EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4709 Dorset Avenue, Chevy Chase Meeting Date: 6/12/2019
Resource: Primary (Pre-1915) Resource Report Date: 6/5/2019
(Somerset Historic District) Public Notice: 5/29/2019
Applicant: Michael Gottlieb Tax Credit: No
(Lisa Walsh, Agent) Review: HAWP
Case Number: 35/36-19B REVISION Staff: Michael Kyne
PROPOSAL: Solar panel installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset Historic District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1900

PROPOSAL:

The Commission previously approved the applicant’s proposal to install 10 solar panels on the rear facing roof of an existing rear addition and 31 solar panels on the roof of the new garage in the rear/right (northeast) corner of the subject property at the March 27, 2019 HPC meeting. The applicant now proposes to revise their previous application, moving 14 of the solar panels from the roof of the new garage to the roof of the existing rear addition. The relocated solar panels will all be on side or rear-facing roofs of the addition, minimizing visibility from the public right-of-way and avoiding any direct impact to the historic 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 located 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.

d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**Secretary of 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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;
and with the Secretary of the Interior’s Standards for Rehabilitation #2 and 9;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Lisa@Solarsaves.net
Contact Person: Lisa Walsh
Daytime Phone No.: 410.258.6941

Tax Account No.: 00536558
Name of Property Owner: Michael Cohl-Hub
Daytime Phone No.: 410.973.6096

Address:__________________________
Street Number:_____ Street:______
City:_________ Zip Code:_______

Contractor: Solar Energy Services Inc.
Contractor Registration No.:_____

Agent for Owner:____________________
Daytime Phone No.:_______________

House Number: 4709
Towns/City: Chevy Chase Nearest Cross Street: Darwick Place
Lot: 8 Block: 3 Subdivision: Somerset Heights

PART 1: TYPE OF PERMIT/ALTERATION

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extends ☐ Alter/Renovate ☐ A/C ○ Do ○ Yes
☐ Move ☐ Rebuild ☐ Whack/Raze ☐ Room Addition ☐ No ☐ No
☐ Review ☐ Repair ☐ Rebuild ○ Yes

1B. Construction cost estimate: $40,000

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

PART 2: CONSTRUCTION MATERIALS/PROCEDURES

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:__________
2B. Type of water supply: 01 WSSC 02 Well 03 Other:__________

PART 3: COMMENTS REGARDING CONSTRUCTION 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/enclosure

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:____________________ Date:____________________

Approved: ___________________ Signature: ___________________ Date:____________________

Application/Permit No.: 867296

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99

4
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.
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      Existing 2 story home, (we would) like to install all-black solar panels, with all-black racking on the side & back roof areas.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      The solar panels will only add 5" to the roof plane and be all-black for low profile. They are not on the front of the house but side areas may be visible from certain sightlines.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. 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, context. All materials and features 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 photographic prints 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of 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 owner(s) of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(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>LISA WALSH - Solar Energy Services</td>
<td></td>
</tr>
<tr>
<td>1514 Jabez Run #103</td>
<td></td>
</tr>
<tr>
<td>MILLERS HUlte MD 21108</td>
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<table>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>MALINE JACOBA</td>
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<tr>
<td>4702 DORSET AVE</td>
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<td>CHEVY CHASE, MD 20815</td>
</tr>
<tr>
<td>KEITH CONRDE &amp; MAURA HAMON</td>
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<tr>
<td>4705 DORSET AVE</td>
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<td>CHEVY CHASE, MD 20815</td>
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<tr>
<td>JUDELE FREEMAN</td>
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<td>4708 DORSET AVE</td>
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<td>NICHOLAS FOX &amp; DEBORAH BERGER-Fox</td>
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<td>4712 CUMBERLAND AVE</td>
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<td>PEARSON SUNDERLAND III</td>
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<td><strong>Adjacent and confronting Property Owners mailing addresses</strong></td>
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<tr>
<td>DAVID STERN &amp; TRACEY HUGHES</td>
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<tr>
<td>5806 Warwick Pl</td>
</tr>
<tr>
<td>CHEV CHASE MO 20815</td>
</tr>
</tbody>
</table>
MSE PERC 60
High Power PERC Rooftop Module

Class Leading Output:
300W power

Advanced Technology:
PERC and 4 busbars drive
>18% module efficiency

Superior Aesthetics:
All-black design coupled with outstanding power output

Certified Reliability:
3X IEC, salt mist, ammonia

5600 Pa snow load New!
175 mph wind rating

Buy American Act

Superior Aesthetics
MSE PERC 60’s slick all-black design coupled with outstanding power output makes it ideal for DG installations including commercial and rooftop systems.

Outstanding performance with PERC
Passivated Emitter Rear Contact (PERC) technology provides excellent power output through advanced cell structure.

Best in class quality
Mission Solar Energy production lines are fully automated and include multiple quality checks throughout the production process.

Assembled in the USA

CERTIFICATIONS
IEC 61215/ IEC 61730/ IEC 61701  UL 1703

*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.
**ELECTRICAL SPECIFICATIONS**

**Electrical parameters at Standard Test Condition (STC)**

<table>
<thead>
<tr>
<th>Module Type</th>
<th>MSE290SQ5T</th>
<th>MSE295SQ5T</th>
<th>MSE300SQ5T</th>
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<tbody>
<tr>
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<td>Pmax (Wp)</td>
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<td>295</td>
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<tr>
<td>Module Efficiency</td>
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<td>Tolerance</td>
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<td>Short-Circuit Current</td>
<td>Isc (A)</td>
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<td>9.52</td>
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<td>Open Circuit Voltage</td>
<td>Voc (V)</td>
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<tr>
<td>Rated Current</td>
<td>Imp (A)</td>
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<tr>
<td>Rated Voltage</td>
<td>Vmp (V)</td>
<td>32.54</td>
<td>32.72</td>
</tr>
</tbody>
</table>

**STC:** Irradiance 1000 W/m², Cell temperature of 25°C, AM 1.5

**TEMPERATURE COEFFICIENTS**

- Normal Operating Cell Temperature (NOCT): 44°C (±2°C)
- Temperature Coefficient of Pmax: -0.427%/°C
- Temperature Coefficient of Voc: -0.318%/°C
- Temperature Coefficient of Isc: 0.042%/°C

**OPERATING CONDITIONS**

- Maximum System Voltage: 1,000VDC
- Operating Temperature Range: -40°C (-40°F) to +90°C (194°F)
- Maximum Series Fuse Rating: 15A
- Fire Safety Classification: Type 1, Class C
- Front & Back Load (UL standard): 5600 Pa (117 psf)
- Hail Safety Impact Velocity: 25mm at 23 m/s

**MECHANICAL DATA**

- Solar Cells: P-type Mono-crystalline Silicon (156.75mm)
- Cell orientation: 60 cells (6x10), 4 busbar
- Module dimension: 1664mm x 999mm x 40mm (65.51 in. x 39.33 in. x 1.57 in.)
- Weight: 18.2 kg (40.1 lb)
- Front Glass: 3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
- Frame: Anodized aluminum alloy
- Encapsulant: Ethylene vinyl acetate (EVA)
- J-Box: Protection class IP67 with 3 bypass-diodes
- Cables: PV wire, 1m (39.37 in.), 4mm² / 12 AWG
- Connector: MC4 or compatible

**BASIC DESIGN (UNITS: mm)**

**MSE295SQ5T: 295WP, 60CELL SOLAR MODULE**

**CURRENT-VOLTAGE CURVE**

Current-voltage characteristics with dependence on irradiance and module temperature

**STC:** Irradiance 1000 W/m², Cell temperature of 25°C, AM 1.5

Mission Solar Energy reserves the right to make specification changes without notice.

Rev. 7.03

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Series 100

The Installers Choice for Residential Solar Mounting

Entire Mounting System from Single Manufacturer under 1 Warranty

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DESIGN snapnrack.com/configurator
WHERE TO BUY snapnrack.com/where-to-buy
The SnapNrack Series 100 Roof Mount System
is designed to provide the lowest total install cost of any
residential mounting system.

The top-of-the-line features of the SnapNrack mounting system reduce
install times and labor cost while eliminating the need for service calls
creating the lowest install lifecycle cost of any mounting system.

Wire Management
• Products such as the standard rail channel keep wires neatly
organized providing a clean finished look to every install
• Industry’s largest offering of wire management accessories
include snap in junction box, 4-wire and trunk cable clamps,
as well as conduit clamps for both composition shingle and
tile roofs.

Undeniable Aesthetics
• Render the mounting system invisible by using Universal End Clamps that fasten
modules while remaining hidden underneath the array
• Array skirt provides a sleek look and
attractive design to the front of the
array
• Rail-based system provides rigid
structure tucked away underneath array with no
unsightly mounts at the top or bottom

SnapNrack solutions are focused on simplifying the installation experience through intuitive
products and the best wire management in the industry.