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

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

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.

- (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.
- (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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

ANTINE	301/5	63-3400
*	APPLICAT	TION FOR
HIST	ORIC AREA	WORK PERMIT
lis.	a Bolarsaves net	Contact Parsons Lisa Waish
Contact Bail: 215	165%	Daytime Phone No.: 443 . 253 .
Tax Account No.: 005-	har Cult-lich	
Addrese:	isec autilies	
Contraction: 5012	Enerly Services	InC - Phone Ne.:
Contractor Registration No.:		
Agent for Owner:		Caytime Phone Ne.:
10-00 101 100 000		Durch
TownyCity: Chart 1	hase Nearest Cres St	Warwick Place
Lat: Block:	3 Subdivision: 500	nerset Height 5
Liber: Folia:	Parcat:	J
and an an and the set	THOMADONE	
IA. CHECK ALL APPLICABLE	CHECK	ALLAPPLICABLE
Construct C Ertend	C) Aller/Renovate C) A/C	Sieb C Roam Addition C Porch C Deck
O Move O Mistali	Wrack/Rase Sela	# C Finaplace C Woodburning Stove
18. Construction cost estimater		ce/Well (complete Section 4) Other: <u>50131</u>
1C. If this is a revision of a previou	sty approved active permit, see Permit #	
Zanna (2000) - Anna (2011)	4 10 11 HO 1 12412 11.10	0603
ZA. Type of sewage disposal:	01 WSSC 02 G Septe	03 🖸 Other:
2B. Type of weater supply:	OLIZ WSSC 02 D Well	03 🖸 Other:
Mahill - April - Paratella	420 422/**/./a/.000/4//014	
3A. Heightfeet	inches	
3B. Indicate whether the fence or	retaining wall is to be constructed on one of	he following locations:
: On party line/property line	Entirely on land of owner	On public right of way/seservent
hereby cartify that I have the auth sooroved by all agencies listed and	ority to make the foregoing application, that to be	he application is correct, and that the construction will comply a
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1	11/2S	5.15.19
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submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

1. WRITTEN DESCRIPTION OF PROJECT

Description of misting structure(s) and a 1. 2011 xisting mma 111 211 Astall SOL Danals 10 ring ric district: b. General description of project and its effect on the h 11 11 panels will 5 Tha Sola 21

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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 landacaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on & 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(a) 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 fixtures proposed for the extenior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected 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 effected 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 owners 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 ING) 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.



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]			
Owner's mailing address Adjacent and confronting MALENE JADESA	Owner's Agent's mailing address LISA WALSH - SOLAR GARAY Service 1514 Jabez Run #103 Millers Hilter MD 21108 Property Owners mailing addresses KETTH WHITE & MAURA HAMINEY		
4702 DARGET AVE	4705 DORSET AVE		
CHANNE, MD 20965	CHEVY CHASE, MD 20815		
LUCALE FREEMINN	DEBORAH GODDINGS & BRUCE SUDARTZ		
4708 DORSET AVE	4716 DORSET AVE		
CHEM CHASE, MD 20815	CHEVY CHASE, MD 20815		
NARDEMAN NEK	GEORGE & DONINA HARHAN		
4718 Dorset Ave	4719 DORSET AUE		
Chevy Chase, MD 20815	CHENY CHASE MD 20815		
NECHOLAS FOX & DEBORAH BEBGER-FOX	PEARSON SUNDERLAND III		
4712 CUMBERLAND AVE	4718 CUMBERLAND AVE		
CHEVY CHASE MD 20815	CHOM CHASE MD 20815		

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]		
Owner's mailing address	Owner's Agent's mailing address	
Adjacent and confronting	Property Owners mailing addresses	
DINFO STERN & TRACEY HUGHES 5806 WARWELL PL CHEMY CHASE MO 20815		

















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

Proudly assembled in the USA

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. Our hardworking team calls Texas home and is devoted to producing high quality solar products and services. Our supply chain includes local and domestic vendors increasing our impact to the U.S. economy.



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.



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.

25-YEAR LINEAR WARRANTY



ELECTRICAL SPECIFICATIONS

Electrical parameters at Standard Test Condition (STC)

Module Type			MSE290SQ5T	MSE295SQ5T	MSE300SQ5T
Power Output	Pmax	Wp	290	295	300
Module Efficiency		%	17.45	17.75	18.05
Tolerance				0~+3%	
Short-Circuit Current	lsc	A	9.44	9.52	9.61
Open Circuit Voltage	Voc	V	39.81	40.11	40.18
Rated Current	Imp	Α	8.95	9.03	9.17
Rated Voltage	Vmp	V	32.54	32.72	32.80

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) New!
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

MSE295SQ5T: 295WP, 60CELL SOLAR MODULE **CURRENT-VOLTAGE CURVE**



Current-voltage characteristics with dependence on irradiance and module temperature

BASIC DESIGN (UNITS: mm)

999.00 - 35.00 35.00 437.00 - - 296.50 Drain Hole 297.00 77.00 832.00 Mounting Hole 1664.00 1664.00 Grounding Hole 832.00 4.50 15.00 4 7.00 156.75 7.25 4.00 282.00 156.75 10.00 -999.00 **Back View**





ENERGY

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

Series 100



Series 100



The Installers Choice for Residential Solar Mounting



Entire Mounting System from Single Manufacturer under 1 Warranty



Snap-in features make the install process intuitive and fast





The Most Comprehensive UL 2703 Listing in the Industry

Start Mounting Solar on Your Roof Today

RESOURCES DESIGN WHERE TO BUY snapnrack.com/resources snapnrack.com/configurator snapnrack.com/where-to-buy 16

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

Quality. Performance. Innovation.

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



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contact@snapnrack.com

