MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7110 Sycamore Ave., Takoma Park  
Meeting Date: 8/15/18

Resource: Contributing Resource  
Takoma Park Historic District  
Report Date: 8/8/18

Applicant: Joan Marsh  
Public Notice: 8/1/18

Review: HAWP  
Tax Credit: n/a

Case Number: 37/03-18DDD  
Staff: Dan Bruechert

Proposal: Roof Solar Panel Installation

STAFF RECOMMENDATION
Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Bungalow
DATE: c.1910-20

The subject property is a one-story side gable bungalow with shiplap siding.
In May 2017, the HPC approved a significant rehabilitation project including the construction of a rear addition.

**PROPOSAL**
The applicant proposes to install a roof solar array on the rear gable roof addition.

**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 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.
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 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.

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis.

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.

**Montgomery County Code, Chapter 24A Historic Resources Preservation**

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

**Secretary of the Interior’s Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

**STAFF DISCUSSION**

The applicant proposes to install 16 (sixteen) roof-mounted solar panels on the northwest side of the rear gable addition. Staff finds this proposal adheres to the general guidance for the historic district and supports approval.

The proposed solar array contains 16 (sixteen) 65” × 37” (sixty-five inch by thirty-seven inch) panels arranged in a 4×4 (four by four) arrangement. The panels will be installed on the northwest slope of the rear gable addition. The wiring for the solar panels will be run to the interior of the house and will not be visible from the public right-of-way. The majority of the panels will not be visible from the surrounding district; however, the lowest row of panels will likely be visible from the public right-of-way to the right of the house.

As the proposal will be installed on a non-historic addition to the building, Staff finds that it will not impact the historic fabric of the house complying with Standards 9 and 10. The solar array will be installed toward the rear of the house to minimize its impact on the streetscape and will not have a significant impact on the surrounding district or any of the house’s historic features, per the Design Guidelines. Staff supports approval of this HAWP.

**STAFF RECOMMENDATION**

Staff recommends the HPC 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: Support@bipsunpower.com  
Contact Person: Micah Feigelson  
Daytime Phone No.: 814-826-4750

Tax Account No.:  
Name of Property Owner: Joan Marsh  
Daytime Phone No.: 301-346-9790  
Address: 7110 Sycamore Ave., Takoma Park, MD, 20912  
Contractor: Ipsun Power  
Phone No.: 866-484-7786  
Contractor Registration No.: 114143  
Agent for Owner: Micah Feigelson  
Daytime Phone No.: 814-826-4750

LOCATION OF BUILDING/PREMISES  
House Number: 7110  
Street: Sycamore Avenue  
Nearest Cross Street: Sycamore Ave & Columbia Av

Lot:  
Block:  
Subdivision:  
Parcel:  

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE  
1A. CHECK ALL APPLICABLE:  
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ Concrete ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Move ☐ Install ☐ Wired/RF ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:  

1B. Construction cost estimate: $ 4750.05

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]  
7/25/2019

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:  

Applications/Permit No.:  
Date Filed:  
Date Issued:  

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      The property is a residential house that is undergoing a permitted addition in the backyard and renovations by the owners. The solar system will be built on the NW-facing roof of the addition. The historical front of the house will not be affected by the solar system, as seen on page 2 of the attached plans.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      This is a 4.8 kW rooftop solar installation of 16 black panels on the NW-facing backyard portion of the roof. The roof addition is a permitted construction by the property owner. The wiring conduit and inverter will be installed inside the house and will not be seen from the historical front of the property.

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 5" 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 lots(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joan Marsh</td>
<td>John Power</td>
</tr>
<tr>
<td>328 Lincoln Avenue</td>
<td>9504 Poplar Leaf Court</td>
</tr>
<tr>
<td>Takoma Park, MD, 20912</td>
<td>Fairfax, VA, 22031</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Thomas Lalonde</td>
</tr>
<tr>
<td>7112 Sycamore Avenue</td>
</tr>
<tr>
<td>Takoma Park, MD, 20912</td>
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</tbody>
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<thead>
<tr>
<th></th>
<th>Peter Franchot Trustee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joan Marsh</td>
<td>7111 Sycamore Avenue</td>
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<tr>
<td>7110 Sycamore Avenue</td>
<td>Takoma Park, MD, 20912</td>
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<td>Takoma Park, MD, 20912</td>
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<thead>
<tr>
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<th>Paul Wapner</th>
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<tbody>
<tr>
<td>Steven Shofar</td>
<td>7107 Sycamore Avenue</td>
</tr>
<tr>
<td>7108 Sycamore Avenue</td>
<td>Takoma Park, MD, 20912</td>
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<tr>
<td>Takoma Park, MD, 20912</td>
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Existing Property Condition Photographs (duplicate as needed)

Detail:_________________________________________________________

Detail:_________________________________________________________

Applicant:___________________________________________
May 2, 2018

Ipsun Power
600 New Hampshire Ave, NW 11th Floor
Washington, DC, 20037

Subject: Structural Certification for Installation of Solar Panels
Job Number: 2018-01510
Client: Owen Philbin
Address: 7110 Sycamore Avenue, Takoma Park, MD 20912

Attn.: To Whom It May Concern

A field observation of the condition of the existing framing system was performed by an audit team from Ipsun Power.
From the field observation of the property, the existing roof structure was observed as follows:
The existing roof structure consists of:
  - Composition Shingle over Roof Plywood is supported by 2x4 @ 24" o.c. SPF#2 at ARRAY 1. The top chords are sloped at approximately 25 degree and have a maximum projected horizontal span of 5 ft 11 in between load bearing supports.

Design Criteria:
  - Applicable Codes = 2015 IBC/IRC, ASCE 7-10, and NDS-12
  - Ground Snow Load = 30 psf; Roof Snow Load = 20.8 psf ARRAY 1
  - Roof Dead Load = 6.6 psf ARRAY 1
  - Basic Wind Speed = 115 mph Exposure Category C

As a result of the completed field observation and design checks:
  - ARRAY 1: it is adequate to support the loading imposed by the installation of solar panels and modules. Therefore, no structural upgrades are required.

I certify that the capacity of the structural roof framing that directly supports the additional gravity loading due to the solar panel supports and modules had been reviewed and determined to meet or exceed the requirements without structural upgrade in accordance with the 2015 IBC.

If you have any questions on the above, do not hesitate to call.

Prepared By:
PZSE, Inc. - Structural Engineers
Roseville, CA
STORM WATER PREVENTION NOTES:

1. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE STORED AND ARRANGED TO MINIMIZE THE INTERFERENCE WITH THE STORM WATER PREVENTION MEASURES.

2. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED TO PROTECT AGAINST WEATHER EXPOSURE AND TO PREVENT DISRUPTION OF THE STORM WATER PREVENTION MEASURES.

3. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE MOVED AWAY FROM THE STORM WATER PREVENTION MEASURES TO AVOID OBSTRUCTION AND INTERFERENCE.

4. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE THAT THEY DO NOT DAMAGE THE STORM WATER PREVENTION MEASURES.

5. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE SECURED TO PREVENT DISRUPTION OR STORAGE.

6. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE THAT THEY DO NOT DAMAGE THE STORM WATER PREVENTION MEASURES.

7. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE THAT THEY DO NOT DAMAGE THE STORM WATER PREVENTION MEASURES.

8. ALL CONSTRUCTION AND CONSTRUCTION-RELATED MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE THAT THEY DO NOT DAMAGE THE STORM WATER PREVENTION MEASURES.