



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 13, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit #969956 - Car Charging Station

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff..

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David E. Schindel
Address: 5605 York Lane, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

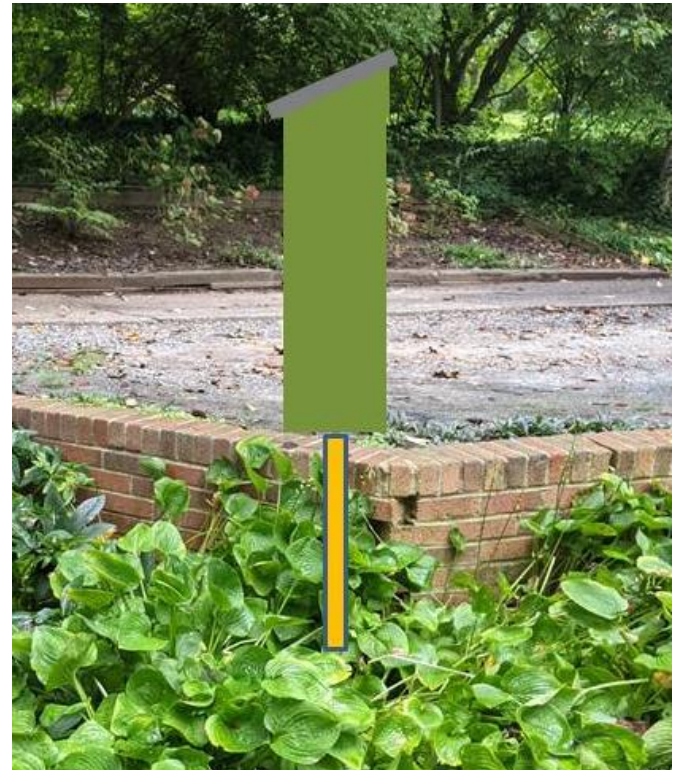
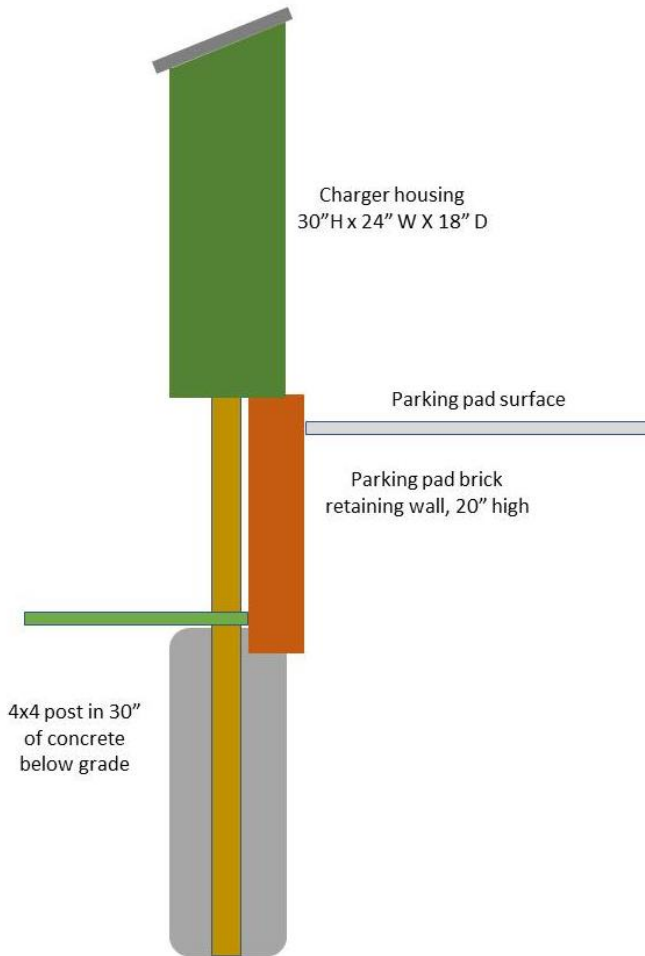
HAWP #: _____ at: _____
submitted on: _____
has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on _____. The approval memo and stamped drawings follow.

The homeowner proposes to build a wooden protective housing for the charging unit, to protect the electronics from the elements and to hide it from view. The housing would be mounted on a wooden 4x4 post and set in a 30" deep x 24" wide hole, to be filled with concrete (see below, left). The cabinet would be covered painted dark green and would be made of solid mahogany shiplap siding that is identical to the siding on the house. The sloping roof would have either slate tiles that match those on the house, or cedar shingles. The base of the housing would rest on the edge of the parking pad and the top of the structure would be approximately 3' above the surface of the parking pad (see below, right).



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

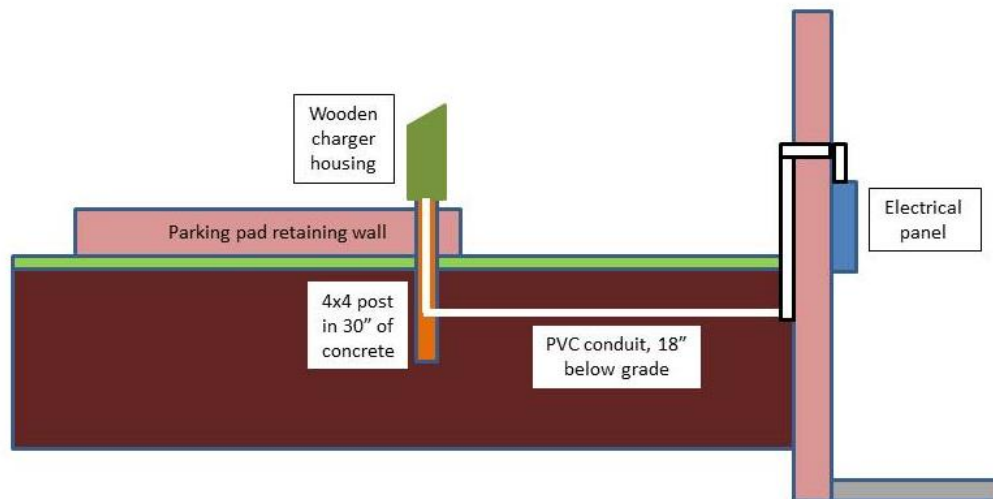
REVIEWED
 By Dan.Bruechert at 4:59 pm, Oct 13, 2021

The homeowner has engaged Infinite Electrical Service to:

- Apply for and obtain a Montgomery County electrical permit;
- Arrange for inspections by County permitting officials; and
- Make all electrical connections.


Based on the specifications provided by Infinite Electrical Service, the homeowner will do the following (see diagram, below):

- Construct the wooden housing for the charger and attach it to a 4x4 post;
- Dig a 30" deep hole for the post at the proposed site for the charger;
- Dig an 18" deep trench from the hole to the corner of the house;
- Drill through the brick foundation into the basement at the end of the trench, about 2' from the electrical panel that is in the basement at that corner of the house;
- Obtain and fit PVC conduit that will contain electrical cable to connect the charger to the electrical panel; and
- Install the post and housing and set the post in concrete when instructed to do so by Infinite Electric.



At this point, Infinite Electric will assemble the PVC conduit, pull cable through the conduit, make connections and prepare for County inspection.

APPROVED
Montgomery County
Historic Preservation Commission



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