

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7401 Piney Branch Rd., Takoma Park	Meeting Date:	10/25/17
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/18/17
Review:	HAWP	Public Notice:	10/11/17
Case Number:	37/03-17RRR	Tax Credit:	None
Applicant:	Robert Johnston	Staff:	Dan Bruechert
Proposal:	Roof Solar Installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing resource to the Brookeville Historic District
STYLE: Colonial Revival w/ Craftsman elements
DATE: c.1940s

The subject property is a symmetrical, side-gable, Colonial Revival house, three bays wide, with asbestos shingle siding, and one over windows. The gable roof has a central shed dormer and is covered in architectural shingles. There is a one-story porch to the right side with a hipped roof. The house has a two-story rear ell which appears to be a later addition, due to its cladding, and has a one-story addition off of the ell. Neither rear addition is visible from the public right-of-way.

PROPOSAL:

The applicant is proposing to install twenty-four (24) solar panels on the roof.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant proposes to install twenty-four (24) roof-mounted solar panels. All panels are to be installed behind the roof ridgeline. Because of the siting of the house, most of the panels will not be visible from the public right-of-way; the ten (10) panels on the ell roof may be visible from a limited angle.

Staff typically request details regarding the mounting systems and the panels themselves, with a preference for black hardware and black panel frames. However, because this is an out-of-period resource and the installation will only be visible from a narrow angle from the public right-of-way, Staff did not feel that this was necessary. Staff has reached out to the applicant for these specifications, however, those materials were not submitted prior to the deadline for this Staff report. Staff will update the HPC with any additional information as it is received. The HPC may determine that matte black frames and hardware are necessary to minimize the impact of the array on the district and may condition approval on the use of these materials. Per the *Guidelines*, the proposed change does not alter the scale and massing of the building nor will it impact the character of the district as a whole. The placement of these solar panels is done so that they will have a minimal impact on the surrounding district (per 24A-8(b)(2)) and Staff supports its approval.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rdjcasey@gmail.com Contact Person: Robert "Casey" Johnston
Daytime Phone No.: 7062067220
Tax Account No.:
Name of Property Owner: Robert Johnston, Danelle Myskiewicz Daytime Phone No.: 7062067220
Address: 7401 Piney Branch Rd Takoma Park MD 20912
Contractor: Edge Energy Phone No.: 7062067220
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: Piney Branch
Town/City: Takoma Park Nearest Cross Street: Philadelphia
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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: Rooftop Solar Elect Systr

1B. Construction cost estimate: \$ 13000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: 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 9/17/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date issued:

815166

**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:

Single family dwelling. Built 1918.
Designation: Non-Contributing.
Composite board siding on top of original 1/2" siding.
Composite roof shingles.

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

Install 24 black solar panels on back
and side of house. Not visible from the
street. Will not impact view from street.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *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.
- b. 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**

- a. 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.
- b. 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

7401 Piney Branch Rd
 Takoma Park MD
 20912

Owner's Agent's mailing address

← Same

Adjacent and confronting Property Owners mailing addresses

Adjacent (North)

Blossom's Danville Roach
 7405 Piney Branch
 Takoma Park 20912
 (Adjacent North)

Paola Alleis Acree
 7333 Piney Branch
 Takoma Park MD
 (Adjacent South)

Confronting

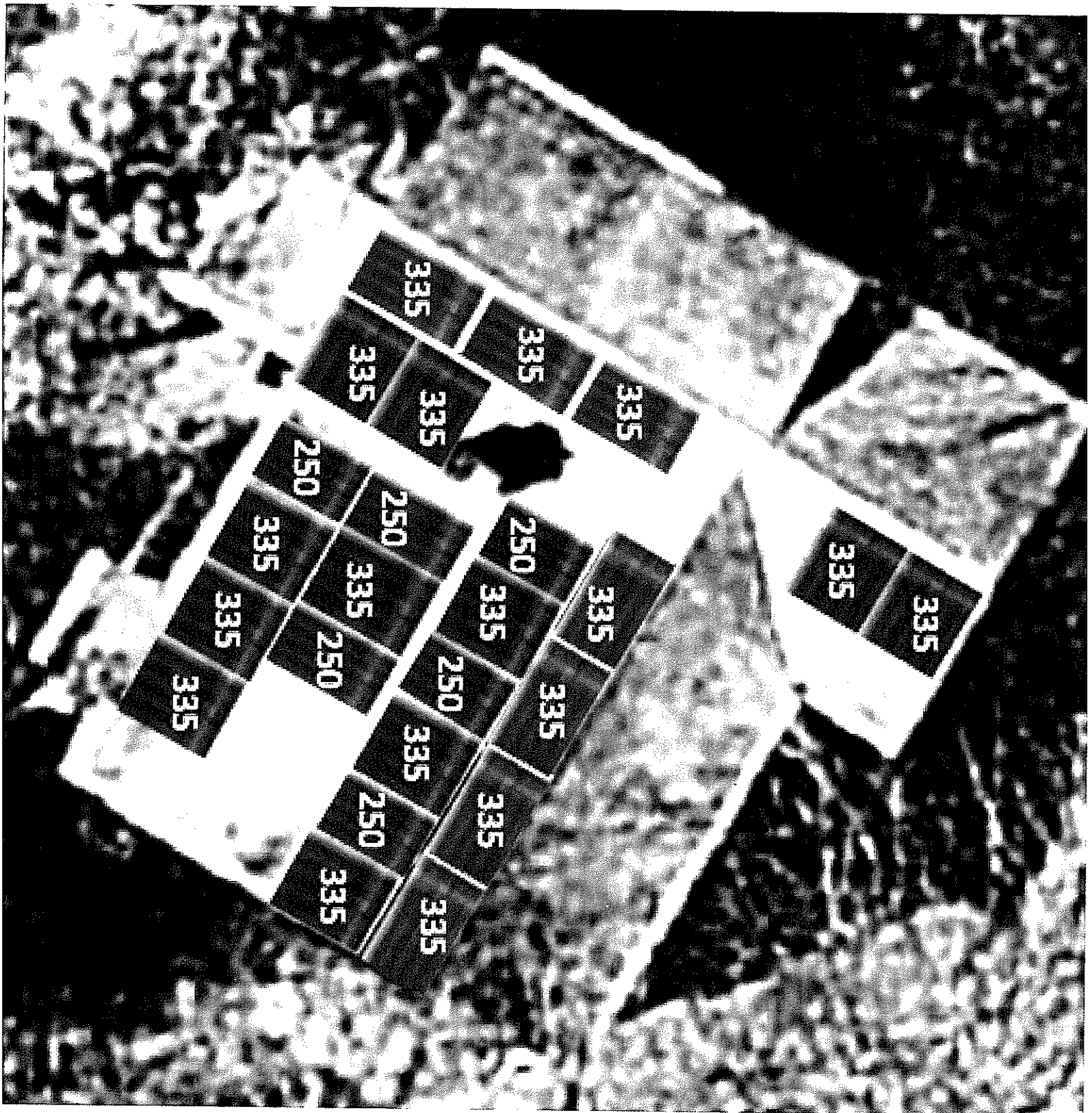
Ivan & Miriam Tokic
 Piney Branch Rd
 Takoma Park MD
 20912 (South)

Josephine Hoge
 7314 Holly Ave
 Takoma Park (Posterior)

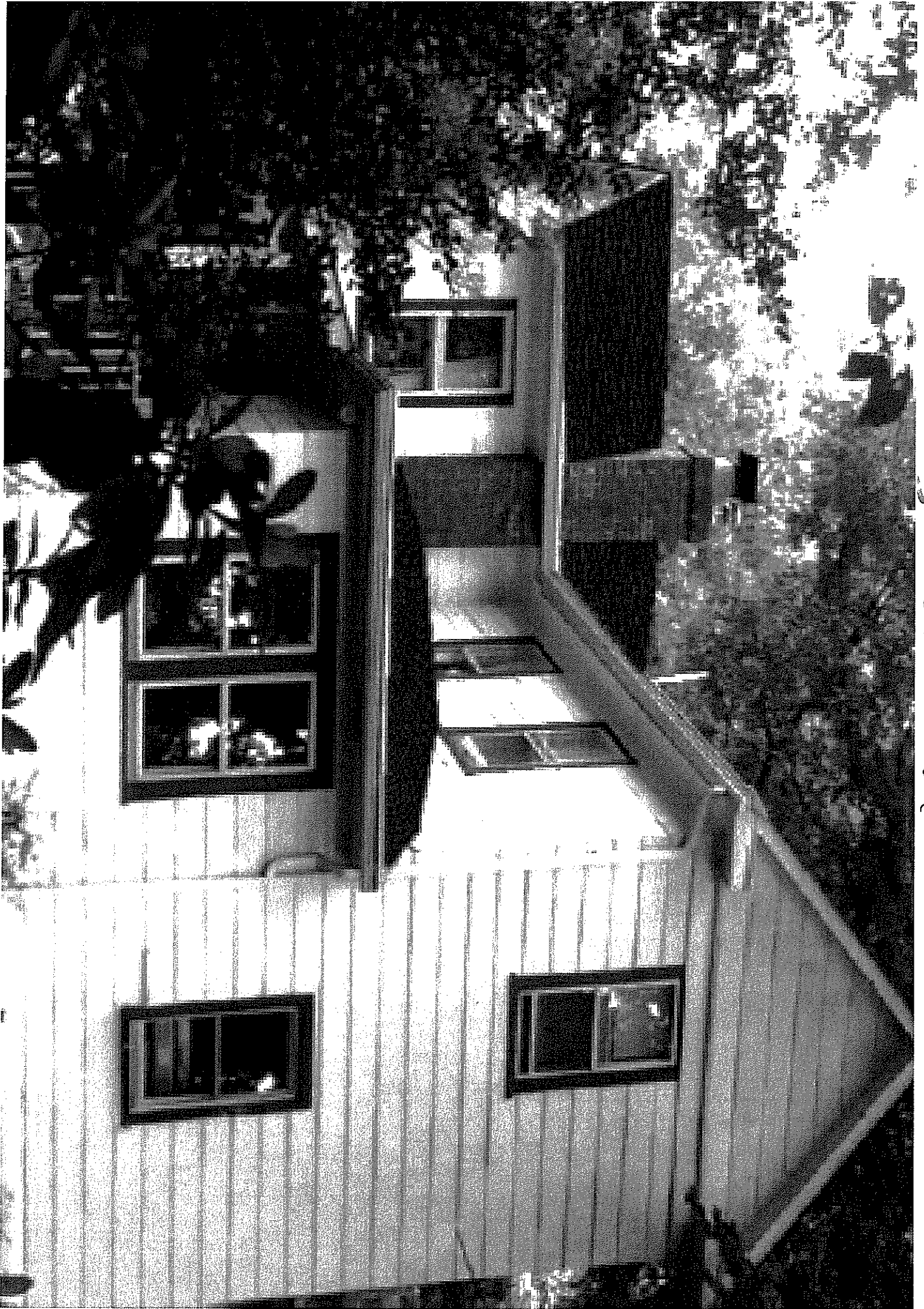
Christine & Paul
 Piney Branch Rd
 Takoma Park MD
 20912 (North)

Agnes Patti
 7306 Holly Ave
 Takoma Park 20912
 (Posterior)

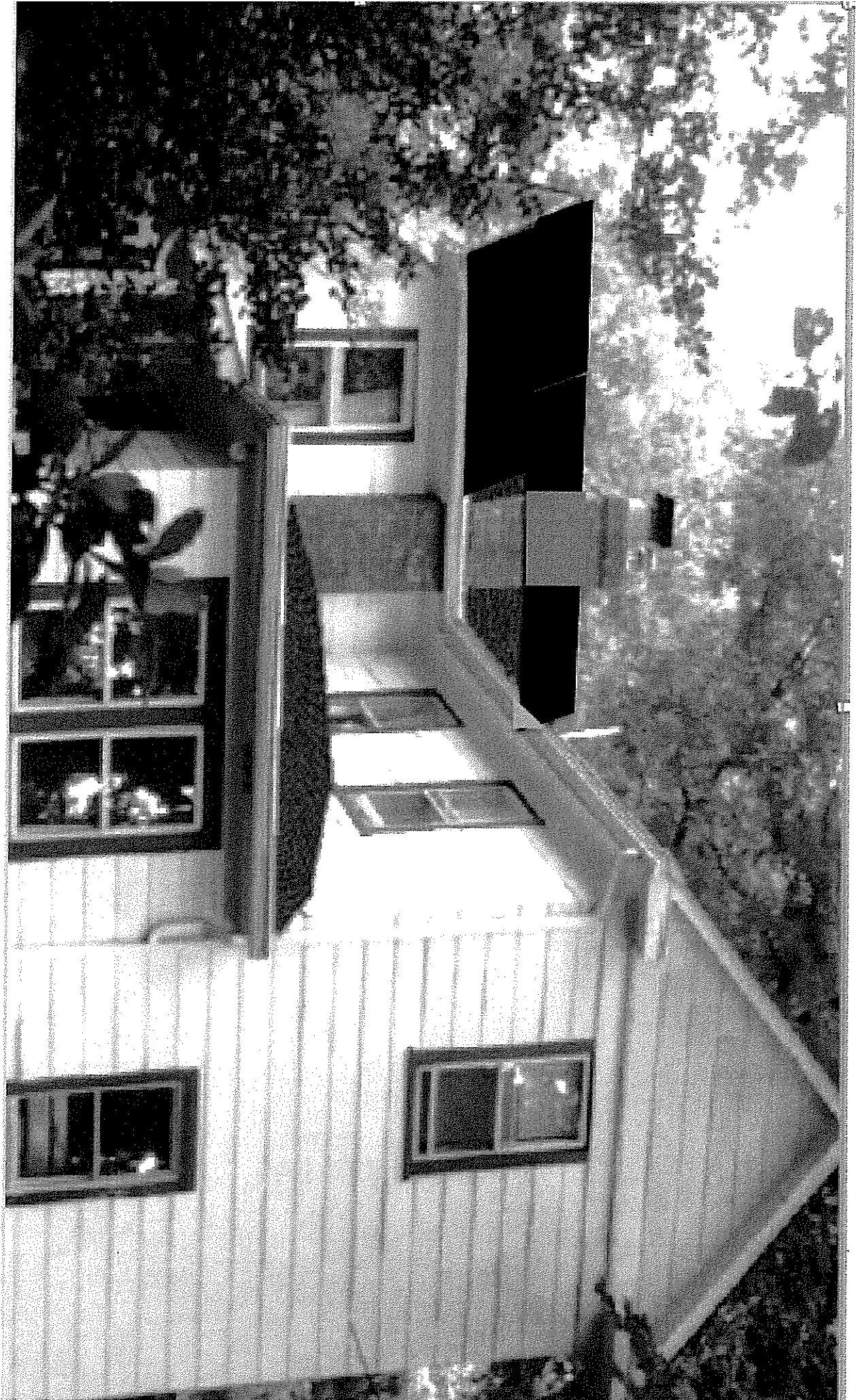




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Back



1000 1/2 Jack

(9)



After Side

(10)

