmail.com.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: MFISCH@SOLARCITY.COM
Contact Person: MIKE FISCH OR TEREIA GERNSON
Tax Account No.: 18-036-107-048
Name of Property Owner: JULIAN MULVEY
Daytime Phone No.: (202) 321-1267
Address: 18 MONTGOMERY AVE TAKOMA PARK MD 20912
City: Takoma Park
Zip Code: 20912
Contractor: SOLARCITY CORPORATION
Phone No.: (301) 285-2499
Contractor Registration No.: 129948 (MHIC)
Agent for Owner: MIKE FISCH
Daytime Phone No.: (202) 556-3797

LOCATION OF BUILDING/PROPERTY
House Number: 18
Street: MONTGOMERY AVE
Town/City: TAKOMA PARK
Nearest Cross Street: HICKORY AVE
Loc: 9
Block: 48
Subdivision: 0025

PART ONE: TYPE OF WORK TO BE PERFORMED

1A. Check all applicable:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Perch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removeable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $2,000

1C. If this is a revision of a previously approved active permit, see Permit #:

PART TWO: DETAILS FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: CONSTRUCTION OF FENCES/TYING-WALLS
3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assistance

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: MIKE FISCH
Date: 01/11/17

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Application/Permit No.: Data Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structures and environmental setting, including their historical features and significance:
      2590 SF HOUSE BUILT IN 1913 LOCATED IN HISTORIC DISTRICT. 7500 SF PLOT OF LAND. HOMES 1, 2 STORIES W 3 FULL, 1 Half BATHS AND FINISHED BASEMENT.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      INSTALLATION OF (34) SOLAR PANELS MOUNTED FLUSH TO ROOF.
      INSTALLATION ALREADY COMPLETED IN MONTGOMERY COUNTY. NEVER NOTIFIED PERMIT APPLICANT THAT HASP WOULD BE REQUIRED WERE NOTIFIED BY HOMEOWNER'S NEIGHBOR.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, contact. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographs of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the species, location, and diameter of each tree at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all acres of parcels which adjoin the parcel in question, as well as the owner(s) of lots(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 MONTGOMERY AVE</td>
<td>9005 VIRGINIA MANOR RD</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
<td>BELTSVILLE, MD 20705</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 MONTGOMERY AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
</tr>
<tr>
<td>15 MONTGOMERY AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
</tr>
<tr>
<td>19 MONTGOMERY AVE</td>
</tr>
</tbody>
</table>
Description: Front of house from road

Description: Front of house showing roof
Description: Back of house

Description: East side of house (most panels are located on this portion of the roof)
Description: 2 panels, east side of front of house

Description: 4 panels, front of house, greatest visibility
Description: All photos on east side of house, from back

Description: back of house
DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

BUILDING PERMIT
Issue Date: 07/27/2016

Permit No: 764717
AP Type: BUILDING
Expires: 07/27/2017
X Ref: 
Rev. No: 
ID: EB6889

THIS IS TO CERTIFY THAT:  - SOLARCITY CORPORATION
9000 VIRGINIA MANOR ROAD,
SUITE: 250
BELTSVILLE, MD 20705

HAS PERMISSION TO:  ALTER SINGLE FAMILY DWELLING

PERMIT CONDITIONS:  18 MONTGOMERY AVETAKOMA PARK, MD

MODEL NAME:
PREMISE ADDRESS:  18 MONTGOMERY AVETAKOMA PARK, MD
LOT - BLOCK:  -  ZONE:  
BOND NO:  BOND TYPE:  
PERMIT FEE: $210.00  SUBDIVISION:

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

TRANSPORTATION IMPACT TAX DUE:
SCHOOLS IMPACT TAX DUE:
SCHOOLS FACILITY PAYMENT DUE:

MUST BE KEPT AT THE JOB SITE
AN APPROVED FINAL INSPECTION IS REQUIRED TO PRIOR USE OR OCCUPANCY

Every new one- or two-family dwelling, every townhouse and any attached accessory structure must be equipped with a fire sprinkler system. A separate sprinkler permit is required for the installation of the fire sprinkler system.

Many subdivisions and neighborhoods within Montgomery County have private deed restrictions and covenants regulating building construction. Obtaining a building permit does not relieve the property owner of responsibility for complying with applicable covenants.

NOTE:
THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

NOTICE:
THIS APPROVAL DOES NOT INCLUDE PLUMBING, GAS PIPING OR ELECTRICAL OR CONSTRUCTION IN ANY DEDICATED RIGHT-OF-WAY.

Diane R. Schwartz Jones
Director, Department of Permitting Services

255 Rockville Pike, 2nd Floor • Rockville, MD 20850 • (240)777-0311 • (240)777-6256 TTY www.montgomerycountymd.gov/permittingservices
ELECTRICAL PERMIT
Issue Date: 07/28/2016

THIS IS TO CERTIFY THAT:  - SOLARCITY CORPORATION
9000 VIRGINIA MANOR ROAD,
SUITE: 250
BELTSVILLE, MD 20705

HAS PERMISSION TO:  INSTALL SINGLE FAMILY DWELLING

Service Size 35 Amps N New Y Existing N Replace N Relocate N Heavy-Up
Y Residential N Commercial N Comm Fit Ups, Alt. Add Sqft: 0 #Stories: 0
N Multi Fam. Bldg 0 #Units N Modular / Trailer Home N Inspection Decks / Slabs
N Temp Wiring (fairs etc) N Temp For Const N Trailer N Pole Serv

0-400 amps 0 Battery Pack 0 Pool/Hot Tub/Spa 0 Qty HP
Over 400 amps 0 Bonding 0 Motion Picture 0 Air Condition 0 0
Rough Wiring 0 Ctrl Wiring 0 Pt Thre Equip 0 N Central
Fixtures 0 Dental Chairs 0 Smoke Detector 0 N Window Qty KW
Appliances 0 Gas / Oil Hg. 0 Vaults, Duct Bank 0 Electrical Hg. 0 0
Alarms Systems 0 Gas Pumps 0 X Ray Machine 0 Low Voltage 0
Antenna / Dish 0 Meter Stacks 0 Signs 0 UL# Mtr / Trans / Gen (HP/KVA/KW)
Arc Vaporlamps 0 Miscellaneous 0

N Owner Bld Use Code: SFD N Hold for pmt. Up to 10 20 30 50 75 ^
SEC Service Entrance Code: 0 Qty 0 0 0 0 0

DESIGN FOR LIFE: N Alternative Sensory Alarm, Appliance or Control

NOTE: Please do not request inspections under this permit until 2 business days after permit issuance.

PREMISE ADDRESS: 18 MONTGOMERY AVE
TAKOMA PARK, MD 20912

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

LOT - BLOCK: 9 - 18 ZONE: ELECTION DISTRICT: 13
BOND NO: BOND TYPE: PS NUMBER:
PERMIT FEE: $320.00 SUBDIVISION: TAKOMA PARK

PERMIT MUST BE KEPT AT THE JOB SITE
Any activity within 10 feet of a high voltage line shall comply with Maryland DLLR Articles 6-106 and 6-107.

This permit does not include the formal review or permission to install the fire alarm system or devices. Submit shop drawings, equipment lists and specifications to this office for review, approval and a fire alarm permit prior to installation/alteration of any fire alarm system. Failure to obtain these permits may result in the imposition of civil or criminal penalties and/or loss of license.

Diane R. Schwartz Jones
Director, Department of Permitting Services

255 Rockville Pike, 2nd Floor - Rockville, MD 20850 - (240)777-0311 - (240)777-6256 TTY
www.montgomerycountymd.gov/permittingservices
Site Plan

SEE PAGE 2 OF ATTACHED PLANS FOR SITE PLAN.

Shade portion to indicate North

Applicant: MIKE FISCH
**ABBREVIATIONS**

- A: AMPERES
- AC: ALTERNATING CURRENT
- BLDG: BUILDING
- CGC: CONCRETE
- DC: DIRECT CURRENT
- ECG: EQUIPMENT GROUNDING CONDUCTOR
- ELCT: EXISTING
- EM: ELECTRICAL METALLIC TUBING
- FSB: FIRE SET-BACK
- GALV: GALVANIZED
- GEC: GROUNDING ELECTRODE CONDUCTOR
- GND: GROUND
- HDG: HOT DIPPED GALVANIZED
- I: CURRENT
- IAP: CURRENT AT MAX POWER
- ISC: SHORT CIRCUIT CURRENT
- KVA: KILOWATT-AMPERES
- kW: KILOWATT
- LBC: LOAD BEARING WALL
- MN: MINIMUM
- N: NEW
- NE: NEUTRAL
- NTS: NOT TO SCALE
- OCN: ON CENTER
- PL: PROPERTY LINE
- POC: POINT OF INTERCONNECTION
- PV: PHOTOVOLTAIC
- SCH: SCHEDULE
- S: STAINLESS STEEL
- STC: STANDARD TESTING CONDITIONS
- TYP: TYPICAL
- UPS: UNINTERRUPTIBLE POWER SUPPLY
- V: VOLT
- Vmax: VOLTAGE AT MAX POWER
- Vac: VOLTAGE AT OPEN CIRCUIT
- W: WAIT
- JR: NEAR JR. RAILROAD

**ELECTRICAL NOTES**

1. THIS SYSTEM IS GRID-INTERFED VIA A UL-LISTED POWER-CONDITIONING INVERTER.
2. THIS SYSTEM HAS NO BATTERIES, NO UPS.
3. A NATIONALITY-RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 690.31.
4. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPER POSITION, A SIGN WILL BE PROVIDED WARNIN THE HAZARDS PER ART. 690.33(C).
5. EACH UNGROUND CONDUCTOR OF THE MULTIPLE BRANCH CIRCUIT SHALL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5.
6. CIRCUITS OVER 200V TO GROUND SHALL COMPLY WITH ART. 250.47, 250.92(B)
7. DC CONDUCTORS EITHER ENERGIZED OR ENCLOSED TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.33(C).
8. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING.
9. MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE.
10. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS.

**JURISDICTION NOTES**

**GENERAL NOTES**

1. ALL WORK SHALL COMPLY WITH THE 2015 IBC AND 2015 IRC.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2008 NATIONAL ELECTRIC CODE.

**LICENSE**

#11800 MASTER ELECTRICIAN
Richard M. Heyer

**MODULE GROUNDING METHOD:** ZIP SOLAR

**UTILITY:** PEPCO (MD)

**INDEX**

| PV1 | COVER SHEET |
| PV2 | SITE PLAN |
| PV3 | STRUCTURAL VIEWS |
| PV4 | STRUCTURAL VIEWS |
| PV5 | THREE LINE DIAGRAM |
| PV6 | Datasheets Attached |

**POSITION**

8.44 KW PV ARRAY

Julian Mulvey RESIDENCE
18 MONTGOMERY AVE
TAKOMA PARK, MD 20912

**COVER SHEET**

Julian Mulvey
2092744

Confidential - The information herein contains shall not be used for the design of any system or hardware shall not be disclosed in whole or in part to others without the written consent of SolarCity Inc.

**COMPANY NAME:** SolarCity

**ADDRESS:** 201 Oxford Way
San Mateo, CA 94403

**PHONE:** 650-423-1509

**FAX:** 650-423-1539

**EMAIL:** sales@solarcity.com

**SOLAR EDGE** # SE7600A-US0002U2

**COMMENTS**
Digitally signed by Ryan Hillstrom
Date: 2016.08.30 17:37:26 -06'00'

SITE PLAN
Scale: 1"=3/32"  

<table>
<thead>
<tr>
<th>JOB NUMBER</th>
<th>GB-2092744</th>
<th>PHONE</th>
<th>JULIAN MULVEY</th>
<th>RESIDENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING SYSTEM</td>
<td>COMP MOUNT TYPE C</td>
<td>301-727-1800</td>
<td>18 MONTGOMERY AVE</td>
<td>8.64 KW PV ARRAY</td>
</tr>
<tr>
<td>MANUFACTURER</td>
<td>SOLAR EDGE</td>
<td>Solaredge # SE7800A-USA025MU2</td>
<td>TAKOMA PARK, MD 20912</td>
<td>SITE PLAN</td>
</tr>
</tbody>
</table>

 Legend
- Utility Meter & Warning Label
- Inverter w/ Integrated DC Discon & Warning Labels
- DC Disconnect & Warning Labels
- AC Disconnect & Warning Labels
- DC Junction/Combiner Box & Labels
- Distribution Panel & Labels
- Load Center & Warning Labels
- Dedicated PV System Meter
- Rapid Shutdown
- Standoff Locations
- Conduit Run on Exterior
- Conduit Run on Interior
- Gate/Perch
- Heat Producing Vents Are Red
- Interior Equipment is Dashed

Scale: 3/32" = 1'
CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN:
- Address: 18 Montgomery Ave

INVERTER AND DC DISCONNECT
AC DISCONNECT
UTILITY SERVICE

SOLAR PHOTOVOLTAIC ARRAY(S)

PHOTOVOLTAIC BACK-FED CIRCUIT BREAKER IN MAIN ELECTRICAL PANEL IS AN A/C DISCONNECT PER NEC 690.17

OPERATING VOLTAGE = 240V

JB-2092744-00
January 12, 2013
SolarCity
3055 Clearview Way
San Mateo, CA 94402

To whom it may concern:

The SolarCity SleekMount™-Comp photovoltaic module and module mounting assembly has been designed by Zep Solar specifically for asphalt/composition single roofs. The design of the entire assembly has been reviewed and it was determined that, for the configurations and criteria below, it is in compliance with the structural requirements of the 2009 and 2012 International Building Code, ASCE 7-05, ASCE 7-10, and NDS-2005. The system has also been evaluated for conformance with the 2010 California Building Code where more stringent requirements may apply.

SolarCity SleekMount™-Comp attachment spacing requirements are determined based on wind exposure category, wind speed, roof zone, roof slope, and snow load. Attachment spacing is calculated based on allowable upward, downward, and lateral load values. These load values are determined from code calculations, manufacturer provided test data for independently manufactured products, first principle calculations, and from tests conducted on November 18th, and 19th, 2010 at Applied Materials Engineering in Oakland, California under ICC AC13 guidelines. The allowable loads for the attachments are listed in the table below:

<table>
<thead>
<tr>
<th>Attachment Type</th>
<th>Load Duration</th>
<th>Allowable Load (lbs.)</th>
<th>Deflection at Allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comp Mount Type C</td>
<td>10 minutes (Winds)</td>
<td>637 950 358</td>
<td>0.374&quot; 0.777&quot; 0.461&quot;</td>
</tr>
<tr>
<td>Comp Mount Type C</td>
<td>2 months (Snow)</td>
<td>N/A 850 202</td>
<td>N/A 0.302&quot; 0.353&quot;</td>
</tr>
</tbody>
</table>

Sincerely,

Jeremy Regelestad
SolarCity SleekMount™ – Comp

The SolarCity SleekMount hardware solution is optimized to achieve superior strength and aesthetics while minimizing roof disruption and labor. The elimination of visible rail ends and mounting clamps, combined with the addition of array trim and a lower profile all contribute to a more visually appealing system. SleekMount utilizes modules with stainless-steel frames that attach directly to Zep standoff, effectively eliminating the need for rail and reducing the number of standoffs required. In addition, composition shingles are not required to be cut for this system, allowing for minimal roof disturbance.

- Utilizes Zep hardware and Zep compatible standoffs
- Interlock ETL listed to UL 1703 as ground bond means
- Ground Zep UL and ETL listed to UL 467 as grounding and bonding device
- Full system listed to UL 2703 for grounding
- Galvanized aluminum waterproof flashing
- Anodized components for corrosion resistance
- Applicable for vent spanning functions

Components

1. 5/16" Machine Screw
2. Zep Leveling Foot
3. Lug Screw
4. Zep Comp Mount
5. Zep Comp Mount Flashing

SolarCity SleekMount™ – Comp

Installation Instructions

1. Drill Pilot Hole of Proper Diameter for Fastener Size Per NCS Section 1.3.3.2
2. Seat pilot hole with roofing sealant
3. Insert Comp Mount flashing under upper layer of shingle
4. Place Comp Mount centered upon flashing
5. Insert leg pursuant to NDS Section 11.1.3 with sealing washer
6. Secure Leveling Foot to the Comp Mount using machine Screw
7. Place module
SolarEdge Single Phase Inverters
For North America

The best choice for SolarEdge enabled systems
- Integrated arc fault protection (Type 1) for NEC 2011 690.11 compliance
- Superior efficiency (98.8%)
- Small, lightweight and easy to install on provided brackets
- Built-in multi-level monitoring
- Internet connection through Ethernet or Wireless
- Outdoor and indoor installation
- Fixed-wire Inverter, 30-300kW available
- Pre-assembled Safety Switch for easier installation
- Optional - revenue grade data, AHUS C1.1

www.solaredge.us
**Q.PRO-G4.1/SC 260-265**

**POLYCRYSTALLINE SOLAR MODULE**

The new Q.PRO-G4.1/SC is the reliable allrounder for all applications, with a black Zyx Composite™ frame design for improved aesthetics, optimized material usage and increased safety. The 4th solar module generation from Q CELLS has been optimised across the board: improved output yield, higher operating reliability and durability, quicker installation and more intelligent design.

- **LOW ELECTRODE GENERATION COSTS**
  Higher yield per surface area and lower BOSS costs thanks to higher power classes and an efficiency rate at up to 16.2%.

- **INNOVATIVE ALL-INCLUSIVE TECHNOLOGY**
  Optimal yields, whatever the weather with excellent low-light and temperature behaviour. Certified fully resistant to level 5 salt fog.

- **UNMATCHED PERFORMANCE**
  Long-term grid safety with Q-Pro Technology™, Hot-Spot-Prevent and Traceable Quality To 0™.

- **A RELIABLE INVESTMENT**
  25-year product warranty and 25-year linear performance guarantee.

**THE IDEAL SOLUTION FOR:**

- Roofing houses
- Industrial buildings
- Commercial applications
- Customised projects

**Engineered in Germany**
SolarEdge Power Optimizer - Zep Compatible™ Module Add-On
For North America P300-ZEP

Compatibility with Zep Groove framed modules:
- Certified Zep Compatible™ bracket
- Attaches to module frame without screws - reduces on-roof labor and mounting costs
- Power optimizer assembly mounted through the bracket
- Up to 25% more energy
- Superior efficiency (99.1%)

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