



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: October 31, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic Area Work

SUBJECT: Permit # 1040700: Solar panel installation and new conduit.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 20, 2023 HPC meeting.

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: Samuel Bryson  
Address: 5 Columbia Avenue, Takoma Park

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 Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@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# 1040700  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Samuel Bryson  
Address: 5 Columbia Ave  
Daytime Phone: 202-340-2924

E-mail: sam.bryson@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01058893

**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 Takoma Park  
 No/Individual \_\_\_\_\_

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Historic Preservation Commission



Is the Property subject to a Preservation/Land Trust/Environmental Easement?  Yes/Name of the easement and documentation from the Easement Holder \_\_\_\_\_  
 No/Individual \_\_\_\_\_

**REVIEWED**  
By Michael Kyne at 2:43 pm, Oct 20, 2023

Are other Planning and/or Hearing Examiner Approvals /Reviews Required (Conditional Use, Variance, Record Plat, etc.?) If YES, include information and supplemental information.

Building Number: 5 Street: Columbia  
Town/City: Takoma Park Nearest Cross Street: Pine Ave  
Lot: P13 Block: 18 Subdivision: 0025 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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input checked="" type="checkbox"/> Solar                |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> 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.

8/14/2023

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**  
5 Columbia Ave  
Takoma Park, MD 20912

**Owner's Agent's mailing address**  
N/A

**Adjacent and confronting Property Owners mailing addresses**

5 Pine Ave  
Takoma Park, MD 20912

7 Columbia Ave  
Takoma Park, MD 20912

6 Pine Ave  
Takoma Park, MD 20912

1 Columbia Avenue, Takoma Park MD 20912  
8 Columbia Avenue, Takoma Park MD 20912

7105 Carroll Avenue, Takoma Park MD 20912

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

The existing structure is an historic farmhouse and is a contributing resource in the Takoma Park Historic District. The property underwent a significant renovation in 2019 & 2020 to restore it to habitability.

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

We seek to install new solar panels, expanding the existing array that is already on the roof. The additional panels will be added to the roof surfaces sloping South (facing Pine Ave) and East (facing the neighboring property at 7 Columbia Ave. No panels will be added to roof surfaces facing to the North (Columbia Ave).

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Work Item 1: See attached

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 2:43 pm, Oct 20, 2023

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Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

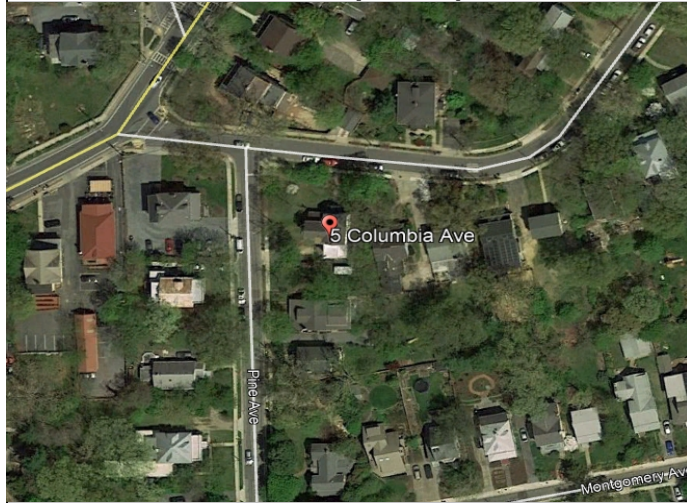
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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Vicinity Map



System Description

MODULE TYPE	SILFAB-400 HC+
QUANTITY	18
SYSTEM SIZE	7.2 kW
ROOF TYPE	SHINGLE
PITCH	45°, 42.5°, 18.4°
STRUCTURE	RAFTER/TRUSS
AZIMUTH	91°
MOUNTING SYSTEM	SNAP N' RACK
INVERTER(S)	SOLAR EDGE 6 kW HD

MATERIAL LIST

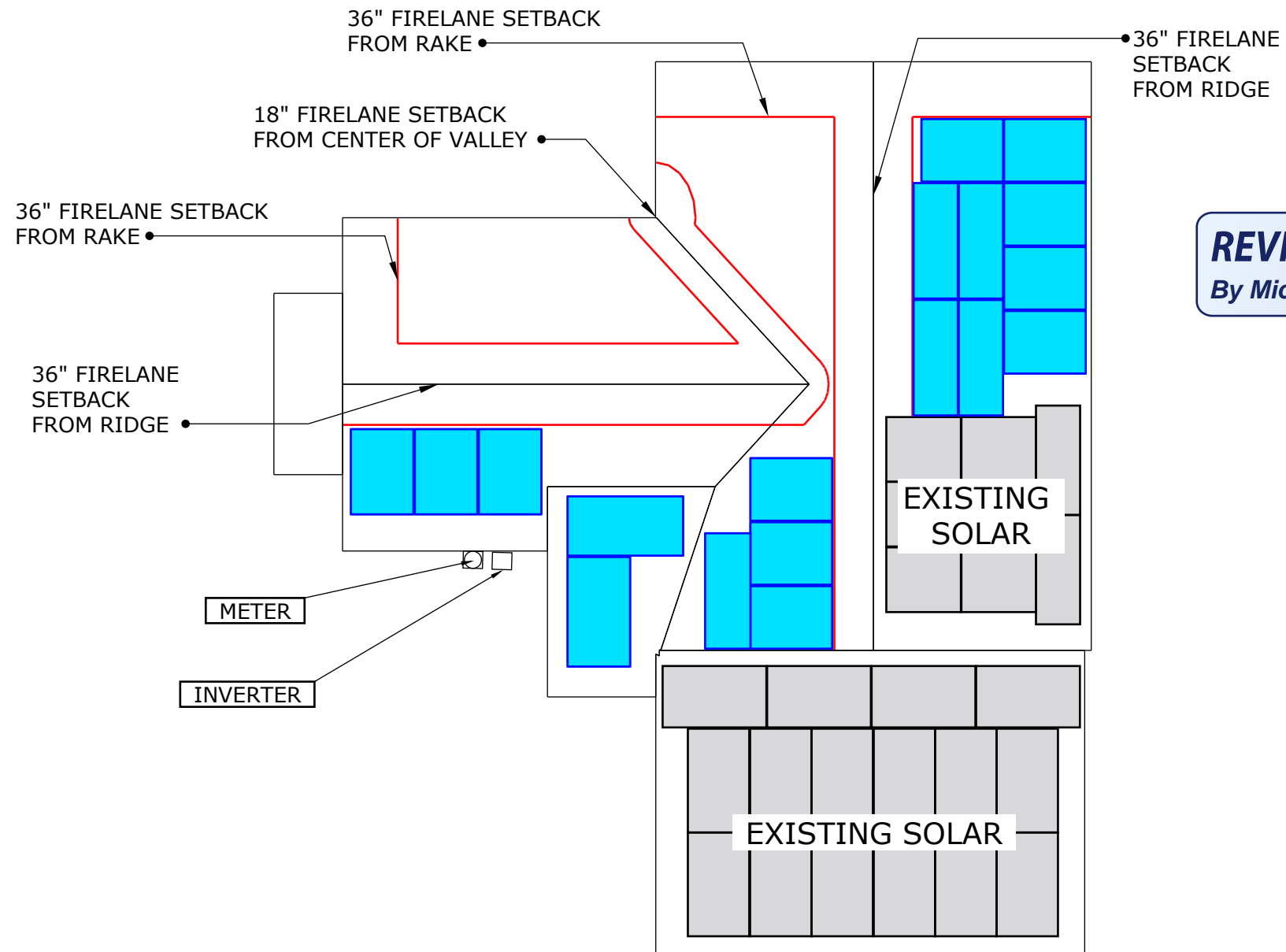
MODULE	(18) SILFAB 400 HC+
INVERTER	(1) SOLAREEDGE 6kW
OPTIMIZER	(18) SOLAREEDGE S440s

Structural Notes:

1. All work is to be done in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturers specifications and/or recommendations.
2. The general and sub-contractors shall carefully examine the drawings, inspect the site, and acquaint themselves with all governing ordinances, laws, and otherwise familiarize themselves with all matters that may affect performance of the work.

Data  
 IBC 2018  
 Snow design load 30 psf  
 Wind load 115 mph ultimate @ 3 second gusts  
 Seismic Category B

Applicable Codes:  
 -INTERNATIONAL BUILDING CODE / 2018  
 -INTERNATIONAL FIRE CODE / 2018  
 -NATIONAL ELECTRIC CODE / 2020

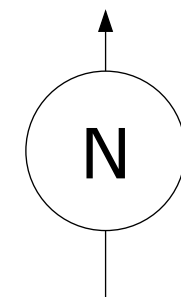


**NOT TO SCALE**

**REVIEWED**

By Michael Kyne at 2:43 pm, Oct 20, 2023

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 Historic Preservation Commission

REVISIONS	REMARKS
MM/DD/YY	
1	
2	
3	
4	
5	



Solar Energy Services, Inc.  
 1514 Jabez Run, Suite # 103 Millersville Maryland, 21108

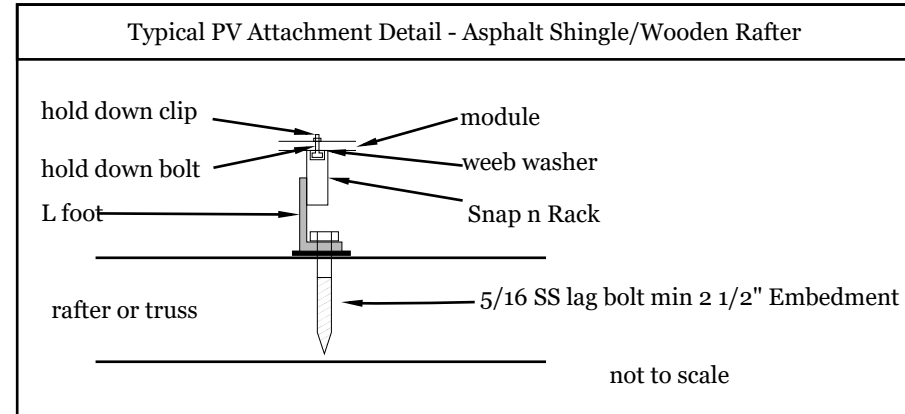
Kneedler Residence  
 5 Columbia Ave.  
 Takoma Park, MD

ROOF LAYOUT  
SCALE: 1/8" = 1'

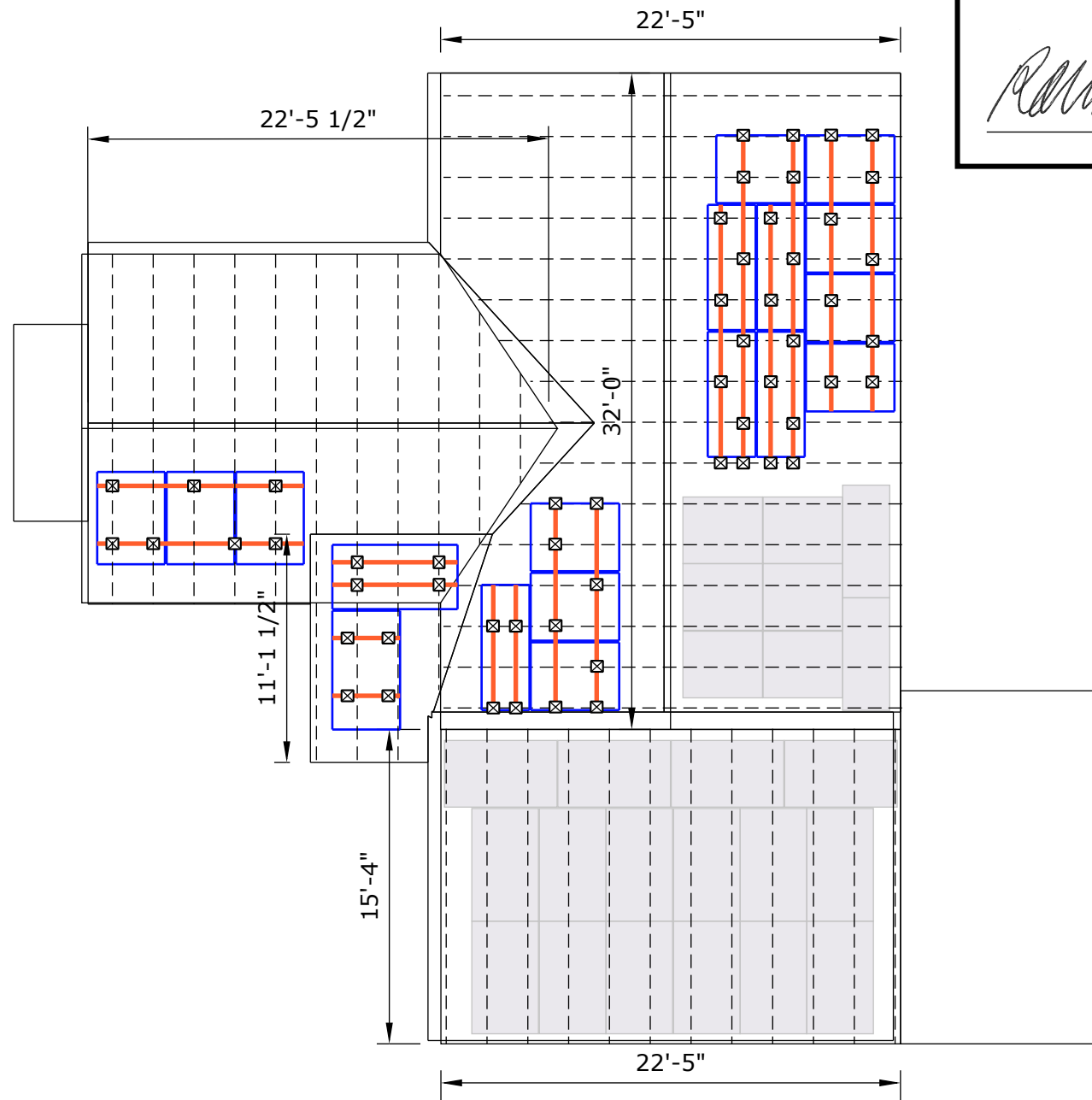
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**Notes:**  
 Modules scaled to roof pitch  
 Azimuth: 93°, 183°, 273°  
 Pitch: 45°, 42.5°, 18.4°  
 Rafter spacing: 24"  
 Attachment points: =/< every 4' on sloped roof, =/< every 6' on flat roof.  
**Setbacks as per code: 3'**



	Snap n Rack 100
	Rafter (2x6 sloped roof) (2x12 flat roof)
	Attachment point /asphalt roof

(18) SILFAB 400 HC+  
PV Module



1914mm x 1036mm x 35mm

REVISIONS	REMARKS	MM/DD/YY
1		
2		
3		
4		
5		



Solar Energy Services, Inc.

1514 Jabez Run, Suite # 103 Millersville Maryland, 21108

Kneedler Residence  
5 Columbia Ave.  
Takoma Park, MD

S 002

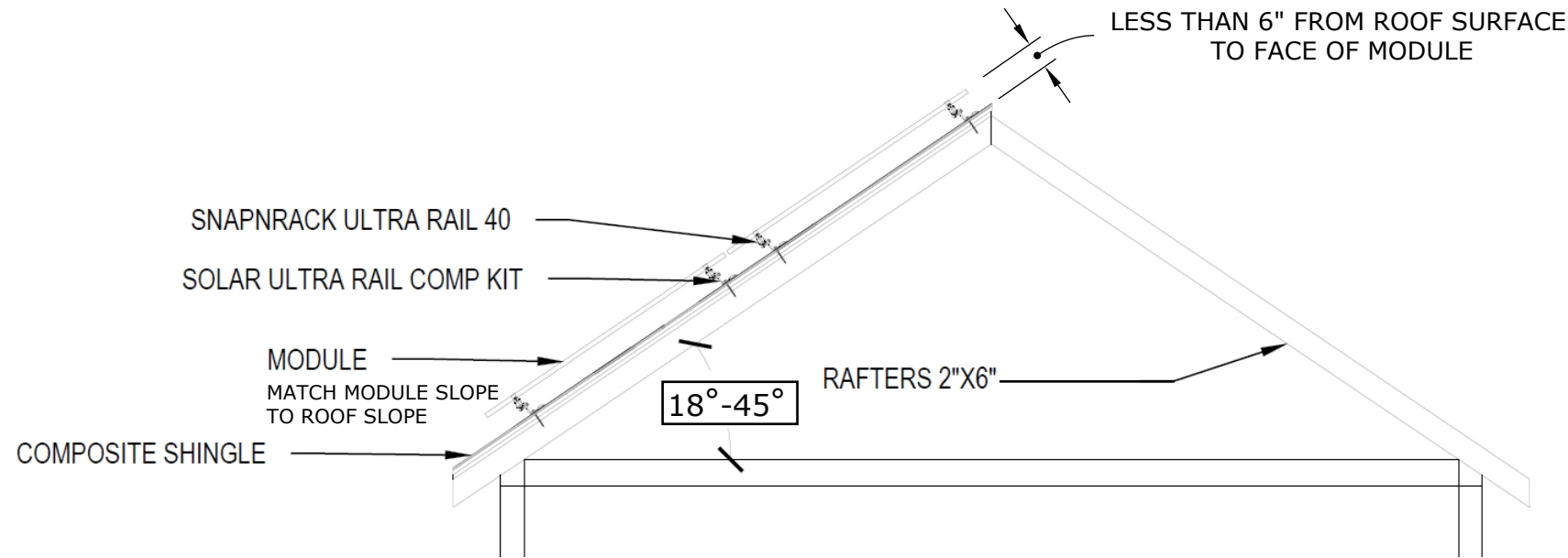


**REVIEWED**

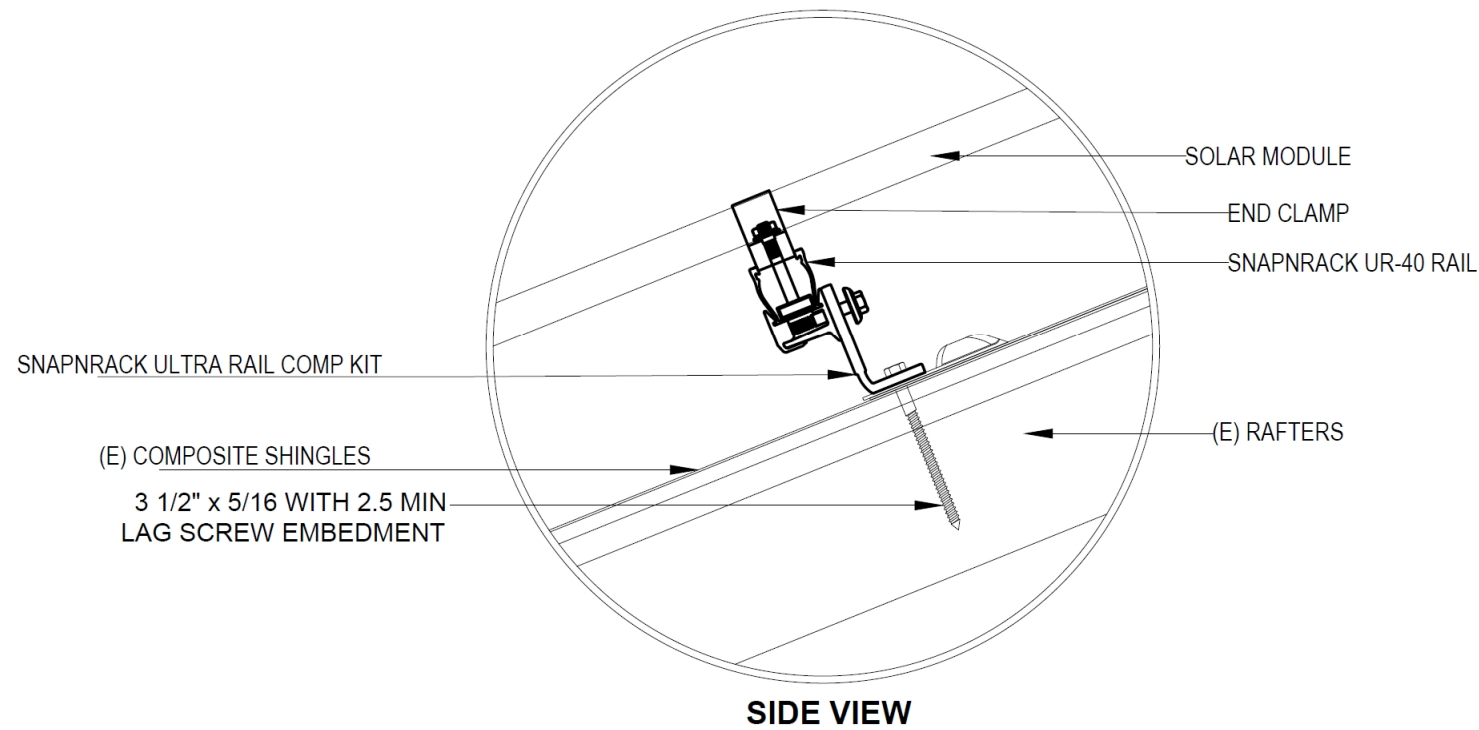
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**ELEVATION DETAIL**  
SCALE: NOT TO SCALE



**ELEVATION DETAIL**



REVISIONS	REMARKS	MM/DD/YY
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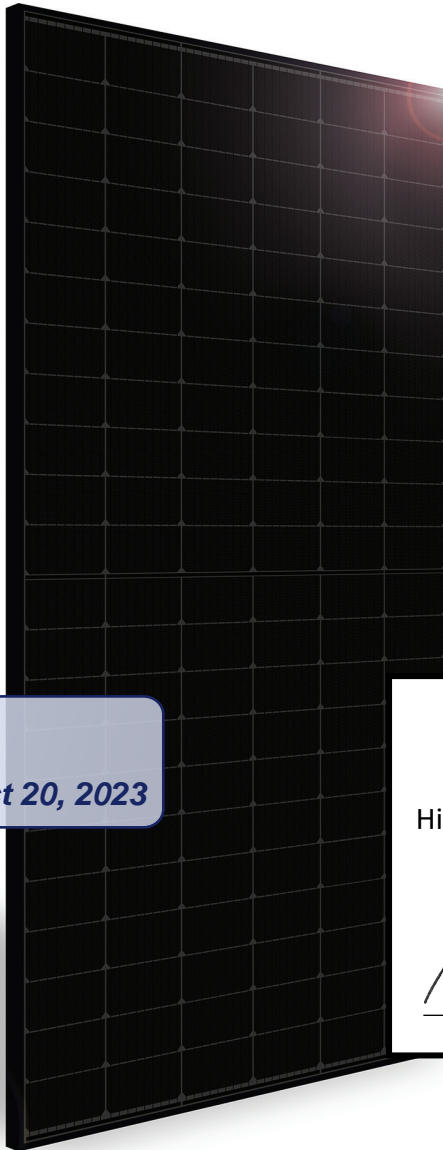
Solar Energy Services, Inc.

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Kneedler Residence  
5 Columbia Ave.  
Takoma Park, MD

SILFAB PRIME

SIL-400 HC+



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A handwritten signature in black ink, appearing to read "Robert H. Patton", written over a horizontal line.

❖ RELIABLE ENERGY.  
DIRECT FROM THE SOURCE.

Designed to outperform.

Dependable, durable, high-performance  
solar panels engineered for North  
American homeowners.

[SILFABSOLAR.COM](http://SILFABSOLAR.COM)



CHUBB®

\* Chubb provides error and omission insurance to Silfab Solar Inc.

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# Silfab Solar performance puts you on top.

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With over 40 years of experience in solar, Silfab continues to be the leader in North American solar manufacturing. Incorporating premium materials, strict quality controls, leading-edge automation and world-class customer service, Silfab Prime solar panels are the perfect combination of quality, performance and aesthetics.

## SILFAB PRIME SIL - 400 HC+

*High-Efficiency Premium Mono-Perc PV Module designed and engineered exclusively for North American homeowners.*

### AMERICA'S CHOICE

Join thousands of homeowners who are choosing Silfab Solar for their solar needs every day!

### SUPERIOR TECHNOLOGY. STRONGER PERFORMANCE. TOTAL RELIABILITY.

Silfab Prime panels are designed for homeowners seeking a premium, high-quality solar solution you can count on. Precision engineering combined with strict quality controls in our fully automated ISO certified facilities ensures quality panels you can trust. Featuring 9-bus bar technology that maximizes energy collection and conversion while high-efficiency half-cell design improves performance and durability.

Manufactured and compliant with the Buy America Act, Silfab modules have been installed by the US State Department, US military and FAA.

### SLEEK, ELEGANT AND DURABLE

A sleek all black aesthetic that will look elegant and compliment any roof. Exclusively designed for wide-ranging racking compatibility, durability and ease of installation.

### LOCAL CUSTOMER SERVICE

Our North American team is available to provide customer service that is direct, efficient and local.

### INDUSTRY-LEADING WARRANTY

An industry-leading 25-year workmanship and 30-year performance warranty backed by a company that has been perfecting solar products for over four decades.



## SILFAB SOLAR INC.

800 Cornwall Ave, Bellingham WA 98225 USA  
T +1 360.569.4733 | info@silfabsolar.com

SILFABSOLAR.COM

1770 Port Drive, Burlington WA 98233 USA  
T +1 360.569.4733

240 Courtneypark Drive East, Mississauga ON L5T 2Y3 Canada  
T +1 905.255.2501 | F +1 905.696.0267

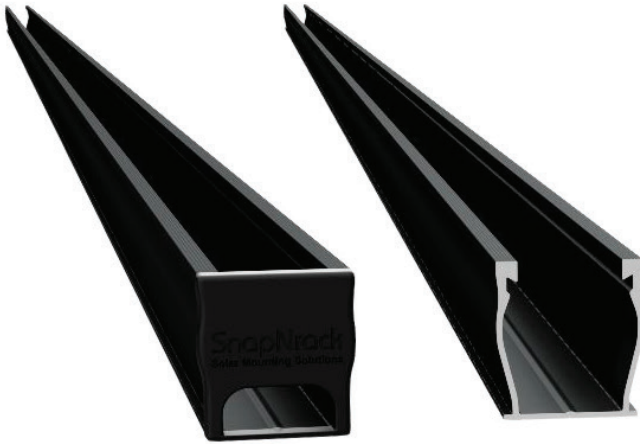


# Ultra Rail

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## The Ultimate Value in Rooftop Solar



Industry leading Wire Management Solutions



Mounts available for all roof types



Single Tool Installation



All SnapNrack Module Clamps & Accessories are compatible with both rail profiles

## Start Installing Ultra Rail Today

**RESOURCES**

[snapnrack.com/resources](https://snapnrack.com/resources)

**DESIGN**

[snapnrack.com/configurator](https://snapnrack.com/configurator)

**WHERE TO BUY**

[snapnrack.com/where-to-buy](https://snapnrack.com/where-to-buy)

# SnapNrack Ultra Rail System

A sleek, straightforward rail solution for mounting solar modules on all roof types. Ultra Rail features two rail profiles; UR-40 is a lightweight rail profile that is suitable for most geographic regions and maintains all the great features of SnapNrack rail, while UR-60 is a heavier duty rail profile that provides a larger rail channel and increased span capabilities. Both are compatible with all existing mounts, module clamps, and accessories for ease of install.

## The Entire System is a Snap to Install

- New Ultra Rail Mounts include snap-in brackets for attaching rail
- Compatible with all the SnapNrack Mid Clamps and End Clamps customers love
- Universal End Clamps and snap-in End Caps provide a clean look to the array edge

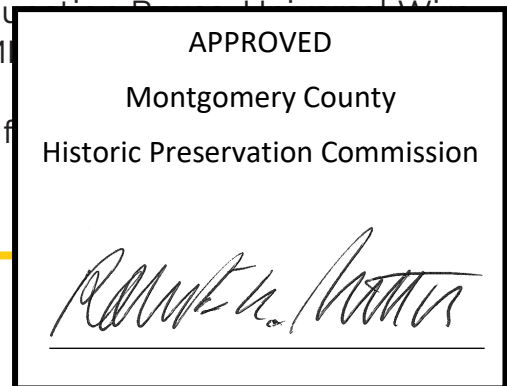


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## Unparalleled Wire Management

- Open rail channel provides room for running wires resulting in a long-lasting quality install
- Industry best wire management offering includes Junction Boxes, Mid Clamps, End Clamps
- System is fully compliant with UL Standard



## Heavy Duty UR-60 Rail

- UR-60 rail profile provides increased span capabilities for high wind speeds and snow loads
- Taller, stronger rail profile includes profile-specific rail splice and end cap
- All existing mounts, module clamps, and accessories are retained for the same great install experience



# Quality. Innovative. Superior.

SnapNrack Solar Mounting Solutions are engineered to optimize material use and labor resources and improve overall installation quality and safety.

877-732-2860

[www.snapnrack.com](http://www.snapnrack.com)

[contact@snapnrack.com](mailto:contact@snapnrack.com)

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# SolarEdge System Overview

**REVIEWED**

*By Michael Kyne at 2:43 pm, Oct 20, 2023*

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SolarEdge provides next generation solar power harvesting and monitoring solutions that effectively remove all known system constraints across the photovoltaic energy space. Our Smart DC ASIC technology and active electronics enable increased production of clean, grid-ready energy at a lower cost.

Traditional photovoltaic installations suffer from a broad range of limitations that prevent them from reaching their full potential. Module mismatch and partial shading prevent systems from achieving their optimum. System design is made complex due to numerous constraints, such as the inability to leverage full roof real estate, to combine strings of different lengths, or to easily address differing roof facets. Traditional systems lack monitoring and analysis capabilities, as well as critical safety features. The systems can pose risks to workers installing or maintaining the system, as well as to firefighters dealing with fires in the vicinity of a PV installation.

SolarEdge Technologies presents a unique, patent-pending distributed power harvesting system, combining more efficient power harvesting, a highly reliable inverter, and comprehensive module level monitoring.

The SolarEdge technology marries traditional photovoltaic workflows and installation methods with a groundbreaking holistic system approach. It is a quiet revolution that is disruptive because of its profound benefits in changing the manner in which energy is harvested, deployed, managed and delivered and at the same time complementary because it fits into the current photovoltaic workflow.

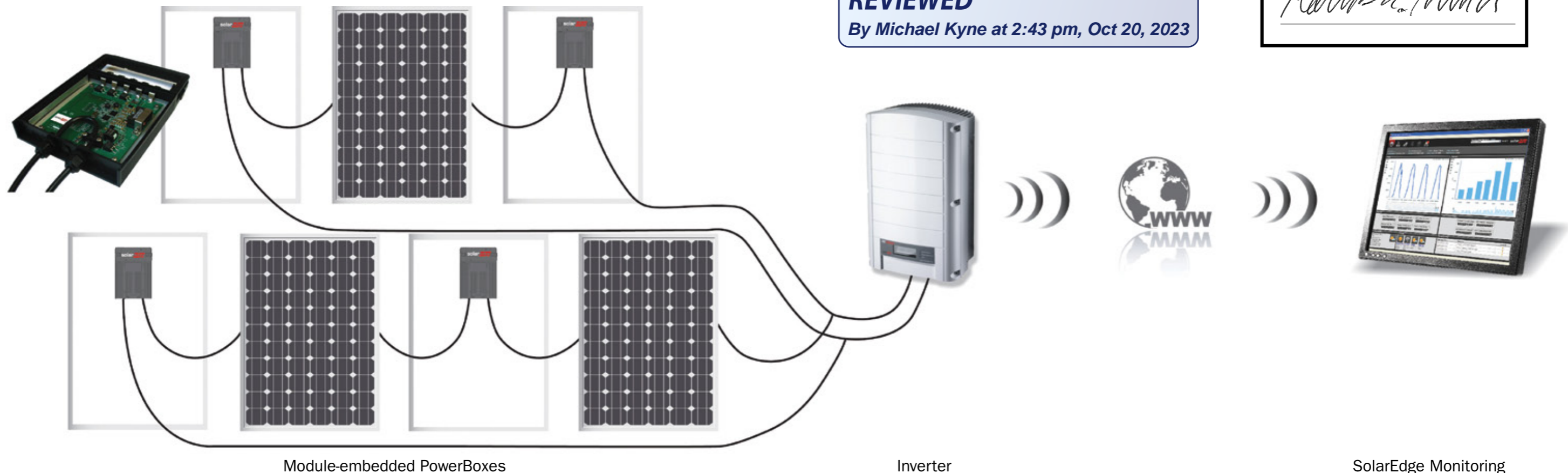
We believe the PV delivery chain is ultimately only as strong as its weakest link. By adopting a "system first" philosophy that identifies and eliminates the Achilles heel at each step of the process, we enable a constraint-free delivery of sun harvested energy.

**THE SOLAREEDGE SYSTEM IS COMPRISED OF THREE KEY ELEMENTS:**

- **SolarEdge PowerBox™:** The SolarEdge PowerBox is a DC-DC power optimizer that is integrated into each module, replacing the traditional junction box. The PowerBox optimizes energy output and enables performance monitoring for each module. Further, the PowerBoxes automatically maintain a fixed string voltage, giving installers greater flexibility to design optimal PV systems, and providing higher fault tolerance.
- **SolarEdge Inverter:** The SolarEdge Inverter is a highly reliable PV inverter. Because MPPT and voltage management are handled separately for each module, the inverter is only responsible for DC to AC inversion. Consequently, it is a less complicated, more reliable device. The fixed string voltage ensures operation at the highest efficiency (>97%) at all times, independent of string length and temperature. The inverter is small, lightweight and easy to install.
- **SolarEdge Monitoring Portal:** A web-based application provides module-level, string-level and system-wide monitoring. The software automatically provides alerts to a wide range of issues affecting energy generation and to safety events, visually pinpointed on a site layout map. Module performance is communicated over existing power lines, so no extra wiring is needed. SolarEdge monitoring can be deployed in conjunction with the PowerBox, or separately to monitor existing solar installations.



**REVIEWED**  
By Michael Kyne at 2:43 pm, Oct 20, 2023



Good design always requires a holistic viewpoint. Take a step back, consider all the details from above, and you get a better perspective on how to deal with problems up close. That's precisely how SolarEdge developed its system-centric approach which maximizes Solar PV performance.

**SOLAREGE SYSTEM BENEFITS**

**Maximum Power Harvesting (up to 25% More Power)**

- No partial shading sensitivity
- No module mismatch losses
- No under/over voltage losses
- Improved MPP tracking performance

**Simple, Plug and Play, Error-Free System Design & Installation**

- Removes traditional design constraints with SolarEdge flexible architecture
- Simplifies installation by connecting strings of different lengths to a single inverter
- Allows for multi-facet installation with a single inverter
- Scalable installation for future needs

**Next Generation Maintenance with Module-level Monitoring & Troubleshooting**

- Real time monitoring revolutionizes installation feedback and troubleshooting
- In-module monitoring system continuously tracks module power and status
- Communication over the existing power lines, without additional wires
- Data analysis software automatically detects and locates faults and presents them on a physical layout map

**Unprecedented Installer & Firefighter Safety**

- Electrocutation risk eliminated due to low module voltage during installation
- Maximizes safety by enabling module shutdown during service
- Protects firefighters by automatic module shutdown

**Extraordinary Reliability**

- Designed for extreme outdoor conditions - IP65 / NEMA 3R
- Module-level reliability
- 25 year warranty for PowerBox, 12 year warranty for inverter

**Cost Savings on Wiring, Diodes, Fuses and Other Hardware**

- Longer strings allowing for less cabling and hardware

**Advanced Anti-theft Capability**

- Real time theft detection
- Module immobilization

**MODULE MANUFACTURERS**

- Create a superior PV module - key differentiator
- Added value to increase market penetration and revenues
- Module production line improvement enables higher currents from existing modules
- Remove manufacturing limitations - temperature variance, module mismatch and manufacturing variations no longer affect power harvesting
- Simplifies module inventory considerations by avoiding unnecessary stockpiling of specific models. Enables the design and delivery of a system per customer with speed and efficiency
- Easier vertical integration to the BoS market segment

**INTEGRATORS, INSTALLERS AND MAINTENANCE PROVIDERS**

- Ideal for residential, commercial and large field installers
- Lower installation costs with faster design, less wiring, diodes, fuses and better maintenance
- Simple installation – use the same installation methods as exist today with all the SolarEdge added benefits
- Immediate installation feedback for faster site commissioning
- Scalable installation – adding modules to existing installations is simple and straightforward
- Create maintenance reports and log maintenance progress
- Full safety solution – electrocution and fire risks are eliminated with automatic module voltage shutdown during installation and maintenance

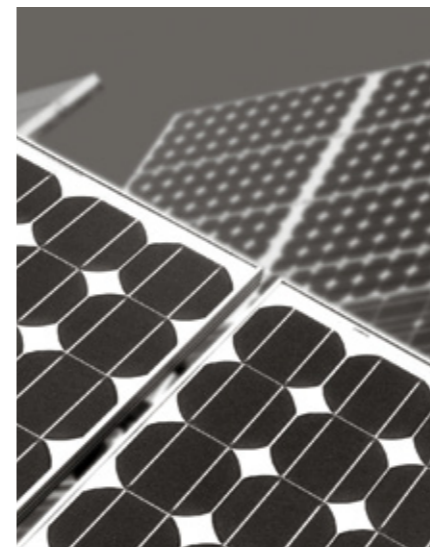
**SYSTEM OWNERS**

- Up to 25% more energy due to reduced power losses, for faster ROI
- Optimal roof area utilization
- Effective remote monitoring – easier maintenance that costs less
- Enhanced system troubleshooting
- Theft prevention mechanism
- Better fire safety – reduce insurance premiums

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SolarEdge PowerBoxes

250W Module Add-on



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350W Thin Film Add-on



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SolarEdge Single Phase Inverters

3.3kW



4kW



5kW



SolarEdge Single Phase Inverters US

3.3kWUS



4kWUS



5kWUS



6kWUS



SolarEdge Three Phase Inverters

8kW



10kW



12kW



SolarEdge Three Phase Inverters US

8kWUS



10kWUS



12kWUS



15kWUS



SolarEdge Monitoring

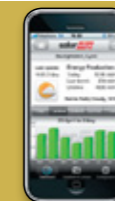
Module Monitoring



String Monitoring



iPhone Application



SolarEdge Communication Accessories

Communication interface for non-SolarEdge inverters



GSM modems



Inverter Wireless connection (ZigBee network)



SolarEdge Installer Tools

Site Design Tool



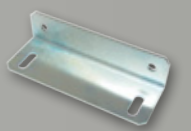
Site Mapping Tool



Configuration Tool



Co-planar Mounting Bracket





## About SolarEdge

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The SolarEdge technology marries traditional photovoltaic workflows and installation methods with a groundbreaking holistic system approach. It is a quiet revolution that is disruptive because of its profound benefits in changing the manner in which energy is harvested, deployed, managed and delivered and at the same time complementary because it fits into the current photovoltaic workflow.

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**USA** 2225 East Bayshore Rd., Suite 200, Palo Alto CA 94303, USA  
**Germany** Königstr. 5, 01097 Dresden, Germany  
**Japan** B-9 Ariake Frontier Building, 3-7-26 Ariake, Koto-Ku, Tokyo 135-0063, Japan  
**Israel** 6 HaHarash St. P.O.Box 7349, Neve Neeman, Hod Hasharon 45240, Israel

[www.solaredge.com](http://www.solaredge.com)

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Date: 06/2010

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/14/2023

Application No: 1040700  
AP Type: HISTORIC  
Customer No: 1374901

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 5 COLUMBIA AVE  
TAKOMA PARK, MD 20912

Homeowner Bryson (Primary)

### Historic Area Work Permit Details

Work Type ADD

Scope We seek to install new solar panels, expanding the existing array that is already on the roof. The additional panels will be added to the roof surfaces of sloping South (facing Pine Ave) and East (facing the neighboring property at 7 Columbia Ave. No panels will be added to roof surfaces facing to the North (Columbia Ave).

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By Michael Kyne at 2:43 pm, Oct 20, 2023

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WEST ELEVATION – FACING PINE AVENUE



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*By Michael Kyne at 2:43 pm, Oct 20, 2023*

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Montgomery County

Historic Preservation Commission

SOUTHWEST ELEVATION – FACING PINE AVENUE



**REVIEWED**

*By Michael Kyne at 2:43 pm, Oct 20, 2023*

APPROVED

Montgomery County

Historic Preservation Commission

Handwritten signature of Robert H. Potter

SOUTH ELEVATION – FACING 8 PINE AVENUE



**REVIEWED**

*By Michael Kyne at 2:43 pm, Oct 20, 2023*

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, reading "Robert A. Patton". The signature is written in a cursive style and is positioned above a horizontal line.

**Punch through soffit,  
stub up onto roof with  
boot**

**REVIEWED**

*By Michael Kyne at 6:40 pm, Oct 31, 2023*

**Paint conduit white to  
match house**

APPROVED

Montgomery County

Historic Preservation Commission

*Robert A. Hunter*