### STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

### PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>SIGNIFICANCE:</th>
<th>Contributing Resource to the Takoma Park Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>STYLE:</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>DATE:</td>
<td>c.1930-40</td>
</tr>
</tbody>
</table>

Figure 1: 7334 Carroll Ave. is at the northeast edge of the Takoma Junction section of the Takoma Park Historic District.
PROPOSAL

The applicant proposes installing 22 (twenty-two) flat-mounted solar panels on the roof of the subject property. These features will not be at all visible from the public right-of-way.

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: RICK_H@GMAIL.COM
Contact Person: RICK LEONARD
Daytime Phone No.: 301-270-4759

Tax Account No.: 52-2281922

Name of Property Owner: 7334 CARROLL, LLC
Daytime Phone No.: 301-270-4759

Address: 7334 CARROLL AVE, TAKOMA PARK, MD 20912

Contractor: HERITAGE BUILDING RENOVATION

Contractor Registration No.: MARC 304322
Agent for Owner: RICK LEONARD
Agent for Owner's Daytime Phone No.: 301-270-4759

LOCATION OF BUILDING WORK

House Number: 7334

Street: CARROLL AVE.

Town/City: TAKOMA PARK

Nearest Cross Street: LEE AVE.

Lot: 12

Block: 3

Subdivision: TAKOMA PARK

PART ONE: TYPE OF WORK TO BE PERFORMED

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Raze/Renovate
☐ Demolition ☐ Repair ☐ Renovate

1B. Construction cost estimate: $78,000

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

PART TWO: DATE, HOUR, PERSON, AND MATERIALS

2A. Type of sewage disposal: 01 SEWAGE 02 Septic 03 Other:

2B. Type of water supply: 01 HOT/WARM 02 COLD 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height ________ feet ________ inches

7B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On property 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.

Signature of owner or authorized agent: 
Date: 10/01/2018

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: __________________________ Signature: __________________________

Date: __________________________

Application/Permit No.: __________________________ Date 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:

      1930's/40's 2 STORY COMMERCIAL BUILDING - DETACHED
      BRICK EXTERIOR, FLAT ROOF
      CATEGORY 2 - ART DECO.

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

      INSTALL CLOSED CELL FOAM ROOF COATING PROTECTED BY
      ELECTROSTATIC COATING OVER EXISTING ASBESTOS COURSE
      STANDING SEAM TIN ROOF.

      INSTALL 22 SOLAR PANELS (FLAT) ON ROOF - WILL NOT
      BE VISIBEL FROM GROUND.

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plot. 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. Schenck's freehand plan, 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 (facade), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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 resources, 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 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 lots or parcels 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>
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</thead>
<tbody>
<tr>
<td>Rick Leonard</td>
<td></td>
</tr>
<tr>
<td>7334 Carroll Ave., LLC</td>
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<tr>
<td>7334 Carroll Ave.</td>
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<tr>
<td>Takoma Park, MD 20912</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>Takoma Park Animal Clinic</td>
</tr>
<tr>
<td>7336 Carroll Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
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<tr>
<th>Jay Donovan McDonald</th>
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<tr>
<th>Dan Treado</th>
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<tbody>
<tr>
<td>7321 Carroll Ave.</td>
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October 2, 2019

7334 Roof/Solar Project

Description of work –

General Contractor – Heritage Building and Renovation, Inc.

Prepare roof --

- Increase height of access hatch by approximately 3 inches
- Eliminate two (2) roof vents
- Increase height of plumbing vent
- Temporarily support A/C unit

1. Roof covering – See Hy-tech Coatings and Foam, LLC

2. Solar panels—Ipsun Solar
   Install twenty-two (22) solar panels – flat on top of closed cell
   Exact method attachment or ballast to be determined.
7334 Carroll Ave. Roof

Front looking towards

Rear
7334 Carroll Ave. Rain coming towards front roof
PROPOSAL FOR A 7.04 KW SOLAR PROJECT

Created for Rick Leonard
Address: 7334 Carroll Ave, Takoma Park, MD 20912, USA

Cash

Own the System

$104
Monthly Energy Payment
Expected first year SREC profit: $3,763

Gross Cost: $28,713
Net System Cost: $14,359
Payback Period: 2.8 years
Return on Investment (ROI): 24.4% per year
Estimated Savings Over 25 Years: 

https://app.solargraf.com/financial/7e712b93-07cd-432b-91a0-2641f412e742/
Materials

22 Panels

Hanwha Q CELLS (320 Watts)

Inverters

Optimal Configuration for 7.04kW

Mount Type

Flat

Others

DETAILS

MORE DETAILS
Hy-Tech Coatings and Foam, LLC

315 Brick Church Rd.
Davidsonville, Maryland 21035
410-271-5403

Proposal/Contract

Mr. Rick Lenard CR
C/O Heritage Building & Renovations, Inc.
7334 Carrol Av.
Takoma Park, Md 20912
301-270-4799
rickbr@gmail.com

Ref: Recover approximately 1,335SF of existing term metal roof at above address.

After my survey of the above referenced areas, we submit the following Proposal to provide a spray foam, insulated roof covering on the above facility as follows:

- Pressure wash existing metal roof surface.
- Provide an aluminum fascia/foam stop to the rear roof edge.
- After all prep work is completed, spray apply a average of 2"@ R-14, of 2.7 lb density, polyurethane foam over the existing flat roof surface, around all penetrations, tapered down to the roof edge at the gutters and continue up the vertical surfaces with 1" to a 1/2" below the wall coping to create a monolithic seal.
- After the foam work is completed, spray apply a coat of light gray, elastomeric coating over the foam to achieve a thickness of 20 mils, dry.
- As the coating is being applied, provide a layer of #11, light granules embedded into the wet coating at a rate of 30 lbs per 100 square feet.
- At all of the system application is completed, clean up all work related debris and haul from site.
- Provide the Owner with a 20 year, (10+10) No-Leak, Renewable Full Systems Warranty.

Notes:
- The Owner will provide use and hook up of on site water and power to run the spray rigs of 220 volts/100 amp.
- The Owner will raise the AV unit on a 6"+ curb or stand as well as the roof height by 4" minimum.
- Work shall commence within 30 days of notice to proceed from the Owner as long as temperature outside are within the application limitations of 45 degrees an rising.
- The Owner reserve 3 parking spaces in front of or the side of the building to accommodate a 30 foot spray rig.

COST:
The Base Bid to provide the above specified system will be: $ 7,988.00

Payment Terms: Twenty-five percent (25%) deposit shall be due at signing of the Contract, the balance contract amount will be at completion of the roof work and the Warranty will be issued when paid in full.

All material cost shall be guaranteed for thirty days from the above date. All work shall be performed in a workman like manner according to SFPA application standard practices. Any alteration or deviation in the above specifications, to include changes in cost, will be executed only upon written authorization or change orders. Payments are due upon Invoice. Any Invoices unpaid after 30 days are subject to a 2.5% services charge per month.

[Signature]

Hy-Tech Coatings and Foam, LLC

Temple A. Chappell, III President