EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 114 Park Ave., Takoma Park  Meeting Date: 10/23/2019
Resource: Non-Contributing Resource  Report Date: 10/16/2019
Takoma Park Historic District
Applicant: Rohit Rao  Public Notice: 10/9/2019
Review: HAWP  Tax Credit: n/a
Case Number: 37/03-19WW  Staff: Dan Bruechert
Proposal: Car Charging Station, Porch Fan

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1918

Figure 1: 114 Park Ave.
PROPOSAL

The applicant installing a home charging station for an electric car in the southwest corner of the house. The charger is approximately 11” × 7” (eleven inches by seven inches) and will project a total of 7” (seven inches) beyond the wall. While this is a modern feature, its diminutive size will not have a significant impact on the surrounding streetscape or the massing of the house as required in the evaluation of Non-Contributing Resources in the Takoma Park Historic District. Staff recommends approval of the charging station.

The second proposal under review for this HAWP is the installation of a ceiling fan under the front porch roof. Staff finds this is a common feature and will not impact the massing of the house or surrounding streetscape. As the subject property is a non-contributing resource, and this feature will not impact the streetscape or massing of the resource, approval Staff recommends approval of this HAWP.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by the two items on the Policy on Use of Expedited Staff Reports for Simple HAWP 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;

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the Takoma Park Historic District Design Guidelines, and 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 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;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: stufferaogers.com

Contact Person: Rohit Rao

Daytime Phone No.: 617-835-6478

Tax Account No.: 12-0107112-6

Name of Property Owner: Rohit Rao

Daytime Phone No.: 617-835-6478

Address: 114 Park Ave, Takoma Park, MD 20912

Street Number: 114

City: Takoma Park

State: MD

Zip Code: 20912

Construction:

Contractor Registration No.: 

Agent for Owner:

Daytime Phone No.: 

LOCATION OF UNAUTHORIZED

House Number: 114

Street: Park Ave

Town/City: Takoma Park

Nearest Cross Street: Carroll Ave

Lot: 7

Block: 1

Subdivision: 0025

Parcel: 0000

PART ONE: TYPE OF PERMIT/TACKLING OF USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Remodel

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Shred/Recycle

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Renovate

☐ Fence/Wall (complete Section 4) ☐ Other: 

1B. Construction cost estimate: $1,500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING MODIFICATIONS

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/assessment

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.

Rohit Rao

Signature of owner or authorized agent

Date: 9/30/2019

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 structure(s) and environmental setting, including their historical features and significance:

   Existing structure is a single-family home built in 1918.

   [Additional paragraphs or descriptions as needed]

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   1. Install electric vehicle charger on left front side of house near driveway.

   2. Install 120V outlet on front porch under window.

   3. Install ceiling fan on front porch.

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, where appropriate, context. 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 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 labeled 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 8" 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 lots 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>Rohit Rao</td>
<td></td>
</tr>
<tr>
<td>114 Park Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dara Corrigan</td>
</tr>
<tr>
<td>112 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Henkai Salnguri</td>
</tr>
<tr>
<td>116 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Pascal Echeverri</td>
</tr>
<tr>
<td>101 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: Front of house

Detail: Front view + driveway with proposed EVSE location

Applicant: Rohit Rao
Existing Property Condition Photographs (duplicate as needed)

Detail: Proposed EVSE location

Applicant: Rohit Ran
Existing Property Condition Photographs (duplicate as needed)

Detail: Porch w/ proposed outlet location

Detail: Porch w/ proposed ceiling fan location

Applicant: Rohit Rao
PARK AVENUE
(50' R/W)

LOCATION DRAWING
LOT 7, BLOCK 1
HILL - CREST
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAN OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
MONTGOMERY COUNTY, MARYLAND

REFERENCES

PLAT BK. 2
PLAT NO. 140

DATE OF LOCATIONS SCALE: 1” = 30’
LIBER WALL CHECK DRAWN BY: D.M.L
FOLOD
HSE. LOC.: 08-28-15 JOB NO.: 15-03065

Snider & Associates
LAND SURVEYORS
20270 Goldenseal Lane, Suite 110
Germantown, Maryland 20876
301/846-5100 Fax 301/846-1366

Notes:
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.
ChargePoint Home Charging Station
Specifications and Ordering Information

Ordering Information
Specify model number followed by the applicable code(s).

<table>
<thead>
<tr>
<th>Description</th>
<th>Order Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Model</td>
<td></td>
</tr>
<tr>
<td>Hardwire, 16A, 12 RPH, 3657 mm (12') cord</td>
<td>CPH12-L12</td>
</tr>
<tr>
<td>Plug, 16A, 12 RPH, 3657 mm (12') cord</td>
<td>CPH12-L12-P</td>
</tr>
<tr>
<td>Hardwire, 32A, 25 RPH, 5486.4 mm (18') cord</td>
<td>CPH25-L18</td>
</tr>
<tr>
<td>Plug, 32A, 25 RPH, 5486.4 mm (18') cord</td>
<td>CPH25-L18-P</td>
</tr>
<tr>
<td>Hardwire, 32A, 25 RPH, 7620 mm (25') cord</td>
<td>CPH25-L25</td>
</tr>
<tr>
<td>Replacement Cord</td>
<td></td>
</tr>
<tr>
<td>3657 mm (12'), 16A Charging Cord</td>
<td>CPH12CORD-L12-F</td>
</tr>
<tr>
<td>5486.4 mm (18'), 32A Charging Cord</td>
<td>CPH25CORD-L18-F</td>
</tr>
<tr>
<td>7620 mm (25'), 32A Charging Cord</td>
<td>CPH25CORD-L25-F</td>
</tr>
</tbody>
</table>

*RPH: estimated, maximum miles of Range Per Hour the station can deliver
Dimensions

179.4 mm (7.06")

284.3 mm (11.19")

176 mm (7.0")

122.9 mm (4.96")
## Specifications

### Connector and Electrical

<table>
<thead>
<tr>
<th>Specification</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Input Cord</td>
<td>NEMA 6-50 (32A station) or NEMA 6-20 (16A station)</td>
</tr>
<tr>
<td>AC Power Output Rating</td>
<td>7.7kW (240V AC * 32A) or 3.8kW (240V AC * 16A)</td>
</tr>
<tr>
<td>AC Power Input Rating</td>
<td>208/240V AC 60Hz single phase @32A or 16A.</td>
</tr>
<tr>
<td>Required Service Panel Breaker</td>
<td>Dedicated Dual Pole 40A (32A station) or Dual Pole 20A (16A station)</td>
</tr>
<tr>
<td>Service Panel GFCI</td>
<td>Do not provide external GFCI as it may conflict with internal GFCI (CCID)</td>
</tr>
<tr>
<td>Power Wiring</td>
<td>3 Wire - L1, L2 plus Earth (no neutral)</td>
</tr>
<tr>
<td>Charging Cord Lengths and Amperages</td>
<td>7620 mm (25') 32A, 5486.4 mm (18') 32A and 3657 mm (12') 16A</td>
</tr>
<tr>
<td>Connector Type</td>
<td>SAE J1772**</td>
</tr>
<tr>
<td>Power Measurement Accuracy</td>
<td>+/- 2.0% from 2% to full scale (32A)</td>
</tr>
<tr>
<td>Power Report/Street Interval</td>
<td>15 minute aligned to hour</td>
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</tbody>
</table>

### Safety and Connectivity Features

<table>
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<tr>
<th>Feature</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Ground Fault Detection</td>
<td>20mA CCID with auto retry</td>
</tr>
<tr>
<td>Open Safety Ground Detection</td>
<td>Continuously monitors presence of safety (green wire) ground connection</td>
</tr>
<tr>
<td>Plug-Out Detection</td>
<td>Power terminated per SAE J1772 specifications</td>
</tr>
<tr>
<td>Local Area Network</td>
<td>2.4/5 GHz Wi-Fi (802.11 a/b/g/n)</td>
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</tbody>
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### Safety and Operational Ratings

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
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<tbody>
<tr>
<td>Enclosure Ratings</td>
<td>Type 3R per UL 50E</td>
</tr>
<tr>
<td>Safety and Compliance</td>
<td>UL and ULc listed product per UL2594, UL2231-1, UL2231-2. NEC Article 625 compliant</td>
</tr>
<tr>
<td>EMI Compliance</td>
<td>FCC Part 15 Class B</td>
</tr>
<tr>
<td>Storage Temperature</td>
<td>-40 to 60°C (+40 to 140°F) ambient</td>
</tr>
<tr>
<td>Operating Temperature</td>
<td>-30 to 50°C (-22 to 122°F) ambient</td>
</tr>
<tr>
<td>Operating Humidity</td>
<td>Up to 85% at 50°C (122°F) non-condensing</td>
</tr>
<tr>
<td>Non-Operating Humidity</td>
<td>Up to 95% at 50°C (122°F) non-condensing</td>
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### Indicators

<table>
<thead>
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<th>Indicator</th>
<th>Description</th>
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<tbody>
<tr>
<td>WIFI LED</td>
<td>Yes</td>
</tr>
<tr>
<td>Fault Indicator per UL</td>
<td>Yes</td>
</tr>
<tr>
<td>Status LED</td>
<td>Yes</td>
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### Installation

<table>
<thead>
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<th>Description</th>
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<tbody>
<tr>
<td>Self Install Option</td>
<td>Yes</td>
</tr>
<tr>
<td>Install Software</td>
<td>Mobile App</td>
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