

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	114 Park Ave., Takoma Park	Meeting Date:	10/23/2019
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/16/2019
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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: stuffer@rogers.com Contact Person: Rohit Rao
Daytime Phone No.: 617-835-6478
Tax Account No.: 13-01071126
Name of Property Owner: Rohit Rao Daytime Phone No.: 617-835-6478
Address: 114 Park Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 114 Street: Park Ave
Town/City: Takoma Park Nearest Cross Street: Carroll Ave
Lot: 7 Block: 1 Subdivision: 0025
Liber: 21285 Folio: 00581 Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: EVSE, outlet, fan

1B. Construction cost estimate: \$ 1500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: N/A
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

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.

Rohit Rao

Signature of owner or authorized agent

9/30/2019

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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.

- 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, when 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 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 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Rohit Rao 114 Park Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Dara Corrigan 112 Park Ave Takoma Park, MD 20912	
Herkai Salnguri 116 Park Ave Takoma Park, MD 20912	
Pascal Echeverri 101 Park Ave Takoma Park, MD 20912	

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of house



Detail: Front view + driveway with proposed EVSE location.

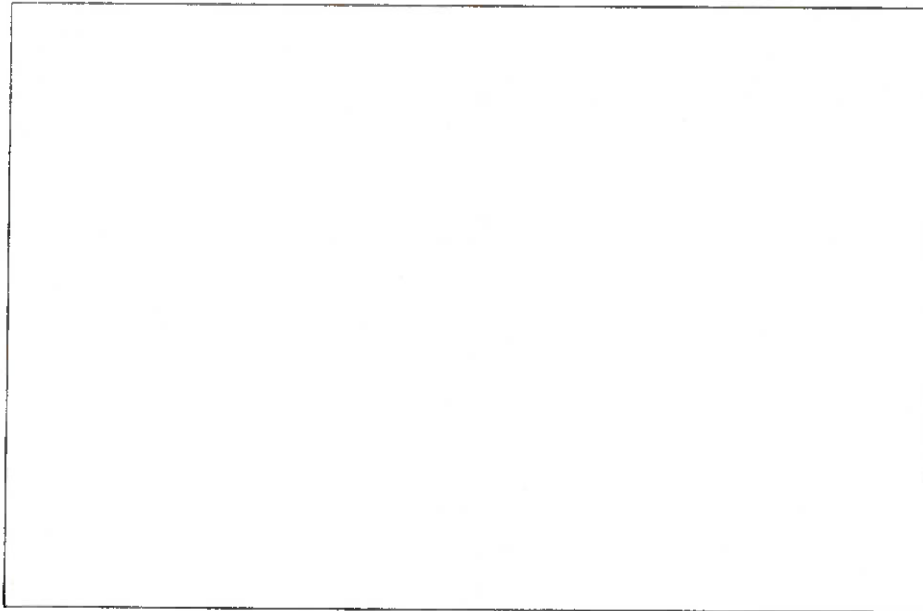
Applicant: Rohit Rao

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: Proposed EVSE location



Detail: _____

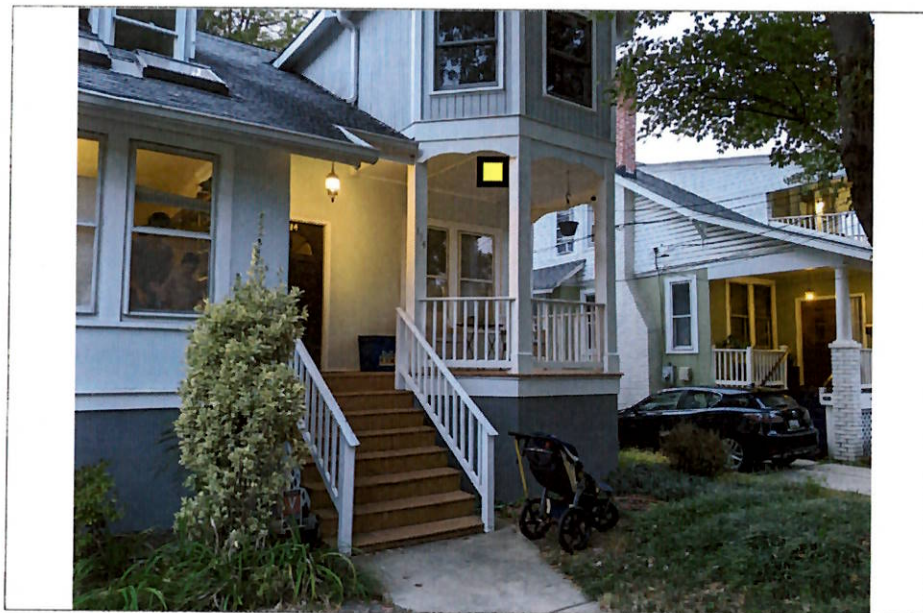
Applicant: Rohit Rao

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: Porch w/ proposed outlet location



Detail: Porch w/ proposed ceiling fan location.

Applicant: Rohit Rao

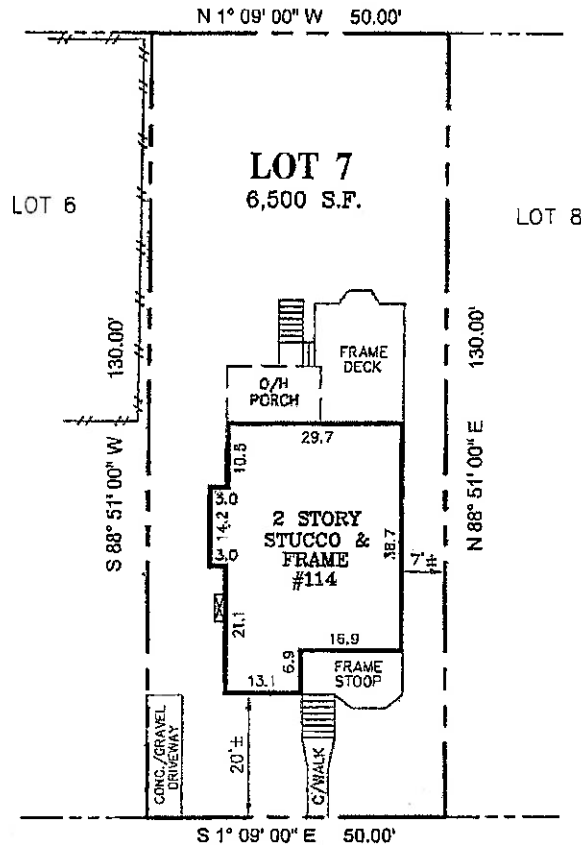
Page: 6

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.

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.



PARK AVENUE
(50' R/W)

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

X *Robert Rao*

X *Alison Rao*

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT 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
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2017

REFERENCES

PLAT BK. 2
PLAT NO. 140

LIBER
FOLIO



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1286

DATE OF LOCATIONS
WALL CHECK:
HSE. LOC.: 08-28-15

SCALE: 1" = 30'
DRAWN BY: D.M.L.
JOB NO.: 15-03085

ChargePoint® Home Charging Station

Specifications and Ordering Information

Ordering Information

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

Description		Order Code
Model	Hardwire, 16A, 12 RPH,* 3657 mm (12') cord	CPH12-L12
	Plug, 16A, 12 RPH, 3657 mm (12') cord	CPH12-L12-P
	Hardwire, 32A, 25 RPH, 5486.4 mm (18') cord	CPH25-L18
	Plug, 32A, 25 RPH, 5486.4 mm (18') cord	CPH25-L18-P
	Hardwire, 32A, 25 RPH, 7620 mm (25') cord	CPH25-L25
	Plug, 32A, 25 RPH, 7620 mm (25') cord	CPH25-L25-P
Replacement Cord	3657 mm (12'), 16A Charging Cord	CPH12CORD-L12-F
	5486.4 mm (18'), 32A Charging Cord	CPH25CORD-L18-F
	7620 mm (25'), 32A Charging Cord	CPH25CORD-L25-F

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



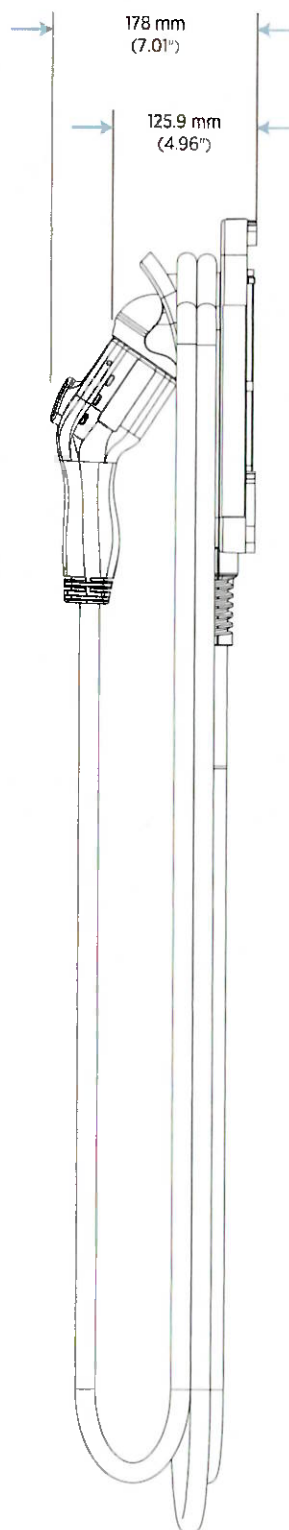
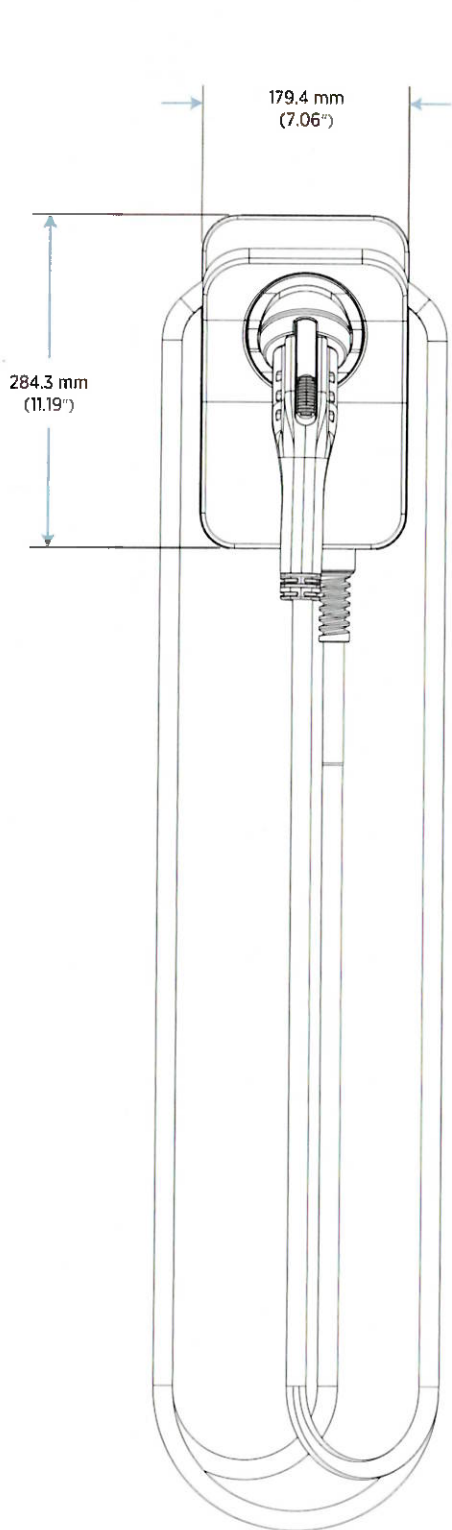
ChargePoint Home



The First
ENERGY STAR®
Certified EV Charger



Dimensions



Specifications

Connector and Electrical

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

Safety and Connectivity Features

Ground Fault Detection	20mA CCID with auto retry
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection
Plug-Out Detection	Power terminated per SAE J1772 specifications
Local Area Network	2.4/5 GHz Wi-Fi (802.11 a/b/g/n)

Safety and Operational Ratings

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

Indicators

WiFi LED	Yes
Fault Indicator per UL	Yes
Status LED	Yes

Installation

Self Install Option	Yes
Install Software	Mobile App

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.