

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	240 Park Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Robert Muehlenkamp	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20KK	Staff:	Dan Bruechert
Proposal:	Roof Solar Array		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

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



Fig. 1: 240 Park Ave. has a detached garage and is located in the middle of its block.

PROPOSAL

The applicant proposes installing 45 (forty-five) roof-mounted solar panels on the house and detached garage.

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)*, *the Secretary of the Interior's Standards for Rehabilitation (Standards)*., and the recently adopted *HPC Policy 20-01*. 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 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 historic district.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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 from 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 from the public right-of-way should be allowed as a

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

Montgomery County Code; Chapter 24A-8

- (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 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; 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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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 Policy 20-01

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 and shingles, 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).

STAFF DISCUSSION

The applicant proposes installing a total of 45 (forty-five) solar panels. 36 (thirty-six) will be located on the house roof, while the remaining 9 (nine) will be installed on the detached garage. The solar panels are proposed in the preferred location under the HPC's Policy 20-01 and Staff recommends approval of this HAWP.

The subject property is a two-story Craftsman with a non-historic rear addition and a two-car garage. The garage is larger than the one shown in the 1927 and 1959 Sanborn maps and based on the house's modest size and date of construction, Staff surmises the garage is not historic.

The applicant proposes to install 9 (nine) solar panels on the southern slope of the non-historic garage, 15 (fifteen) solar panels on the non-historic rear addition, and 21 (twenty-one) solar panels on the rear of the historic house. Staff finds that only a few of these panels will be visible from the public right-of-way; that those panels that are visible will have a minimal impact on the character of the historic resource or surrounding district. The panels will be installed in a generally compact arrangement that will limit their visibility or interrupt the wall plane. Staff supports approval of the proposed solar panels under the *Design Guidelines*; 24A-8(b)(2) and (d); Standards 2, 9, and 10; and the Historic Preservation Policy on Solar Panels (Policy #20-10).

Staff recognizes that the proposed conduit and equipment will be placed on the front right corner of the house, in front of the chimney, and that this location is not ideal. However, this location is required as it is near existing electrical service and relocating this additional equipment would require substantial changes to the existing electrical conduit. The conduit will be attached under the soffit, will be partially hidden between window trim and the corner of the chimney, and will be placed adjacent to the chimney edge. No historic fabric will be damaged by this installation and no architectural details or features of the house will be obscured. Staff recommends the HPC approve the HAWP for the reasons stated above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application ; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the *Takoma Park Historic District Design Guidelines*; and Historic Preservation Policy 20-01;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10;

and with the general condition that the applicant shall present the **3 permit sets 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.



HISTORIC PRESERVATION COMMISSION 301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Zneubauer@solarenergy Contact Person: Zach Neubauer
World.com Daytime Phone No.: 410 579 5172
 Tax Account No.: 13 - 01065490
 Name of Property Owner: Robert Muehlenkamp Daytime Phone No.: 301 346 3665
 Address: 240 Park Avenue Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Solar Energy World Phone No.: 410 579 5172
 Contractor Registration No.: MHIC 127353
 Agent for Owner: Zach Neubauer Daytime Phone No.: 410 579 5172

LOCATION OF BUILDING/PREMISE

House Number: 240 Street: Park Avenue
 Town/City: Takoma Park Nearest Cross Street: Crescent Place
 Lot: 23 Block: 1 Subdivision: Hillcrest
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Plaze
☐ 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: _____

1B. Construction cost estimate: \$ 32,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

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]
 Signature of owner or authorized agent

5/27/2020

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 Home built in 1923.

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

Install 45 roof mounted solar panels total, 36 on Western, Eastern and Southern home roofs, 9 on Southern roof of Detached Garage.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 Robert Muehlenkamp 240 Park Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Zach Neubauer - Solar Energy World 5681 Main Street Elkridge, MD 21075
Adjacent and confronting Property Owners mailing addresses	
Left Adjacent Block 1, Lot 24	Elizabeth Kleemeier 242 Park Avenue Takoma Park, MD 20912
Right Adjacent Block 1, Lot 22	Dennis Desmond 238 Park Avenue Takoma Park, MD 20912
Confronting Block 4, Lot 15	Alia Anderson + Jeremy Chrzan 239 Park Avenue Takoma Park, MD 20912

Historic Area Work Permit Application for a Solar Electric System
on the home of
Robert Muehlenkamp, 240 Park Avenue, Takoma Park, MD 20912

Existing Property Condition Photographs



Front view of residence



East view of residence



West view of residence

Historic Area Work Permit Application for a Solar Electric System
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Existing Property Condition Photographs Continued



Front view of garage



Side view of garage



Side view of residence and garage

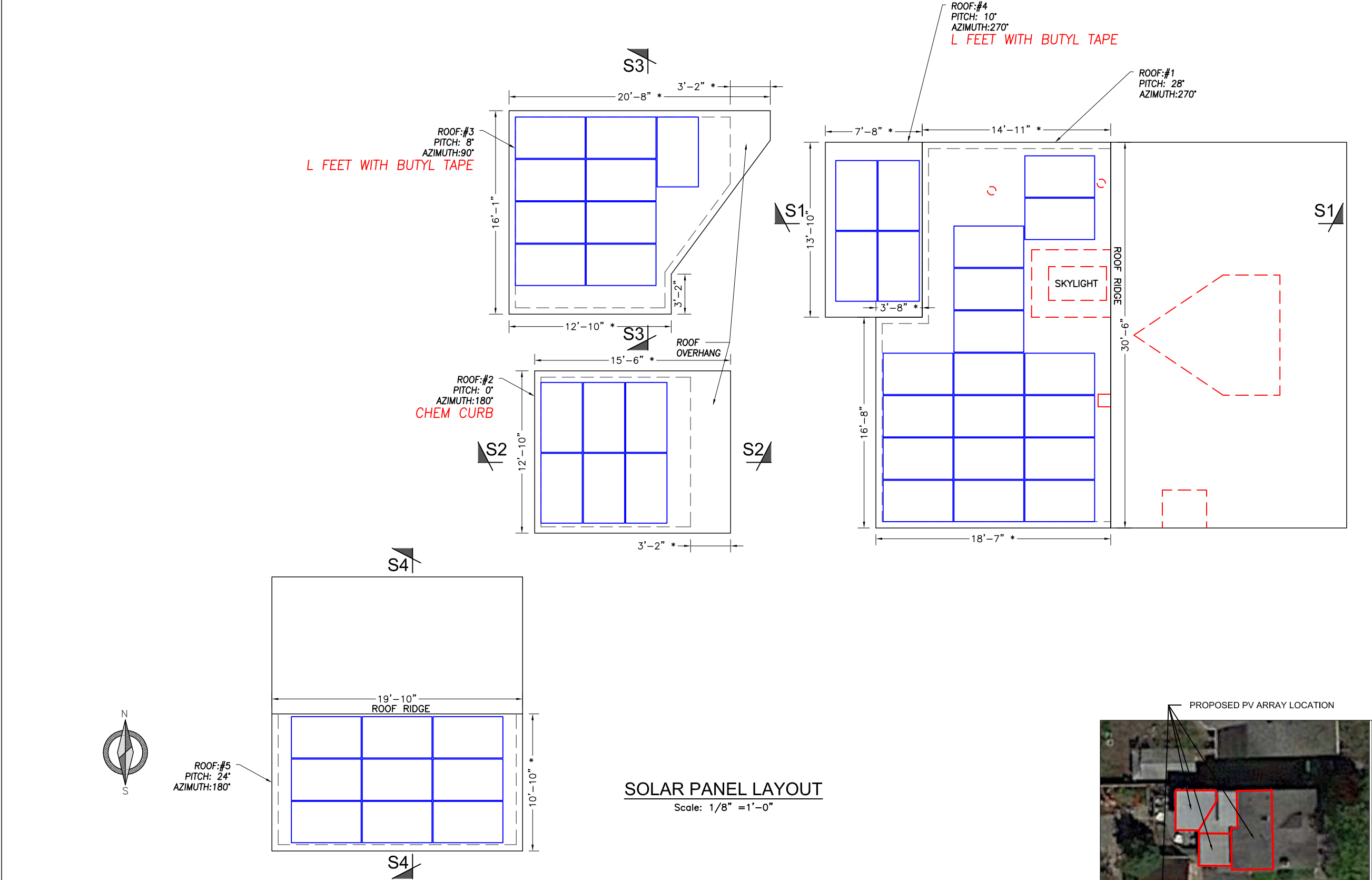
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Equipment Location and Conduit, Before Installation




Equipment Location and Conduit, After Installation



- NOTES:
1. THE SYSTEM SHALL INCLUDE [45] LONGi Green Energy Technology Co Ltd LR6-60HPB-310M.
 2. SNAPNRACK SOLAR MOUNT RAIL WILL BE INSTALLED IN ACCORDANCE SNAPNRACK INSTALLATION MANUAL.
 3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
 4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.





SolarEnergyWorld
Because Tomorrow Matters
Solar Energy World LLC.
5681 Main Street
Elkridge, MD 21075
(888) 497-3233

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This drawing is the property of Solar Energy World Inc. The information herein contained shall be used for the sole benefit of Solar Energy World. It shall not be disclosed to others outside the recipient's organization, in whole or in part, without the written permission of Solar Energy World, except in connection with the sale and use of the respective Solar Energy equipment.

Stamp



Notarized by
James A. Clancy
Professional Engineer
74469612304591

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31585, EXPIRATION DATE: JULY 18, 2021.
*STAMPED AND SIGNED FOR STRUCTURES ONLY

Revisions			
REV	DESCRIPTIONS	BY	DATE
01	-----	--	--

Project Name and Address
Robert Muehlenkamp (LoanPal)
240 Park Ave.
Takoma Park, MD 20912
13.95 kW

Drawn by
CJA

Date
17-APR-2020

Scale
AS NOTED

Sheet
A001