

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7334 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	10/23/2019
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/16/2019
<b>Applicant:</b>	7334 Carroll, LLC Rick Leonard, Agent	<b>Public Notice:</b>	10/9/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-19XX	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Roof Solar Panels		

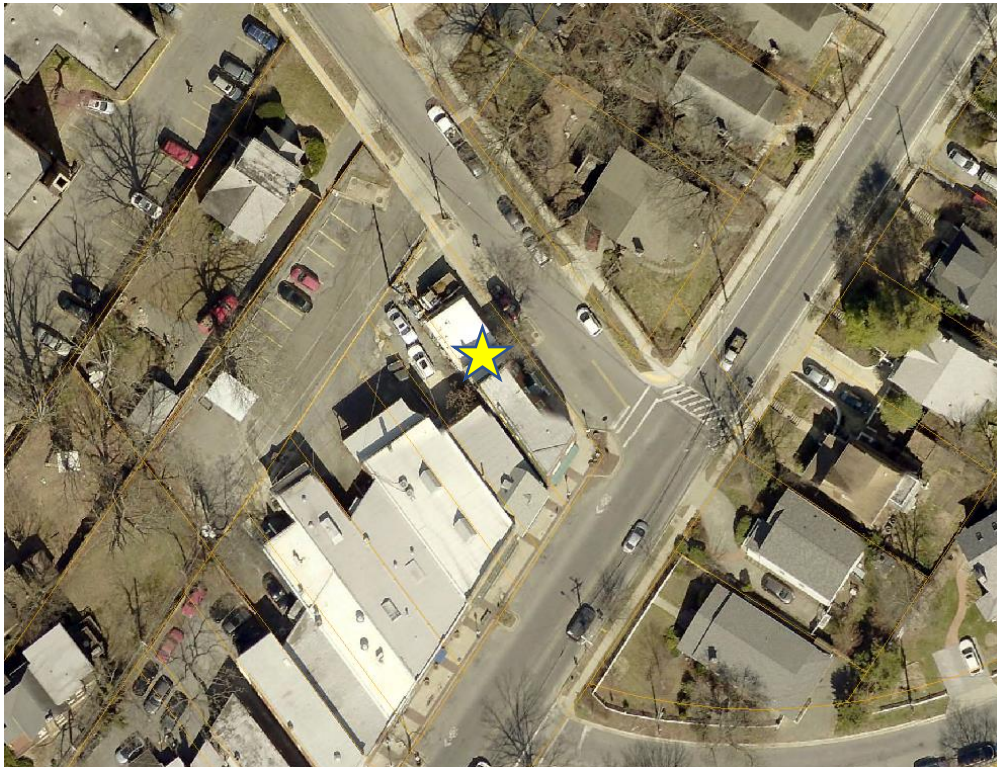
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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1930-40



*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](mailto: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: RICK H3R@GMAIL.COM Contact Person: RICK LEONARD  
Tax Account No.: 52-2281922 Daytime Phone No.: 301-270-4799  
Name of Property Owner: 7334 CARROLL, LLC Daytime Phone No.: C) 240-350-9003  
Address: 7334 CARROLL AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: 301-270-4799  
Contractor Registration No.: MHC 32422  
Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799

## LOCATION OF BUILDING/PROJECT

House Number: 7334 Street: CARROLL AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: LEE AVE.  
Lot: 12 Block: 3 Subdivision: TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PERMIT TYPE/REASON FOR REQUEST

### 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: ROOF

1B. Construction cost estimate: \$ 28,000

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

## PARTIAL: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PARTIAL: 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/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.

Signature of owner or authorized agent

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:

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:

1. INSTALL CLOSED CELL FOAM ROOF COVERING PROTECTED BY  
EUSTONIAN COATING OVER EXISTING WORN OUT (ORIGINAL)  
STANDING SEAM TIN ROOF -

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

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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	Owner's Agent's mailing address
<p>Rick LEONARD 7334 CARROLL AVE., LLC 7334 CARROLL AVE. TAKOMA PARK, MD 20912</p>	
Adjacent and confronting Property Owners mailing addresses	
<p>TAKOMA PARK ANIMAL CLINIC 7330 CARROLL AVE. TAKOMA PARK, MD 20912</p>	
<p>JAY DANIEL McDONALD 7336 CARROLL AVE. TAKOMA PARK, MD 20912</p>	
<p>DAN TREADO 7321 CARROLL AVE. TAKOMA PARK, MD 20912</p>	

***Heritage Building and Renovation, Inc.***

7334 Carroll Avenue  
Takoma Park, MD 20912

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.



An aerial photograph of a residential street. A house with a grey roof has a large array of solar panels installed on it. The panels are arranged in a grid of approximately 10 rows and 10 columns. The house is situated on a corner lot. To the left of the house is a parking lot with several cars. To the right is a street with a yellow curb. The image is annotated with a white box containing the address and a handwritten label for the solar panels. The street name is also written in blue ink along the road.

7334 CARROLL AVE.

PROPOSED SOLAR PANELS

7334

CARROLL AVE.

nearmap  
current: clear: change



Rick Leonard <rickhbr@gmail.com>  
To: Rick Leonard <rickhbr@gmail.com>

Wed, Oct 2, 2019 at 10:40 AM



7334 CARROLL AVE. Side View



10/2/2019

Gmail - 7334 Carroll Ave.

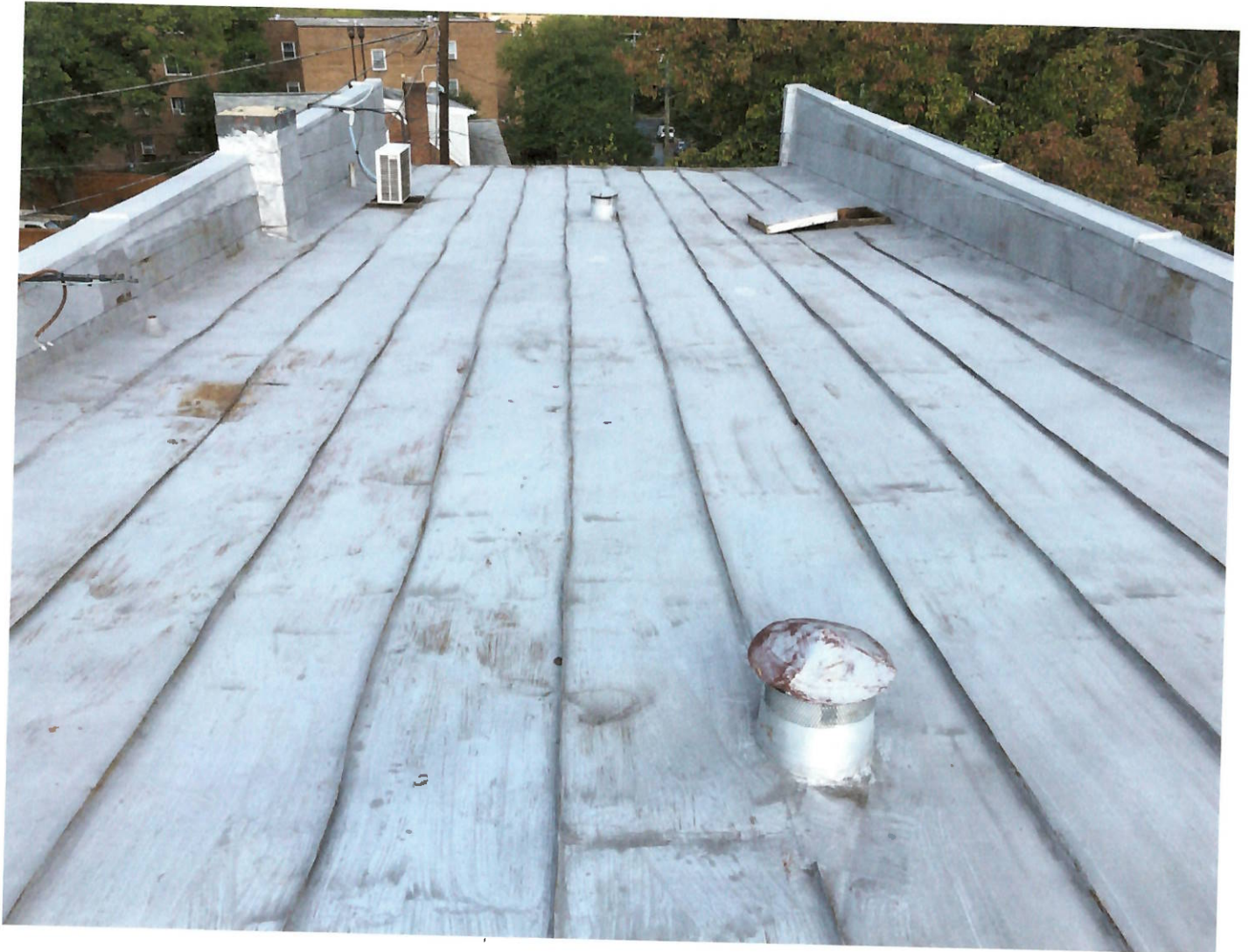


REAR — NOTE PARAPET WALLS



Rick Leonard <rickhbr@gmail.com>  
To: Rick Leonard <rickhbr@gmail.com>

Wed, Oct 2, 2019 at 10:40 AM

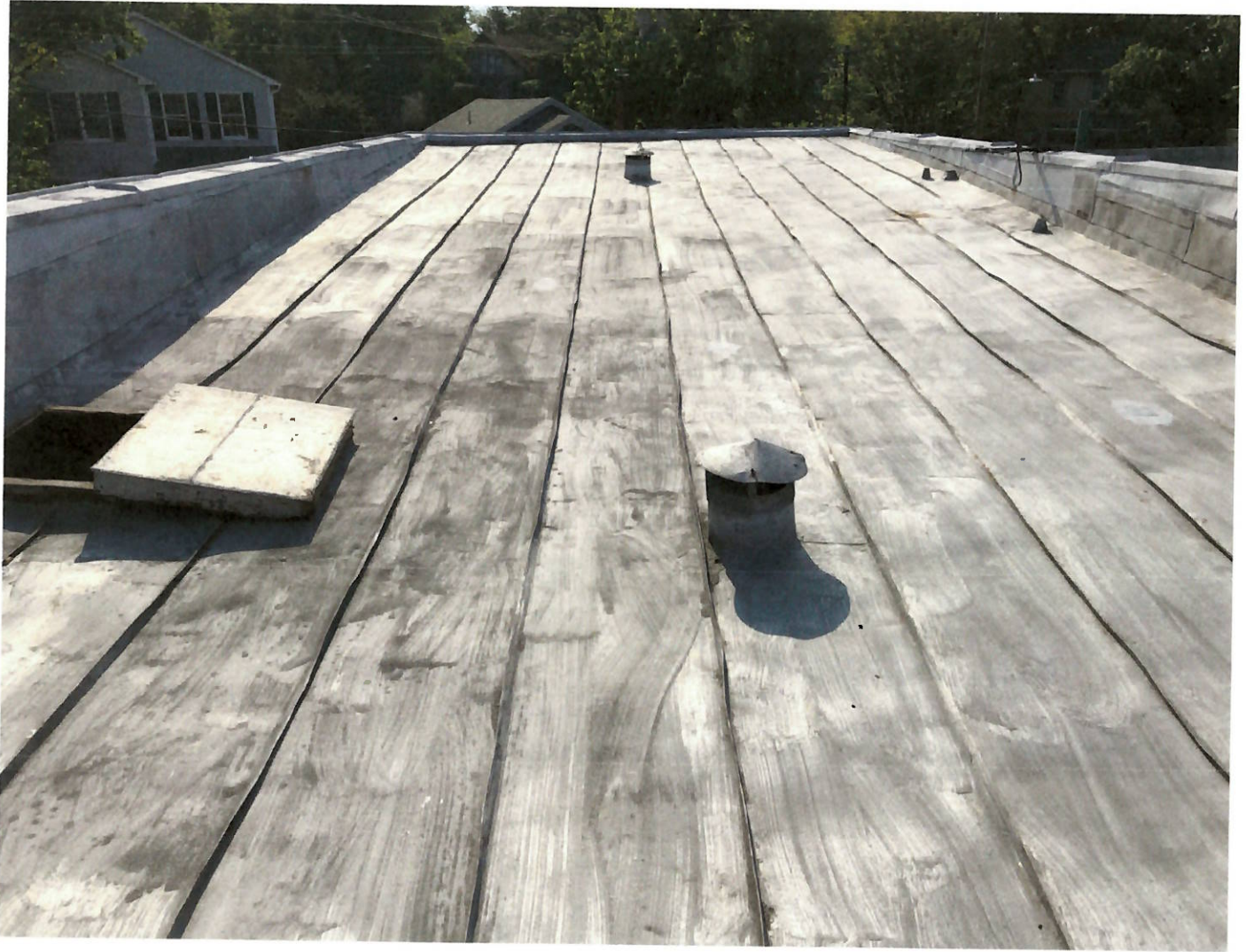


7334 CARROLL AVE. ROOF

FRONT LOOKING TOWARDS  
REAR

Rick Leonard <rickhbr@gmail.com>  
To: Rick Leonard <rickhbr@gmail.com>

Wed, Oct 2, 2019 at 10:41 AM



7334 CARROLL AVE. RM LOOKING TOWARDS  
ROOF FRONT





## PROPOSAL FOR A 7.04 KW SOLAR PROJECT

Created for Rick Leonard

Residing at 7334 Camell 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

## 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 Carroll Av.  
Takoma Park, Md 20912  
301-270-4799  
rickhbr@gmail.com

7/24/2019

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 volt/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 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 SPFA 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.



**Hy-Tech Coatings and Foam, LLC**

Temple A. Chappell, III President