

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6812 Westmoreland Ave., Takoma Park	Meeting Date:	8/16/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/9/2023
Applicant:	David Snyder Miche Booz, Architect	Public Notice:	8/2/2023
Review:	HAWP	Tax Credit:	no
Permit No.:	1025413	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Building Addition, New Hardscape, New Retaining walls and grading, and Solar Panel Installation		

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP with three (3) conditions:

1. A specification for the metal roof on the addition, consistent with the guidance provided in the Staff Report, needs to be submitted to Staff for final review and approval before approval documents can be issued.
2. Material specifications for the proposed stone retaining wall and stair and patio pavers need to be submitted to staff for final review and approval before approval documents can be issued.
3. Mounting details for the proposed solar array need to be submitted to Staff for final review and approval to ensure the panels are installed as close to the roof plane as practicable. Approval documents for the solar installation cannot be issued until Staff has received and approved this information

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

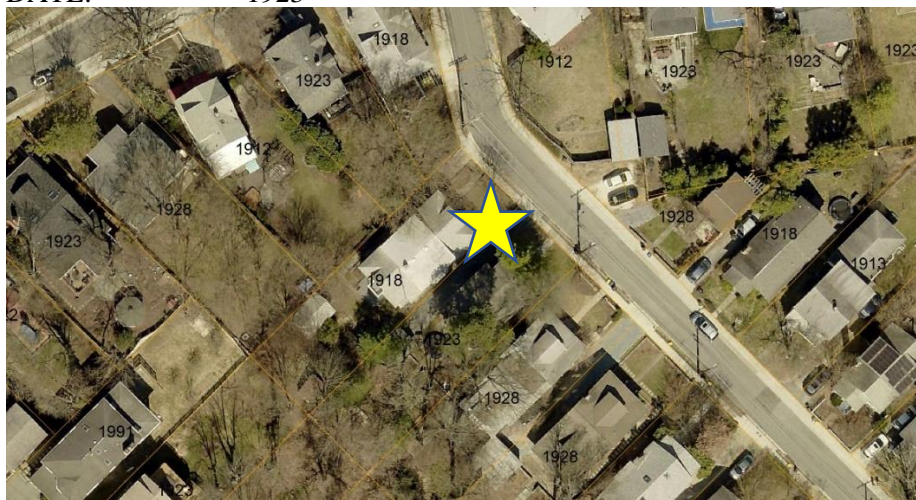


Figure 1: 6812 Westmoreland Ave. is located on the southeastern side of the street in the Takoma Park Master Plan Historic District.

BACKGROUND

On April 26, 2023, the HPC heard a Preliminary Consultation to construct an addition, hardscape alterations.¹ The HPC was fully supportive of the proposal and found the massing was well suited to the small scale of the historic house. Commissioners recommended minor modifications to the design including, pulling the addition's corners in slightly, utilizing divided light windows to connect the new construction to the historic, and using fewer siding configurations.

The applicant made minor revisions to the design and has returned for a HAWP.

PROPOSAL

The applicant proposes to construct a rear addition, excavate the rear yard, and construct a new retaining wall. Additionally, the applicant proposes to install solar panels on the left (south) roof slope.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally

¹ The Staff Report and Preliminary Consultation application materials are available here: <https://montgomeryplanning.org/wp-content/uploads/2023/04/II.A-6812-Westmoreland-Avenue-Takoma-Park.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=79000783-e50d-11ed-95dd-0050569183fa.

consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code; Chapter 24A-8

- (a) 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 ensure 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
- (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 the Interior's Standards for Rehabilitation:

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior’s Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior’s Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, “In balancing the interest 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;”

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

1. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
2. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
3. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
4. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).
5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

STAFF DISCUSSION

The subject property is a small bungalow (720 ft²), covered in asbestos siding, with a concrete foundation and front gable front porch. The applicant proposes to construct an addition at the rear, conduct site work to accommodate the addition, and install solar panels on the left roof slope. The HPC reviewed the concept at an April 24, 2023 Preliminary Consultation and found the size, massing, placement, and materials were compatible with the existing house and surrounding streetscape. The design presented for

this HAWP is virtually identical to the proposal presented at the Preliminary Consultation. Staff supports the proposed work and recommends the HCP approve the HAWP with the identified conditions.



Figure 2: Front elevation of the subject property.

Building Addition

At the rear of the subject property, the applicant proposes to construct a one-story, 525 ft² (five hundred twenty-five square foot) addition. To accommodate the addition, the applicant proposes to demolish the existing retaining wall and excavate a portion of the rear yard (discussed below).

The exterior of the addition will be covered in fiber cement clapboards in a reveal narrower than the existing asbestos shingles, with multi-light composite casement doors and windows (Andersen A series Fibrex). The addition's hipped roof will be metal, however, no specification was included with the submitted materials. Staff finds the proposed materials are generally acceptable on additions to Contributing Resources within the district. Staff finds a metal roof at the rear is appropriate, but cannot recommend the HPC approve the materials without knowing the exact specification. A handmade or 'field-turned' standing seam metal roof would be historically appropriate. There are also a variety of metal roof systems available in the market that would be appropriate. The challenge in finding an appropriate metal roof system is that these use a ridge cap piece at the roof ridges and hips. These ridge caps frequently project too far above the ridge and result in an incompatible appearance. Due to the small size of the subject property and its addition, Staff recommends a roof system that has a very low-profiled ridge cap. Staff recommends the HPC delegate final approval authority for a compatible metal roof system or 'field-turned' standing seam metal roof to Staff.

The HPC typically requires an addition's wall planes to be inset of the historic walls so the outline of the historic house is retained. In this instance, the right side porch roof and columns project beyond the wall plane, and there is a 3' (three-foot) wide, 9' 7" (nine feet, seven inches) deep bay with a shed roof proposed on the right side (See *Fig. 3*, below). At the Preliminary Consultation, the HPC was unanimous

in supporting the projections due to the narrowness of the lot, the site constraints, and the distance from the right-of-way.

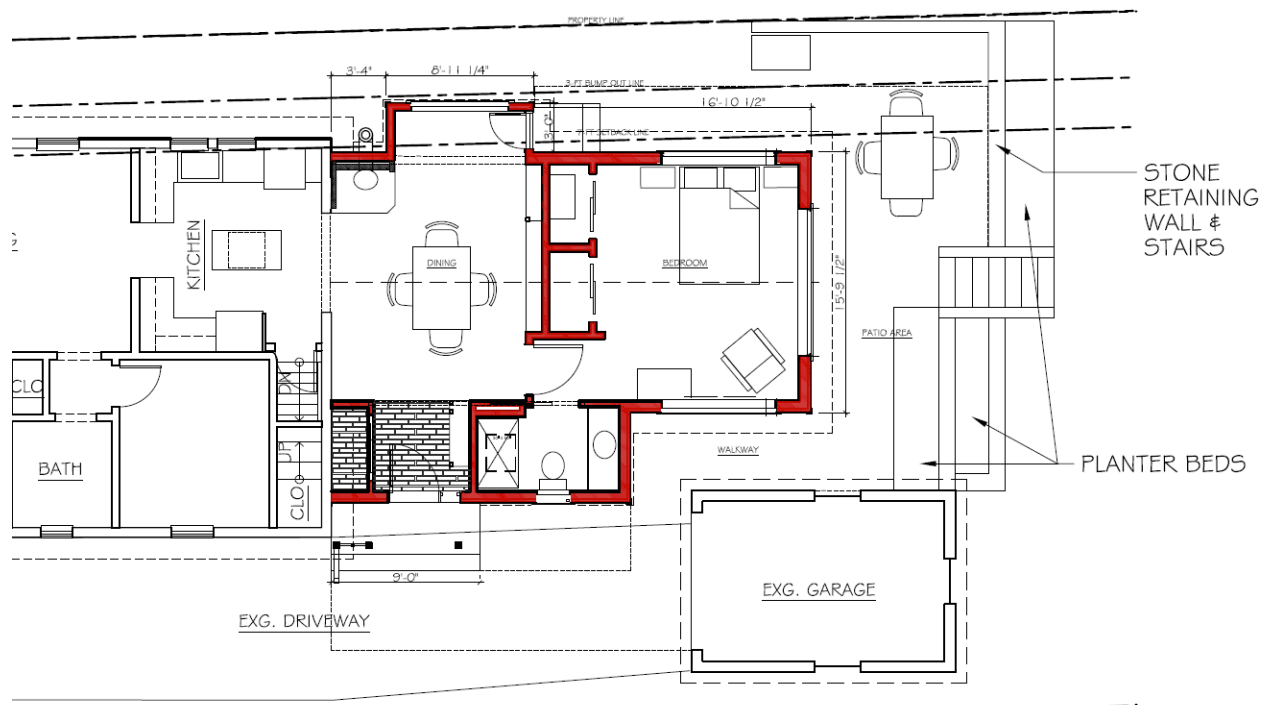


Figure 3: Proposed addition floorplan showing the projections beyond the historic wall planes.

Staff finds the proposed addition is consistent with the district's *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10 with the identified condition.

Regrading and Hardscape

The yard to the rear of the house is open with an approximately 3' (three-foot) tall stone retaining wall. The application proposes to demolish the existing site wall, excavate the rear yard 14' (fourteen feet) to the rear, and construct a new retaining wall. The additional space to the rear of the house will be used for the building addition, planter beds, and as a patio.

Staff finds the overall visual impact of the regrading and patio will be minimal from the public right-of-way. The renderings show stone walls and a stone patio; but a specification was not included with the submitted materials. The HPC voiced their support for the excavation and retaining wall at the Preliminary Consultation. Staff recommends the HPC include a condition to the approval of the HAWP that final approval authority of the retaining wall stone and patio pavers is delegated to Staff to ensure compatibility with the house and surrounding streetscape.



Figure 4: View along the right side of the subject property with the garage in the rear yard.

Solar Panels

The applicant proposes to install solar panels on the garage, addition roof, and historic house roof. The majority of the panels shown on the drawings are in locations the HPC has identified as preferred per the *Policy Guidance #20-01: Solar Technology* (the garage and proposed addition). At the Preliminary Consultation, the HPC found the proposed illustrative layout was appropriate, but noted that the proposal lacked the level of specificity necessary to be evaluated as a HAWP.

The applicants' proposal is for 17 (seventeen) roof-mounted solar panels. Six are located on the south roof slope of the historic house, six panels are located on the south roof slope of the proposed addition, and the remaining five are on the south roof slope of the non-historic garage. Mounting details were not included in the submitted materials. Staff finds the proposed layout is consistent with the feedback the HPC provided at the Preliminary Consultation and is included in the *Policy Guidance #20-01: Solar Technology*. Staff recommends the HPC approve the proposed solar layout and include a condition to delegate final approval authority to Staff to review the mounting details to ensure the panels are installed as close to the roof plain as practicable.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application::

1. A specification for the metal roof on the addition, consistent with the guidance provided in the Staff Report, needs to be submitted to Staff for final review and approval before approval documents can be issued;
2. Material specifications for the proposed stone retaining wall and stair and patio pavers needs to be submitted to staff for final review and approval before approval documents can be issued; and
3. Mounting details for the proposed solar array need to be submitted to Staff for final review and approval to ensure the panels are installed as close to the roof plane as practicable. Approval documents for the solar installation cannot be issued until Staff has received and approved this information;

under the Criteria for Issuance in Chapter 24A-8(b)(2), and (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, #9, and #10;

and with the *Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels*;

and with the general condition that the applicant shall present an electronic set 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 HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Address: Daytime Phone: E-mail: City: Zip: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone: E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

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 Miche Booz Architect 208 Market St Brookeville, MD 20833
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Photos of existing.



Front elevation in context of neighboring houses. No changes are proposed that would be visible in this view.



Rear yard showing garage. Retaining wall will be demolished and a new wall built about 14-ft further back.

Photos of existing.



Current rear elevation following Phase 1 work showing narrow exposure of original wood siding. Most of this facade will become interior space in the proposed addition. Where visible on exterior, historic siding will be patched and painted to match existing house.



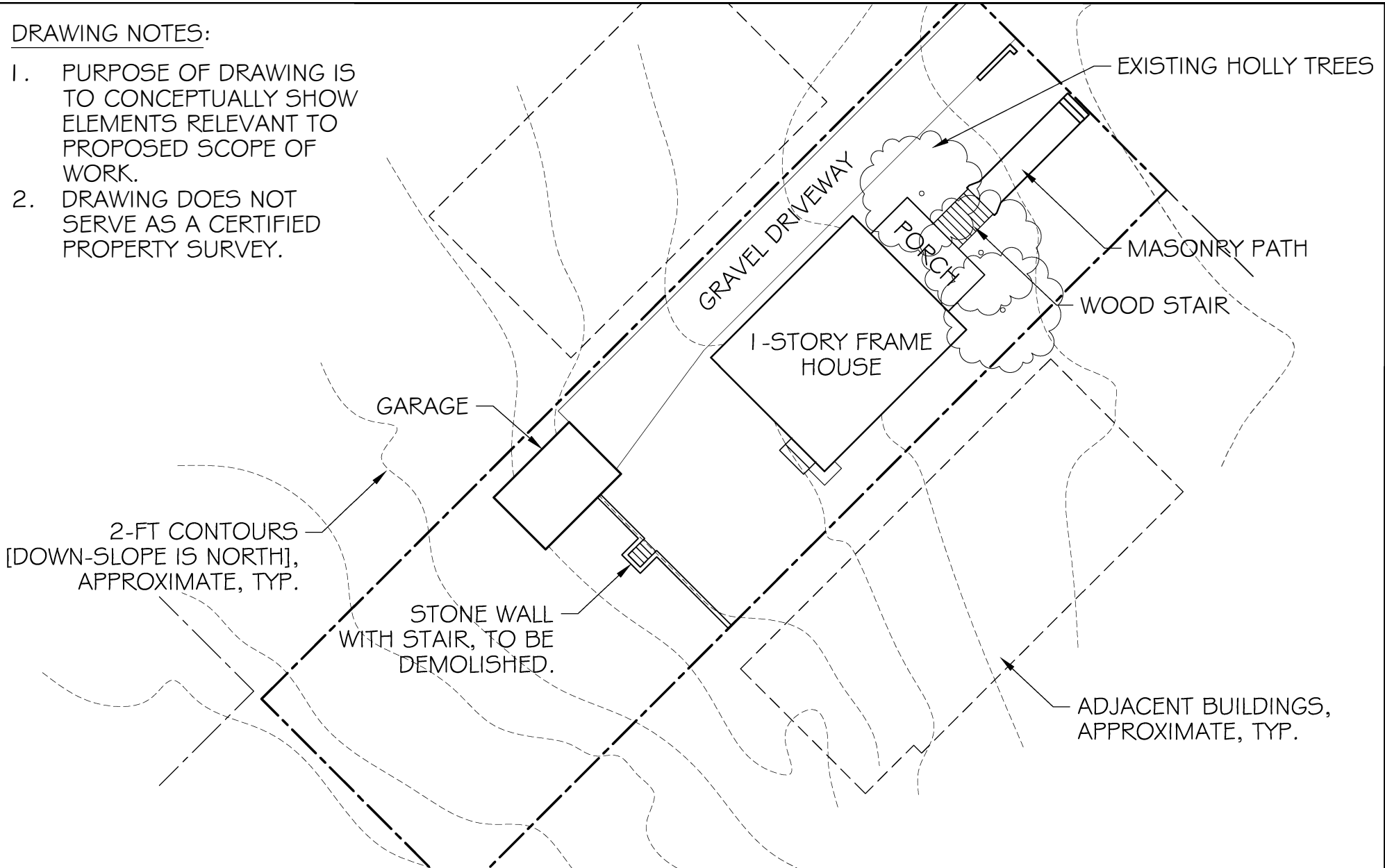
View of existing side (blue) and garage from driveway with neighboring house to the right.



Example of Andersen 100 Series Fibrex windows in a Miche Booz Architect project.

DRAWING NOTES:

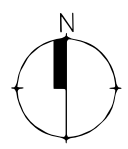
1. PURPOSE OF DRAWING IS TO CONCEPTUALLY SHOW ELEMENTS RELEVANT TO PROPOSED SCOPE OF WORK.
2. DRAWING DOES NOT SERVE AS A CERTIFIED PROPERTY SURVEY.



MICHE BOOZ
 ARCHITECT
 15 High St
 Brookeville
 Maryland 20833
 (301)774 6911

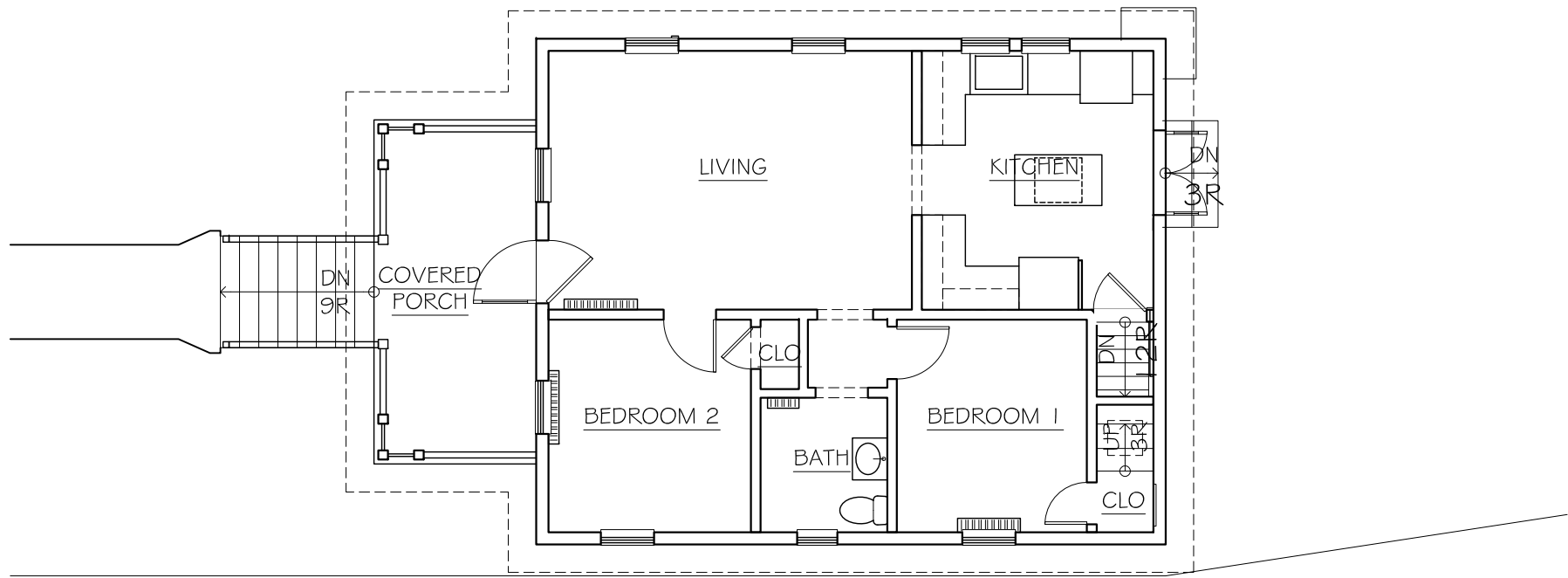
Project:
SNYDER-ROOSE
 6812 Westmoreland Ave
 Takoma Park, MD 20912

Title:
G01 - EXISTING SITE



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Date:
 15



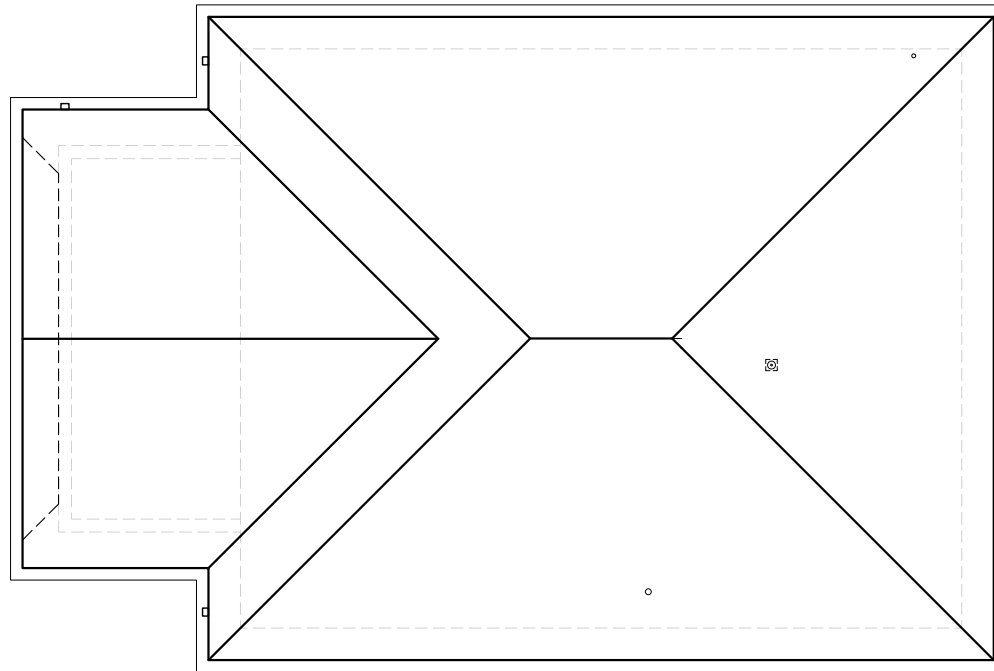
MICHE BOOZ
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 Maryland 20833
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Project:
SNYDER-ROOSE
 6812 Westmoreland Ave
 Takoma Park, MD 20912

Title:
R11 - EXISTING PLAN



Scale: **1/8" = 1'-0"**
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 Date:
 16



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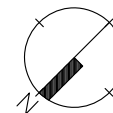
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SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

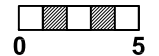
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R12 - EXISTING ROOF PLAN



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1/8" = 1'-0"



Date:



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Project:

SNYDER-ROOSE

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Takoma Park, MD 20912

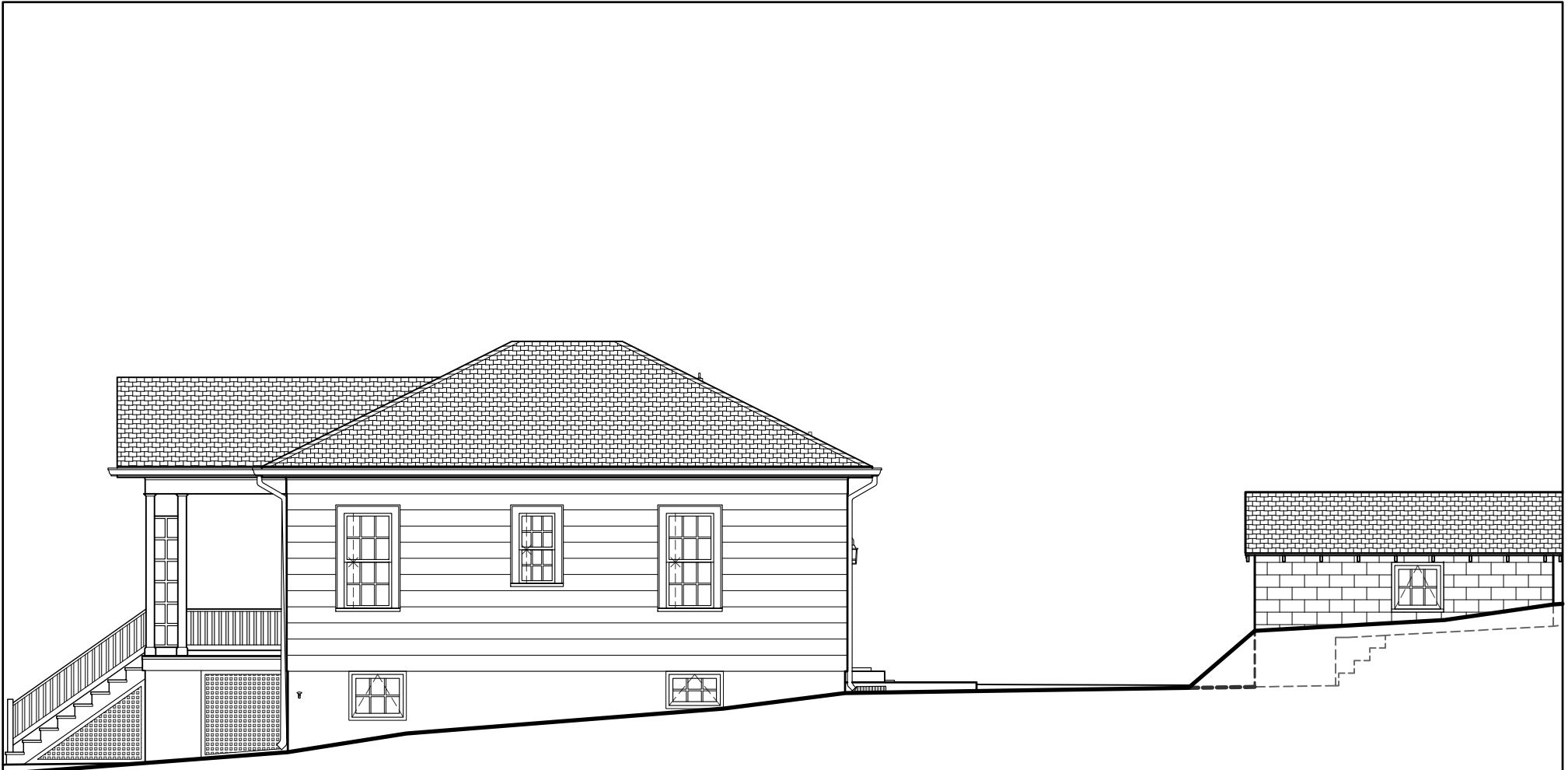
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R20 - NORTH ELEVATION

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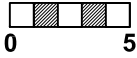
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Project:
SNYDER-ROOSE
 6812 Westmoreland Ave
 Takoma Park, MD 20912

Title:
R21 - WEST ELEVATION

Scale: **1/8" = 1'-0"**

 Date:
 19



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Maryland 20833
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Project:

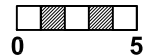
SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

R22 - SOUTH ELEVATION

Scale: **1/8" = 1'-0"**



Date:



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Project:

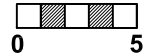
SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

R23 - EAST ELEVATION

Scale: **1/8" = 1'-0"**



Date:

Project:
**SNYDER-ROOSE
ADDITION**
6812 Westmoreland Ave
Takoma Park
Maryland 20912

Date:
07/26/2023

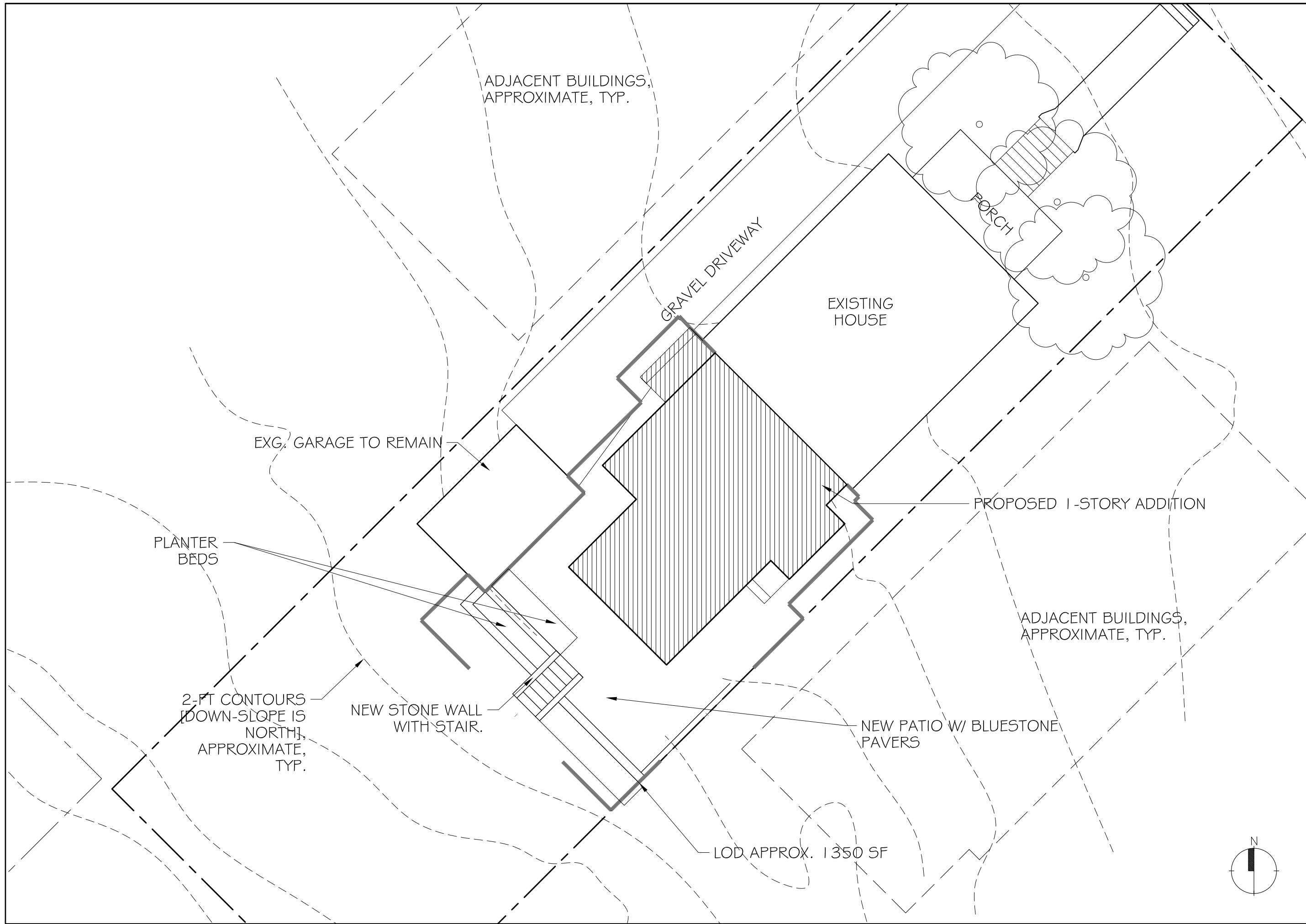
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SITE & DRAINAGE
PLAN**

Sheet:
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Project:
**SNYDER-ROOSE
ADDITION**
6812 Westmoreland Ave
Takoma Park
Maryland 20912
Date:
7-26-2023

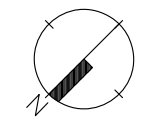
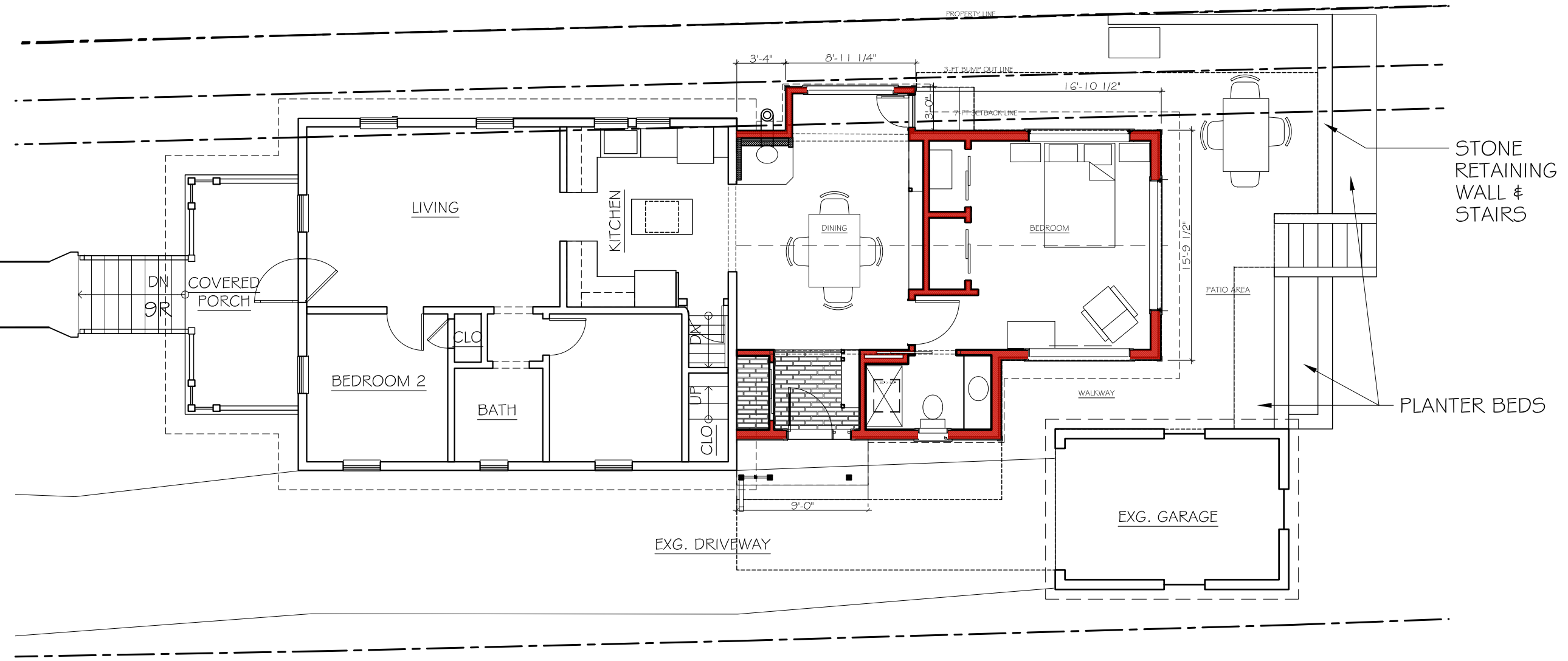
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Drawing Title:
**PROPOSED
PLAN**

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A11



MICHE BOOZ
ARCHITECT

Project:

**SNYDER-ROOSE
ADDITION**

6812 Westmoreland Ave
Takoma Park
Maryland 20912

Date:

7-26-2023

Issue Title:

Revisions:

Scale: **1/8" = 1'-0"**



Drawing Title:

**PROPOSED
NORTH
ELEVATION**

Sheet:

A20



MICHE BOOZ
ARCHITECT

Project:
**SNYDER-ROOSE
ADDITION**
6812 Westmoreland Ave
Takoma Park
Maryland 20912

Date:
7-26-2023

Issue Title:

Revisions:



Scale: **1/8" = 1'-0"**
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Drawing Title:
**PROPOSED
WEST
ELEVATION**

Sheet:
A21

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A R C H I T E C T

Project:
**SNYDER-ROOSE
ADDITION**
6812 Westmoreland Ave
Takoma Park
Maryland 20912

Date:
7-26-2023

Issue Title:

Revisions:

Scale: **1/8" = 1'-0"**
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Drawing Title:
**PROPOSED
SOUTH
ELEVATION**

Sheet:
A22

HISTORIC SIDING PATCHED
AND REPAIRED ON EXTERIOR





<p>MICHE BOOZ ARCHITECT</p> <p>15 High St Brookeville Maryland 20833 (301)774 6911</p>	<p>Project:</p> <p>SNYDER-ROOSE</p> <p>6812 Westmoreland Ave Takoma Park, MD 20912</p>	<p>Title:</p> <p>PROPOSED EAST ELEVATION</p>	<p>Scale:</p>
			<p>Date:</p> <p>07.26.2023</p>



MICHE BOOZ ARCHITECT 15 High St Brookeville Maryland 20833 (301)774 6911	Project:	SNYDER-ROOSE	Title:	VIEW OF ENTRY	Scale:
	6812 Westmoreland Ave Takoma Park, MD 20912				Date: 07.262023



MICHE BOOZ ARCHITECT 15 High St Brookeville Maryland 20833 (301)774 6911	Project:	SNYDER-ROOSE	Title:	VIEW FROM BACK YARD	Scale:
	6812 Westmoreland Ave Takoma Park, MD 20912				Date: 07.26.2023



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Project:

SNYDER-ROOSE

6812 Westmoreland Ave
Takoma Park, MD 20912

Title:

PROPOSED VIEW FROM PUBLIC WAY

Scale:

Date:

07.26.2023



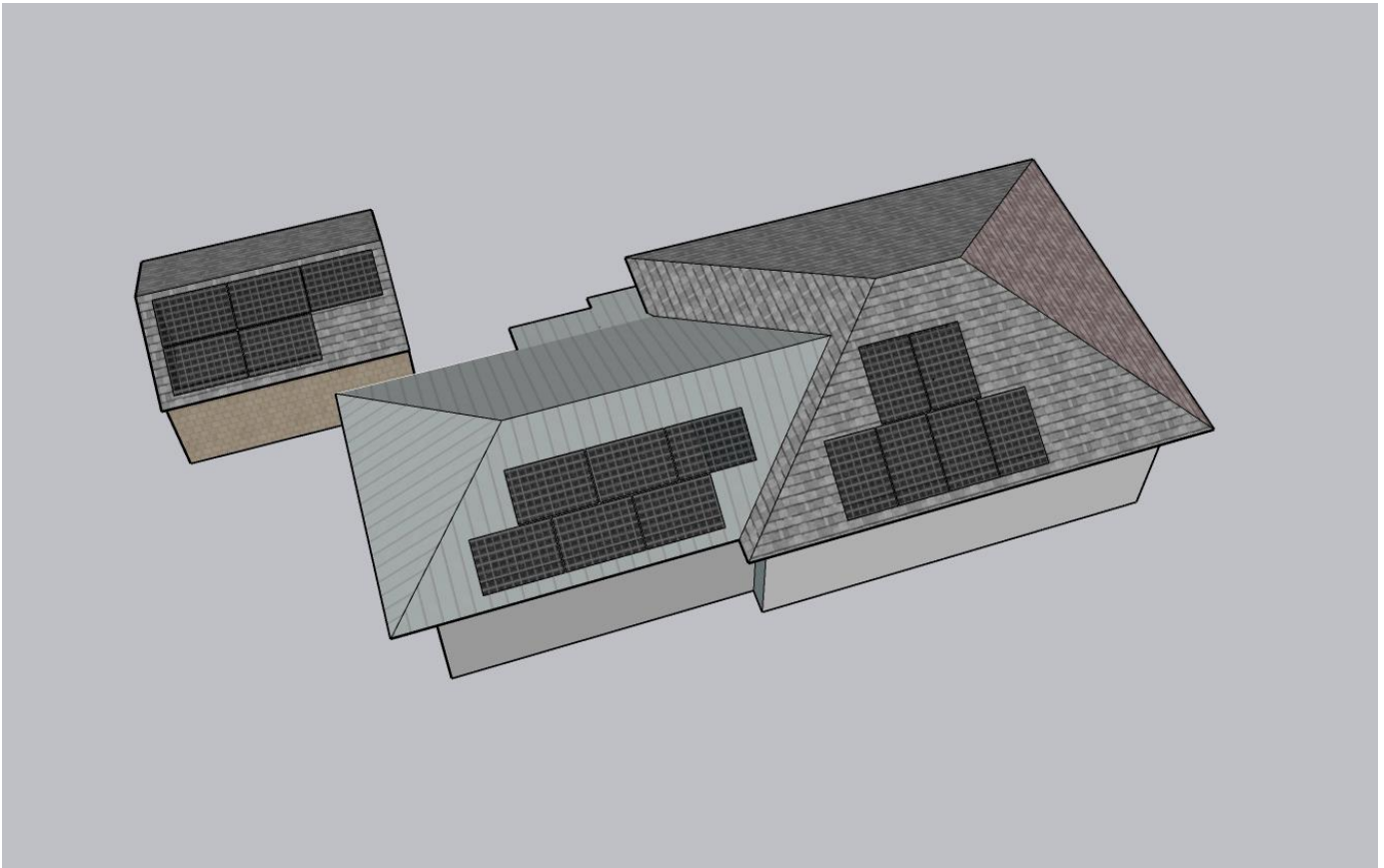
MICHE BOOZ
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15 High St
Brookeville
Maryland 20833
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Project:
SNYDER-ROOSE
6812 Westmoreland Ave
Takoma Park, MD 20912

Title:
PROPOSED VIEW FROM PUBLIC WAY

Scale:
Date:
07.26.2023

(17) Panels Pictured



Solar panel layout above is approved by customer for design: _____ Date: _____

David Snyder & Deborah Roose

6812 Westmoreland Ave. Takoma Park, MD 20912
 (440) 574-9501
 davidasnyder49@gmail.com

VA License # 2705 119932A
 DC License # 69007080
 MD License # 126720
 www.edge-gogreen.com

Investment Info

5.95 kW System Size

17 SunPower X-21 350 Watt BLK AC Panels

\$32,230 **Total Investment**

-\$9,669 **Tax Credit**

\$22,561 Net Cost

- SREC Option** (pick one)
- \$7,557 15yr Up Front (\$1,270 per kW)
 - \$1,978 Brokerage (year 1 estimate)

First Yr Energy Savings

Energy Production **5,205 kWh** *Based on a yearly bill of \$1,136

59% Solar Power

Earnings Over Time*

First Year \$2,540 (\$212 per month)
Current Energy Bill: \$95/mo

10 Years... \$17,282

25 Years... \$30,523

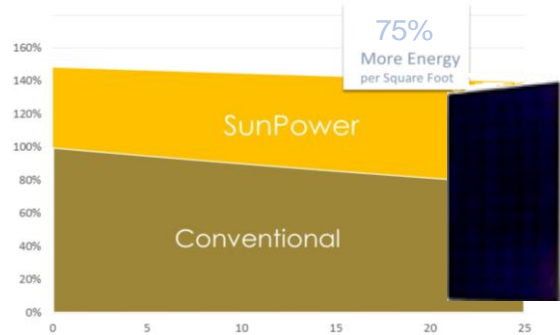
40 Years... \$47,519

EDGE Energy Exclusives

- ✓ Only Master-certified Installer in DMV
- ✓ 25 / 25 / 25 Year SunPower Warranty
- ✓ 25-Year EDGE Installation Warranty
- ✓ Power Production Guarantee



Signature Black AC Panels



"Choice Option"

\$143 per month

\$2,500 down | \$39,903 financed | 12mo choice-pay, 20yr @ 2.99% APR
 \$143/mo w/\$15,261 @ choice period

"Term Financing Option"

\$299 per month

\$2,500 down w/ | \$34,097 financed | \$34,097 @ 12-yr 3.99% APR

"Deferred Interest"

only \$2,500 down
 \$29,730 on 12 months deferred interest

Cash Discount Available

only \$2,500 down
 50% to Order | 45% at Install | 5% at Interconnection

*3.9% yearly elec rate inflation | *\$0.108/kWh current electricity rate
 *performance within warranty | *\$380 SREC Brokerage -10% per year

UTILITY vs. SOLAR 25-YEAR ENERGY COSTS

\$39,590
17.9¢
 per kWh

\$11,787
9.4¢
 per kWh

ENVIRO 40-YEAR OFFSET

296,736
 lbs. CO2
110
 ACRES of FOREST

Offered on 2/11/2023

Quote Expires in **30 Days**

Sign: _____ Date: _____ 33

Acceptance Page

I, David Snyder & Deborah (print name), have read, understand, and agree to this proposal's Terms and Conditions. I have read the proposal, and all terms and conditions on the following page(s) and I agree to have this proposal's work scope at the listed price completed by EDGE Energy, which includes:

Name: David Snyder & Deborah Roose
6812 Westmoreland Ave.
 Address: Takoma Park, MD 20912
 Phone: (440) 574-9501
 Email: davidasnyder49@gmail.com
 Solar Consultant: Joe Dempsey

NEW 5.95 kW Solar PV Renewable Energy System using:

17 SunPower X-21 350 Watt BLK AC Panels with factory-integrated microinverters
25 / 25 / 25 + 25 Year Warranty (parts/power/labor + installation)

Squirrel Guards included in top line price. Snow Guards available; add \$476

- ✓ **Free 5-Day Cancellation.** Upon signing this contract, you have no obligation for (5) days and can cancel at any time for any reason or no reason, at your discretion for a full refund.
- ✓ **No Obligation.** This contract is only valid if signed financing is approved and existing roofing and electrical can support solar. If changes are required, any extra costs are to be approved by customer.
- ✓ **All-Inclusive.** This Agreement includes all foreseen costs associated with solar and roofing installation, and does not include work outside of this scope including drywall repairs, paint, mortar, roofing, electrical, structural etc.

1 DEPOSIT (Select One)

Deposit to get started: \$2,500	<input type="checkbox"/> Pay by Credit Card (secure online link)	<input type="checkbox"/> Pay by Check made out to "EDGE Energy"
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2 REMAINDER (Select One)

<input type="checkbox"/>	Check Payment	\$13,911 at Order \$12,520 at Install \$1,391 at Interconnection	\$30,322 Total
<input type="checkbox"/>	Credit Card, or	<input type="checkbox"/> 12-months deferred (0.00%) interest	\$32,230 Total
<input type="checkbox"/>	"Term Option"	Loan = \$34,097 @ 12-year 3.99% APR (\$299/mo) Total Project Cost = \$36,597	\$299 per month
<input type="checkbox"/>	"Choice Option"	\$39,903 financed on 12mo choice-pay, 20yr @ 2.99% APR Total Project Cost = \$42,403, with 3 re-amortizations preset within term	\$143 per month*

*Monthly payment listed assumes \$15,261 paid within choice-pay period. Monthly payments reamortize based on amount paid.
 **Financed Amounts for "extras" listed above like roofing, insulation, etc. have financing fees included in the total price in the table.

3 SIGNATURE

Date: _____

By signing above, Customer acknowledges and accepts the EDGE Energy Terms & Conditions. Please make all checks payable to "EDGE Energy" mailed to the address below. Financing offered through 3rd party financing banks which will service loans and are subject to approval.

Terms & Conditions

Operations Office
6854 Distribution Dr.
Beltsville, MD 20705
Fax: 888-586-2849

Overview of a Turn-Key Solar PV Installation:

1. Design & Engineer Solar Renewable Energy System

- Complete Structural and Electrical engineering plans and permits
- Coordinate with Utility for grid-tied interconnection.

VA Class A Builder License # 2705 119932A
MD MHIC License # 126720
DC Contractors License # 69007080
NABCEP Certified Solar Installer
ENERGY STAR, RESNET, HERS Rater # 051-003

2. Install Solar PV System

- Install solar BOM and wiring per manufacturer's specifications and NEC.
- Verify Operation & Setup Monitoring on homeowners' internet connection.

BPI Accredited Contractor #1000053
NBI / NCI Air-balancing Certified
NAHB Green Verifier
BBB Member

3. Commission, Register, and assist with Rebate Paperwork

- Submit Net-Meter paperwork to Utility.
- Register system with Sol Systems for automatic SREC sales; assist with local rebates.

System Components:

The X21-350-BLK-E-AC (Signature Black), X22-360/370-E-AC, U-400-BLK-H-AC, and the M-415/425/435/440 WHT or BLK come with factory-integrated inverters.

Systems will be installed on black SunPower Invisimount Racking, or Unirac, or Everest, or ISA, or Solar Foundations (ground mount), or engineered racking, and may be installed with stand-offs. Flashing will be used from EcoFasten, PV QuickMount, Sunmodo, or Pegasus. SunPower monitoring included. EDGE Energy may supplement equivalent materials under existing contract. If there is no reduction to system kW size or increase in price, no Change Order may be required.

Pricing and Change Orders

This proposal is a "Fixed Price" contract based off the detailed scope of work referenced above. By executing the "Acceptance Page," you are agreeing to these Terms & Conditions and to the expected total price listed on the proposal page. In some cases, the engineering measurements or on site installers will find differing site conditions or discover that they can fit more or less panels on the roof than expected. In the event of any condition that changes the scope of work, a written change order or new proposal is to be approved by the customer prior to work proceeding, unless system size/price is not negatively affected. Based on panel availability, substitutions with a higher-wattage panel may be done with no Change Order or price adjustment.

Warranties

STANDARD MANUFACTURER'S WARRANTIES:

- E/X/M-Series 25 Year Product Warranty, 25 Year Power Warranty (92%), and 25 Years for Labor/Shipping/Testing.
- U-Series 25 Year Product Warranty, 25 Year Power Warranty (86%), and 25 Years for Labor/Shipping/Testing.
- Invisimount / Dynoraxx / Unirac / Schletter / Solar Foundations / ISA 25 Year Product Warranty

EDGE ENERGY 25-YEAR INSTALLATION WARRANTY

Repairs to the root cause of error as well as reasonable resulting damages or repairs, including roofing, roof leaks, wiring, and racking at no cost to the homeowner. Roof leaks must be within 3" of penetration to be eligible and failure must be due to the installed flashing or bolt. Repairs outside of these parameters, or due to failures by materials installed or caused by others, force majeure, or gross negligence are not covered. New roofing outside solar area comes with standard 10 year warranty. **Should a leak occur and EDGE finds the leak at no fault to our work, then a \$200 trip charge will be invoiced and due by customer.**

POWER PRODUCTION GUARANTEE

EDGE Energy guarantees that the kWh produced in the first 10 years is within +/- 10% of estimated value, within warranty specs. If the actual value is less than 90% estimated, EDGE will reimburse customer the difference in value for energy at the rate listed on this proposal. Customer must contact EDGE by email in given year, with proof of production compared to our original estimate. Overages from previous years will be deducted from claims. If the value is greater than quoted, **enjoy the savings!**

PEARL CERTIFICATION

EDGE Energy will complete a Pearl Certification on the home (asset cert for solar) at customer request when re-financing or selling the home. This includes the certification rating and appraisal addendum for solar when selling/refinancing. Terms of the valuation by PEARL apply, and price and availability is subject to change. EDGE does not guarantee anything regarding the rating deliverable or availability at the time of request as this is a 3rd party service provided as a courtesy.

SOLAR TUNE UP (FIRST YEAR INCLUDED): _____ Initial here to sign up for Solar Tune Up

EDGE Energy Solar Tune Up includes physical inspection of the system, cleaning above and below the panels, check wires and connections, system test, and a 12-month production report to ensure your system is operating properly. This yearly service is \$249 charged to a credit card of your choice at the start of each yearly period and cancelled at any time by writing or email. EDGE to deliver results by email to customer, or mail by request.

General Terms & Conditions

- **EXPIRATION:** This estimate may expire (30) days from the date produced.
- **NO FINANCIAL GUARANTEE:** Not all customers may qualify for rebates and tax credits. EDGE does not guarantee eligibility or amounts of rebates, incentives, SREC values, or tax credits, and any disqualification of the Customer's incentives is borne by the Customer and not the Contractor. Contact your CPA.
- **SRECS:** SREC values are a live market and subject to change. Brokerage Account SREC value will vary based on the market rate, and Customer will only get that value after SRECs are produced and sold by 3rd party broker. EDGE does not guarantee any current or future value. Up-Front SREC payments are made after permission to operate is granted from the Utility, and that value may change from the time this agreement is signed. EDGE does not guarantee any value and presents current pricing on our proposals. EDGE is not responsible for the change or loss in value as the market shifts. Please research or ask for more info!
- **PERMITS:** By signing below, Customer grants permission to EDGE Energy and its agents to apply, pay, and obtain any and all permits on the Customer's behalf.
- **MOVING ITEMS:** If an EDGE employee is asked by the Customer to move or is required to move items in order to complete work, then EDGE Energy is not responsible for damages or losses to personal property.
- **REFUNDABLE vs. NON-REFUNDABLE DEPOSIT and PROGRESS PAYMENTS:** Customer agrees to the payment schedule quoted in this contract. No work shall begin without specified deposits. Work may cease without further obligation by the Contractor if progress payment(s) is not made upon 50% completion of work in the Contractor's sole reasonable discretion. Deposits may be non-refundable unless Contractor terminates the contract as allowed herein. If Customer cancels or breaches contract, the Contractor may retain the deposit as liquidated damages for the breach, representing the Contractor's expected profits and other costs incurred under this contract, and terminate its obligations under the contract. These remedies shall not be exclusive. Customer may be refunded amount from the deposit, less the costs borne by EDGE Energy up to the point of cancellation.
- **LATE PAYMENT FEES:** A late payment fee of \$25.00 per day is due to EDGE in the event that payment is not made within (5) calendar days upon job completion. **ASSIGNMENT:** Contractor agrees to hold Customer free from mechanics lien for materials or labor only after full payment has been made for the completed services. EDGE reserves the right to assign its rights under this agreement, in whole or in part, to any third party (including subcontractors) in its sole discretion.
- **CHANGE ORDERS:** If Customer or Contractor need or want changes to the scope of work, such contract changes must be done by written or emailed agreement by each party. All change orders shall become part of this contract and shall be incorporated herein.
- **LIABILITY:** The Contractor, its agents or owners shall not be liable or any consequential, punitive, or special damages resulting from any breach of warranty, claim in contractor, tort, or otherwise. Under no circumstances shall the liability of the Contractor, its agents or owners for any breach of warranty or defect in the labor, materials supplied by Contractor or otherwise, exceed the total amount of money paid by the Customer to EDGE.
- **BREACH:** In the event the Customer feels that EDGE has not fulfilled its obligations to them, Customer shall notify EDGE in writing; postmarked within 5 days of your discovery of the alleged breach via certified mail returned receipt requested to the address listed on the Acceptance Page. Customer agrees to include in such a letter a detailed written list of the items that need to be corrected. Customer agrees not to assert any suit, claim, or action against the Contractor, its agents or owner or any alleged breach of contract whether under the limited warranty above or otherwise unless such notice is first given, and the Contractor is unable to adequately remedy the alleged breach within a reasonable period of time.
- **LEGAL FEES:** Customer agrees to pay all costs of collection, including reasonable attorney's fees, court costs, and/or collection agency fees, incurred by the contractor in enforcing this contract.
- **ENTIRE AGREEMENT:** This document contains the entire agreement of the parties, superseding any prior agreements, and shall not be altered or amended, except by a document in writing signed by both parties or change order described above.
- **NOTICES:** Any notice to the Contractor shall be considered properly served only if it is mailed by certified mail, return receipt requested, to the Contractor's appropriate office located at the address set forth on the front of this contract. Any notice to the Customer shall be considered properly served if it is mailed by regular or certified mail or hand delivered to the address set forth on the front of this contract.
- **OTHER:** If any provision of this contract shall be held illegal, invalid, or unenforceable, such provision shall not affect any other provision of this contract and the remainder of this contract shall continue as if such provision had not been in this contract. If the scope of any provisions found to be too broad to permit enforcement of to its full extent, it is the intention of the parties that such be modified to permit it to be enforced to the fullest extent permitted by law.

_____ (Printed Name)

CUSTOMER'S Additional Approved Decision-Makers: _____ (Printed Name)

YES | NO -- I give EDGE Energy permission publish pictures of my project for company and advertising use.

YES | NO -- I give EDGE Energy permission to place a company sign in my yard, which can be removed at my request.

*If blank, Customer agrees "YES" to both publishing and company signage.

- **WORK SITE:** Customer agrees to stay out of work sites until cleared by a Project Manager or Crew Leader. The customer is responsible for making all areas accessible for the work to be completed. Parking spaces shall be provided by the Customer.
- **DIFFERING SITE CONDITIONS:** EDGE shall notify the Customer of (1) latent physical conditions at the job site differing materially from those indicated in the contract, (2) unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. If conditions differ, an equitable adjustment shall be made and the contract modified in writing accordingly through mutually agreed upon solution through a change order. No claim of the Contractor or Customer, or by the Contractor or Customer, shall be allowed unless Contractor has given notice required.
- **DAMAGES TO CUSTOMER PROPERTY:** Damages to customer property must be reported to the project manager or EDGE office in writing within 48 hours of work completion. Failure to report broken items within this time frame will waive EDGE from any and all financial claims resulting from the supposed damages. If any of the Customer's belonging are damaged accidentally during the normal course of work within the home, EDGE will supply a proof of insurance claim to the Customer for the damaged item(s), and the Customer agrees to pay the full balance upon completion of the job.
 - **LIMITS OF LIABILITY:** Under no circumstances shall the liability of the Contractor, its agents or owners for any breach of warranty or defect in the labor, materials supplied by Contractor or otherwise, exceed the total amount of money paid by the Customer to the Contractor.
 - Small damages to ceilings (i.e. popped nails, split seams, holes) may happen from time to time. This is common with old homes and working in tight spaces. EDGE crews can always fix any damages they caused using joint compound, sanding, and SPOT PAINT to the areas with a bright white ceiling paint ONLY unless otherwise contracted by the customer to repaint a larger area using a written change order at \$65 per man hour.
- **5-Day RIGHT-TO-CANCEL:**
 - To confirm a cancellation, Customer will notify Contractor by certified mail or email the intent to cancel contract. If cancellation is made within (5) days of signing the Acceptance Page, Contractor will issue a full refund and cease any and all work. If cancellation notice is given after this time period, the deposit(s) made by the Customer may be non-refundable and may be kept by the Contractor as noted above "REFUNDABLE vs. NON-REFUNDABLE DEPOSITS".
 - EDGE reserves the right to decline any and all work, and reserves the right to decline any and all changes to the Proposal once executed and the 5-day right-to-cancel period has expired. If jobsite conditions do not allow access or do not insure safety of the crews/equipment, EDGE reserves the right to refuse to install.

Financing Options

Financing options are offered through 3rd party financiers and are fixed rates, subject to credit approval.

DEFERRED INTEREST & TRIPLE OPTIONS are funded HALF ("First Advance") at signing, and HALF ("Second Advance") at install, and have no minimum monthly payments during initial term. Loan term starts at First Advance.

COMBO OPTIONS funded DEFERRED INTEREST portion ("First Advance") at signing, and TERM portion ("Second Advance") at install. Deferred Interest term starts at First Advance. First monthly payment due month following installation. **TERM OPTIONS** are funded at installation, at which point the loan term begins, and first monthly payment is due month following installation.