EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18608 Bransford Place, Olney	**Meeting Date:**	5/21/2019
Resource:	Master Plan Site #23/148 **(*Chichester House*)**	**Report Date:**	5/14/2019
		Public Notice:	5/7/2019
Applicant:	Frank Colleli and Kristin Mullenholz **(Zach Neubauer, Agent)**	**Tax Credit:**	N/A
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	22/13-19A		
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION:

☑ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #22/13, *Chichester House*
STYLE: Romantic Revival (Chichester House)
DATE: c. 1890s (Chichester House); 2009 (Subject Property House)

Fig. 1: Subject property and proposed solar panel plan.

PROPOSAL:

The historic resource (Chichester House) was destroyed by fire in 1999. The subject property house was constructed within the environmental setting in 2009. The applicants propose to install flush-mounted solar panels on the roof of the c. 2009 subject property house.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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
   (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
   (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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
   (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

Secretary of 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." The *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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with 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 the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Zneubauer@solarenergyworld.com Contact Person: Zach Neubauer
Daytime Phone No.: 410 579 5172

Tax Account No.: 08 - 03613107

Name of Property Owner: Frank Colleli + Kristin Mullenholz Daytime Phone No.: 301 520 2902

Address: 18608 Bransford Place - Olney MD 20832
Street Number City State Zip Code

Contractor: Solar Energy World, LLC. Phone No.: 410 579 2009

Contractor Registration No.: ~~[redacted]~~ 32-0284821

Agent for Owner: John Stokes Daytime Phone No.: 410-579-2082

LOCATION OF BUILDING/PREMISE

House Number: 18608 Street: Bransford Place

Town/City: Olney Nearest Cross Street: Fair Hill Road

Lot: 48 Block: B Subdivision: The Reserve at Fair Hill - 0080

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☒ Install ☐ Wreck/Raze ☒ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable. ☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: $ 29,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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: COMPLETE ONLY FOR FENCE/RETAINING WALL

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/easement

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 4-30-19 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

973690

Historic Area Work Permit Application for a Solar Electric System

on the home of

Frank Colleli & Kristen Mullenholz, 18608 Bransford Pl., Olney, MD 20832

1. Written description of the project
    a. The existing structure is a Colonial style, two-story, single family home. It was constructed in 2009.
    b. The proposed solar system will be flush-mounted to portions of the front (southwest and southeast-facing), and back (north-facing) roofs on the primary sections of the home. The majority of the solar panels will be on the south facing roofs of the building. The height and tilt of the roof will pose little disruption to the environment of the neighborhood, as it will be virtually unnoticeable from the street level. Conduit can be run from the roof to ground by tucking it behind a downspout on the side of the home, then running it along the underside of protruding brick to the equipment. We have had issues with painting conduit in the past, as it is galvanized and does not accept paint well. As a result, we typically either bring the conduit to the basement inside the home, when possible, or physically hide the conduit as best as we can

2. Site Plan
    a. Please see attached Solar Panel Layout
    b. 2 copies, 11"x17"

3. Plans & Elevations
    a. N/A

4. Materials Specifications
    a. Please see attached spec sheets for module and inverter

5. Photographs
    a. Please see photos below

6. Tree Survey – no trees will be disturbed or removed as part of this work

April 23, 2019

7. Addresses of Adjacent and Confronting Property Owners

Owner's mailing address	Owner's agent mailing address
Frank Colleli & Kristen Mullenholz 18608 Bransford Place Olney, MD 20832	Solar Energy World 5681 Main St. Elkridge, MD 21075
Adjacent and confronting property owners mailing addresses	
Lot 49, Block B Adjacent	Gray & Jeannine Williams 18606 Bransford Place Olney, MD 20832
Lot 47, Block B Adjacent	Baqar & Tehseen Naqvi 18610 Bransford Place Olney, MD 20832
Lot 50, Block B Confronting	Minh & Linh Nguyen 18604 Bransford Place Olney, MD 20832
Lot 51, Block B Confronting	Christopher & Christine Bina 18602 Bransford Place Olney, MD 20832

Historic Area Work Permit Application for a Solar Electric System
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Existing Property Condition Photographs

Front view

East view

West view

Historic Area Work Permit Application for a Solar Electric System
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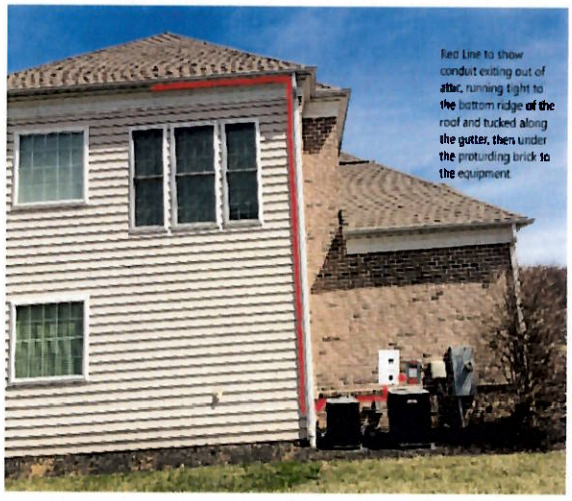
Equipment Location, Before and After Installation

Proposed Conduit Locations

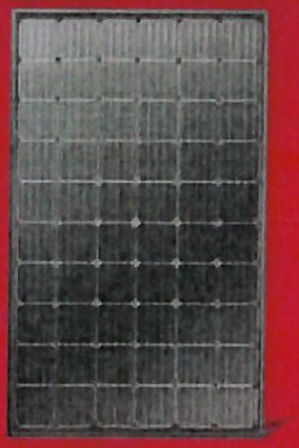


LR6-60PB

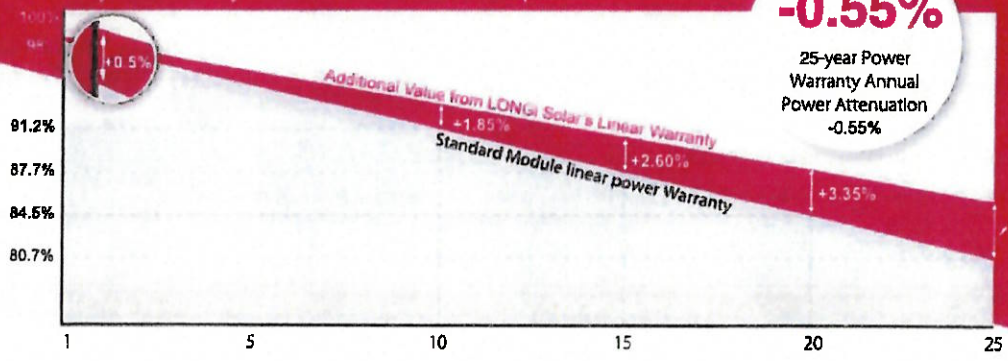
295~315M

Hi-MO1 High Efficiency Low LID Mono PERC Technology (60C/All Black Module)

Aesthetic appearance with black frame and backsheet, best suited for rooftop installation



10-year Warranty for Materials and Processing;
25-year Warranty for Extra Linear Power Output



-0.55%
25-year Power Warranty Annual Power Attenuation -0.55%

+4.10%

Complete System and Product Certifications

IEC 61215, IEC61730, UL1703

ISO 9001:2008: ISO Quality Management System

ISO 14001: 2004: ISO Environment Management System

TS62941: Guideline for module design qualification and type approval

OHSAS 18001: 2007 Occupational Health and Safety

* Specifications subject to technical changes and tests. LONGi reserves the right of interpretation.

Positive power tolerance (0 ~ +5W) guaranteed

High module conversion efficiency (up to 19.3%)

Slower power degradation enabled by Low LID Mono PERC technology: first year <2%, 0.55% year 2-25

Better energy yield with excellent low irradiance performance and temperature coefficient

Solid PID resistance ensured by solar cell process optimization and careful module BOM selection

Adaptable to harsh environment: passed rigorous salt mist and ammonia tests

Robust frame (40mm) withstands mechanical loading of 5400Pa for snow load on front and 2400Pa for wind load on rear side

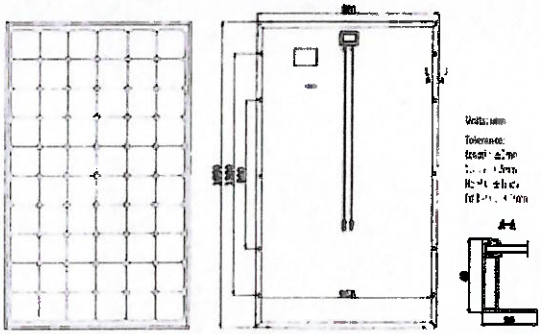
LONGi Solar

Room 201, Building 8, Sandhill Plaza, Lane 2290, Zuchongzhi Road, Pudong District, Shanghai, 201203
Tel: + 86-21-61047332 Fax: +86-21-61047377 E-mail: module@longi-silicon.com
Facebook: www.facebook.com/LONGI Solar

Note: Due to continuous technical innovation, R&D and improvement, technical data above mentioned may be of modification accordingly. LONGi Solar have the sole right to make such modification at anytime without further notice. Demanding party shall request for the latest datasheet for such as contract need, and make it a consisting and binding part of lawful documentation duly signed by both parties

LR6-60PB 295~315M

Design (mm)



Mechanical Parameters

Cell Orientation: 60 (6×10)

Junction Box: IP67, three diodes

Output Cable: 4mm², 1000mm in length

Connector: MC4 or MC4 comparable

Weight: 18.5kg

Dimension: 1650×991×40mm

Packaging: 26pcs per pallet

Operating Parameters

Operational Temperature: -40℃ ~+85℃

Power Output Tolerance: 0~+5 W

Maximum System Voltage: DC1000V (IEC&UL)

Maximum Series Fuse Rating: 20A

Nominal Operating Cell Temperature: 45±2℃

Application Class: Class A

Electrical Characteristics

Test uncertainty for Pmax: ±3%

Model Number	LR6-60PB-295M		LR6-60PB-300M		LR6-60PB-305M		LR6-60PB-310M		LR6-60PB-315M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	295	218.5	300	222.2	305	225.9	310	229.6	315	233.4
Open Circuit Voltage (Voc/V)	39.9	37.2	40.1	37.4	40.2	37.5	40.3	37.6	40.5	37.8
Short Circuit Current (Isc/A)	9.69	7.81	9.81	7.91	9.94	8.01	9.98	8.04	10.10	8.14
Voltage at Maximum Power (Vmp/V)	32.6	30.1	32.8	30.3	33.0	30.5	33.2	30.7	33.4	30.9
Current at Maximum Power (Imp/A)	9.05	7.26	9.15	7.34	9.24	7.41	9.35	7.50	9.43	7.56
Module Efficiency(%)	18.0		18.3		18.7		19.0		19.3	

STC (Standard Testing Conditions): Irradiance 1000W/m², Cell Temperature 25℃, Spectra at AM1.5

NOCT (Nominal Operating Cell Temperature): Irradiance 800W/m², Ambient Temperature 20℃, Spectra at AM1.5, Wind at 1m/S

Temperature Ratings (STC)

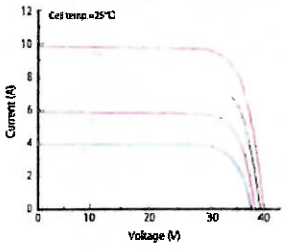
Temperature Coefficient of Isc	+0.057%/℃
Temperature Coefficient of Voc	-0.286%/℃
Temperature Coefficient of Pmax	-0.370%/℃

Mechanical Loading

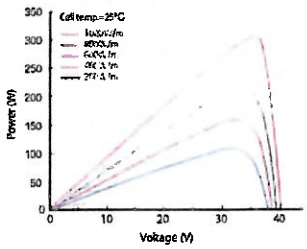
Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

I-V Curve

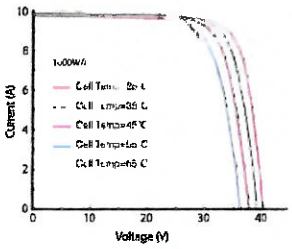
Current-Voltage Curve (LR6-60PB-305M)



Power-Voltage Curve (LR6-60PB-305M)



Current-Voltage Curve (LR6-60PB-305M)



LONGi Solar

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FaceBook: www.facebook.com/LONGI Solar

solaredge

Single Phase Inverter
with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- High reliability without any electrolytic capacitors
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

HD wave

www.solaredge.us

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Single Phase Inverter
with HD-Wave Technology for North America

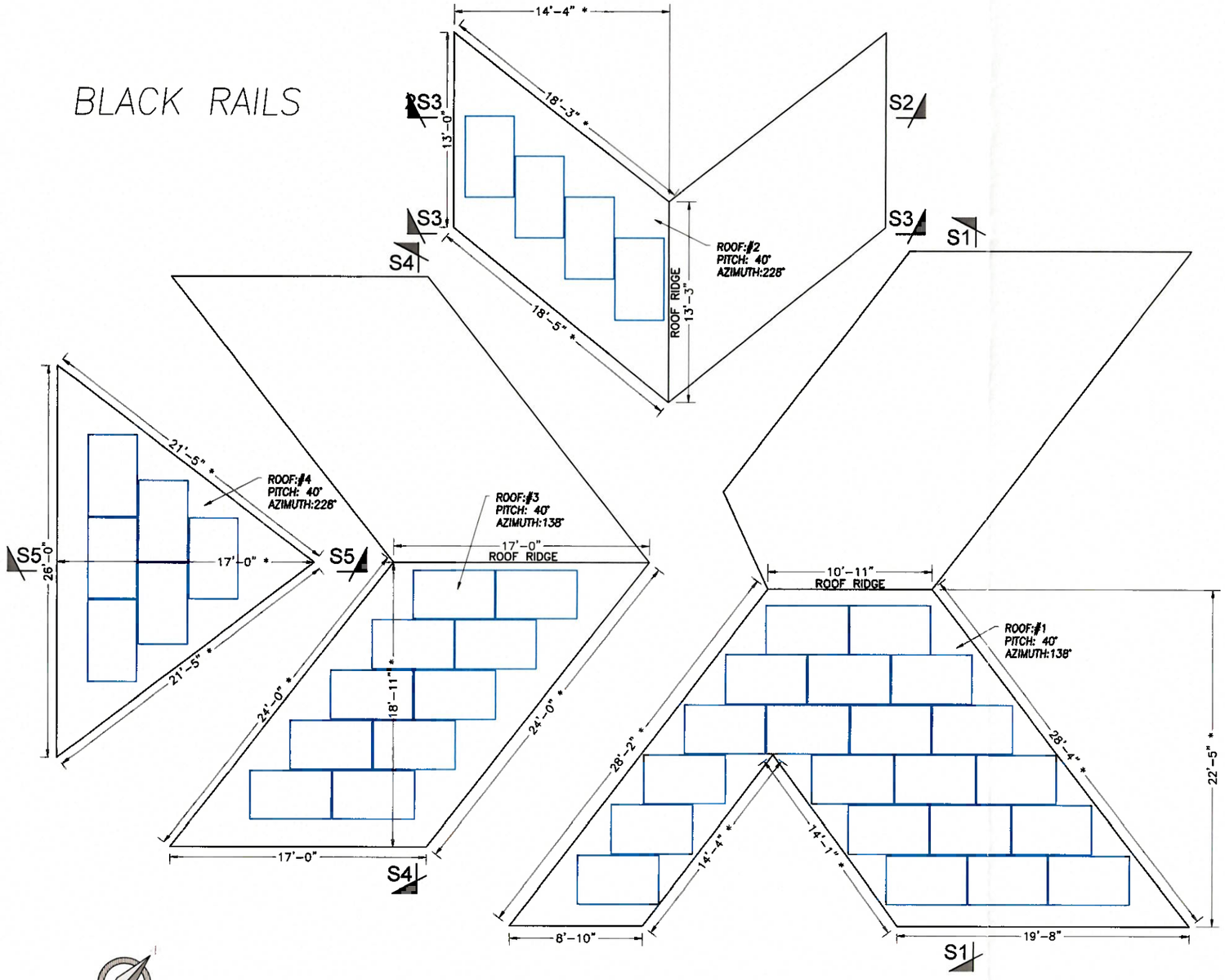
SE3000H-US / SE3800H-US / SE5000H-US /
SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400	VA
Max. AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400	VA
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	-	Vac
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5[1]							Hz
Maximum Continuous Output Current 208V	-	16	-	24	-	-	-	A
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	-	
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380					400		Vdc
Maximum Input Current 208V	-	9	-	13.5	-	-	-	Adc
Maximum Input Current @240V	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600ku Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99							%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional[2]							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG					3/4" minimum /14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG					3/4" minimum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4		26.2 / 11.9		38.8 / 17.6		lb / kg
Noise	< 25					<50		dBA
Cooling	Natural Convection					Natural convection		
Operating Temperature Range	-13 to +140 / -25 to +60[3] (-40°F / -40°C option)[4]							°F / °C
Protection Rating	NEMA 3R (Inverter with Safety Switch)							

[1] For other regional settings please contact SolarEdge support
[2] Revenue grade inverter P/N: SExxxxH-US000NNC2
[3] For power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf
[4] -40 version P/N: SExxxxH-US000NNU4

RoHS

BLACK RAILS



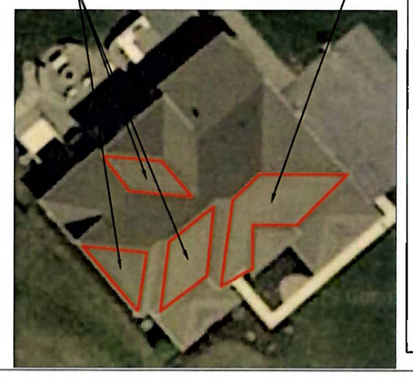
SOLAR PANEL LAYOUT

Scale: 1/8" =1'-0"

NOTES:

1. THE SYSTEM SHALL INCLUDE [41] LONGI LR6-60PB 305W MODULES.
2. SNAPNRACK SOLAR MOUNT RAIL WILL BE INSTALLED IN ACCORDANCE WITH SNAPNRACK INSTALLATION MANUAL.
3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.

PROPOSED PV ARRAY LOCATION



SolarEnergyWorld
Because Tomorrow Matters
Solar Energy World LLC.
5681 Main Street
Elkridge, MD 21075
(888) 497-3233

Stamp

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 50459, EXPIRATION DATE:January 12, 2021.
*STAMPED AND SIGNED FOR STRUCTURES ONLY

Revisions

REV	DESCRIPTIONS	BY	DATE
01	Made E001, S001, S002 and S003.	JMP	4/5/2019

Project Name and Address

Frank Colleli & Kristen Mullenholz
18608 Brandsford Pl.
Olney, MD 20832
12.505 kW

Drawn by: CHS	Sheet: A001
Date: 5-APRIL-2019	
Scale: AS NOTED	