



Montgomery Planning

Historic Preservation

9/9/2020

Agenda item II.F

Historic Area Work Permit

20 Montgomery Avenue, Takoma Park



20 Montgomery Ave., Takoma Park

- Constructed c.1888
- Contributing Resource to the Takoma Park Historic District

Reviewed Under:

- Takoma Park Historic District Design Guidelines
- Chapter 24A
- Secretary of the Interior's Standards for Rehabilitation
- *Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS*

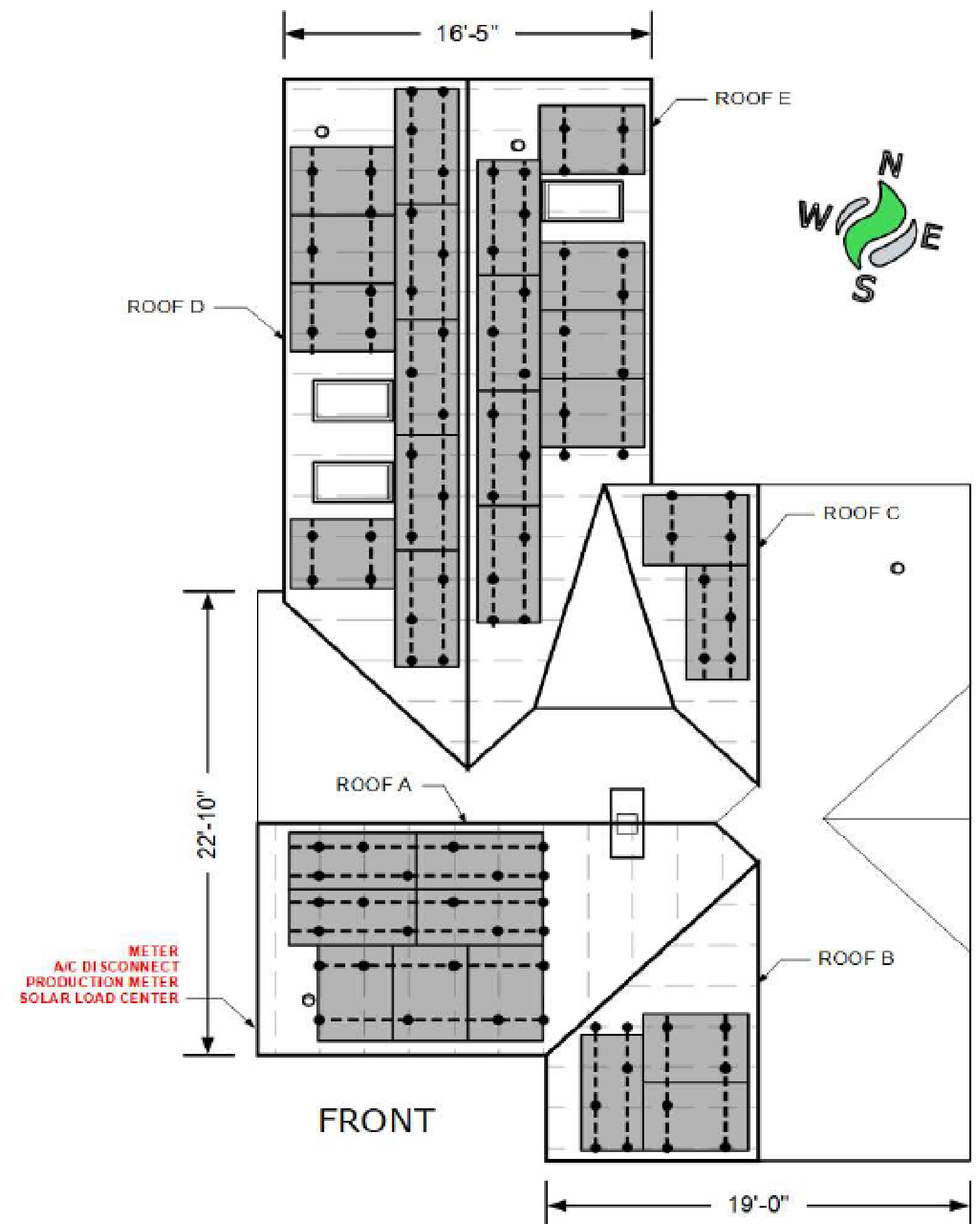
20 Montgomery Ave., Takoma Park

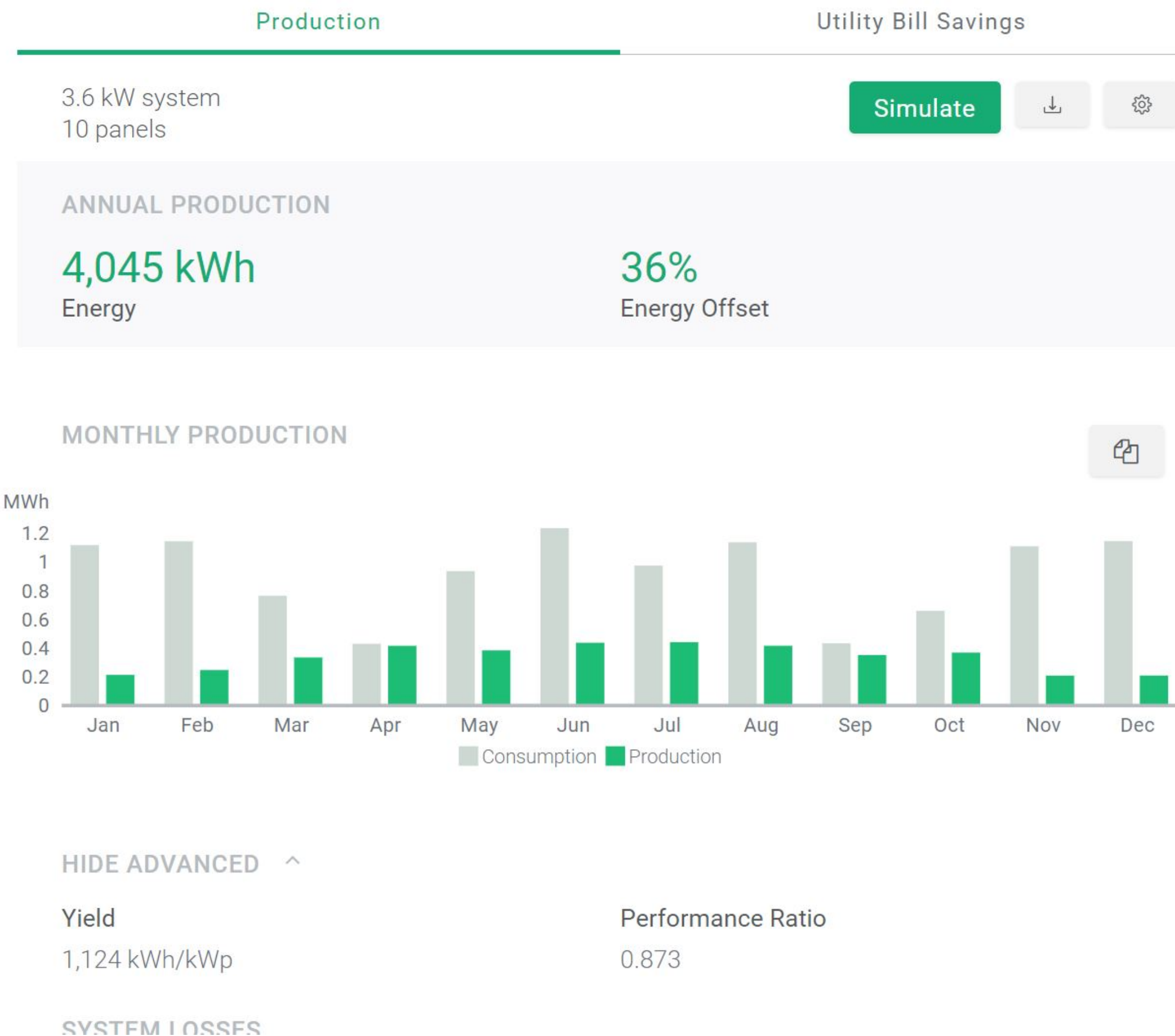


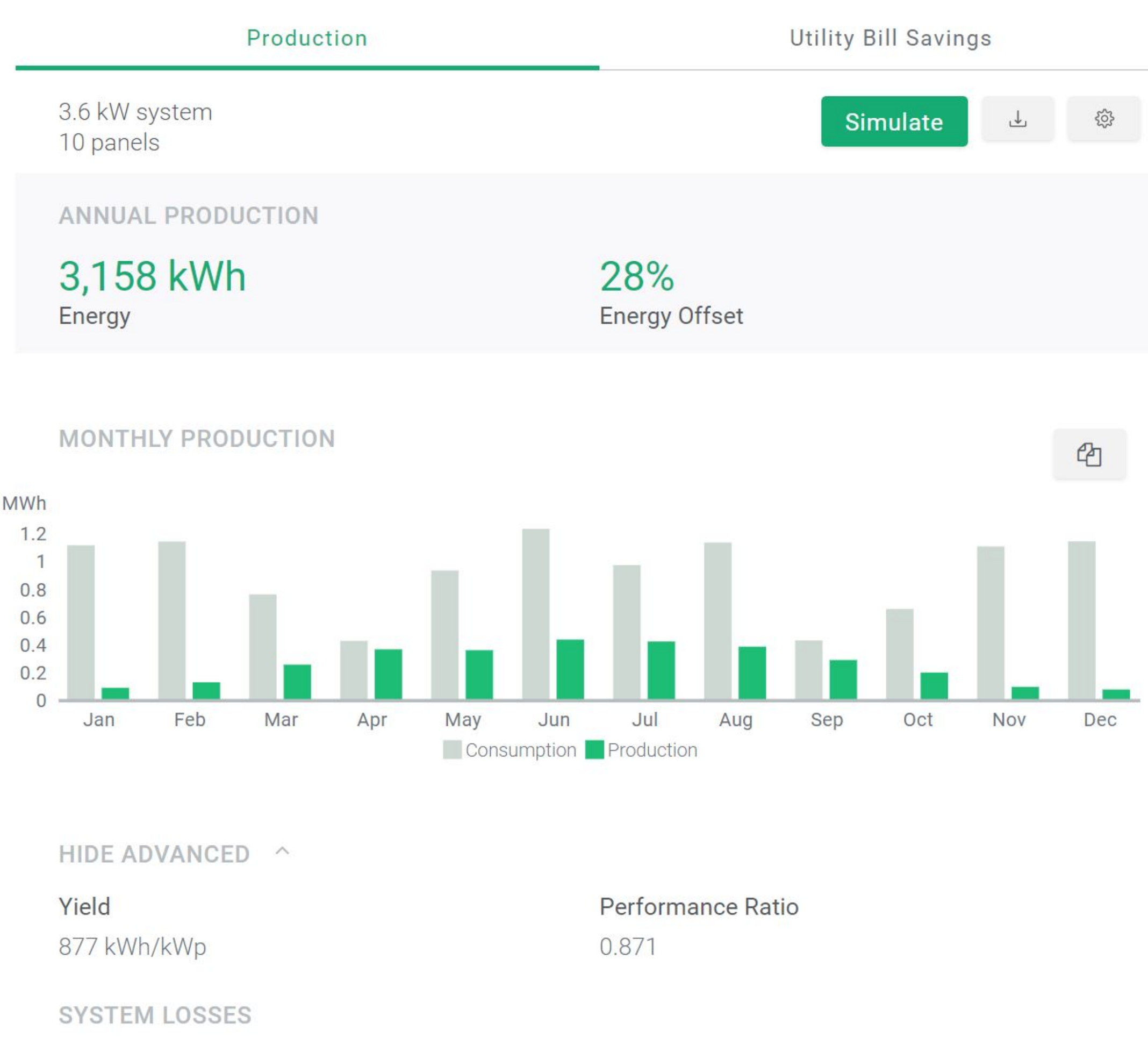
Proposal

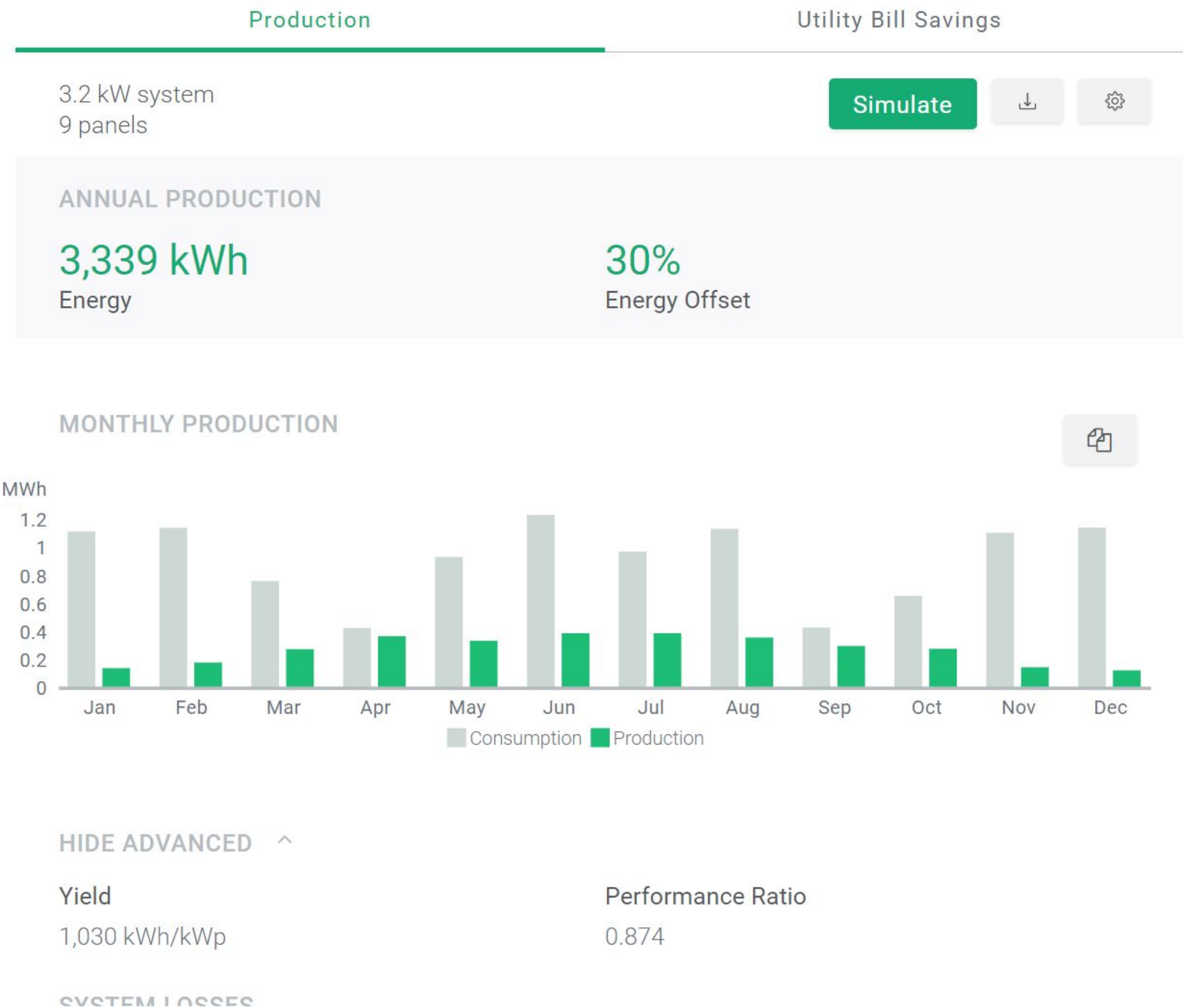
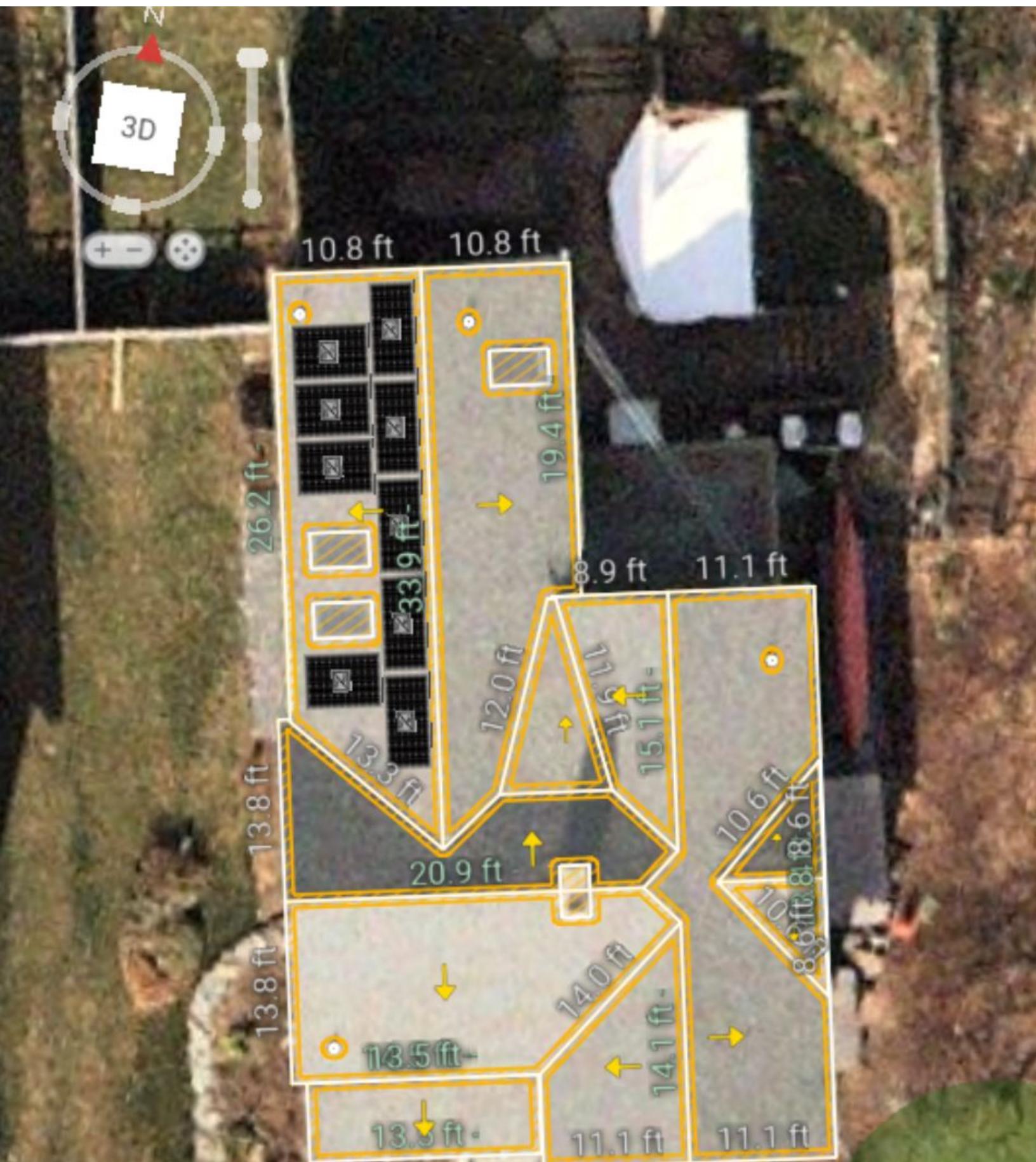
Install 29 roof-mounted solar panels

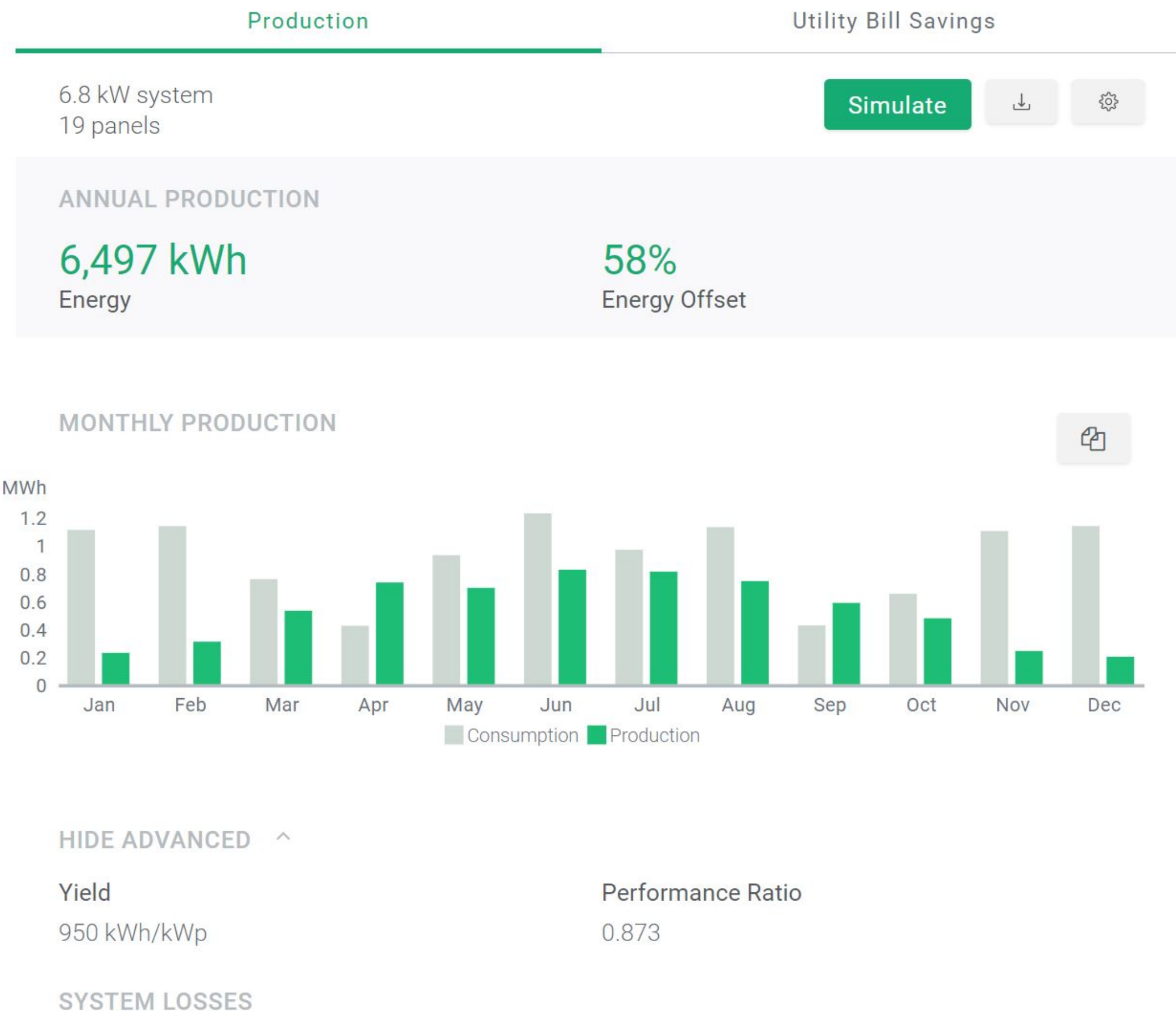
- Panels will be installed on the non-historic addition, western historic slope and south historic slope.











Staff Findings and Recommendations

- Staff finds that the roof panels will be installed flat against the roof surface and only project 4”.
- As a ‘Contributing Resource’ primary consideration is to be given to the impact the proposal has on the surrounding streetscape.
- Staff finds that combating global climate change and producing carbon-free electricity is a benefit to the general welfare of the community and Staff supports approval of this proposal under 24A-8(b)(6).
- The solar installation is a modern feature that will be recognized as such and will be completely reversible compatible with Standards 9 and 10.

Staff Findings and Recommendations

- The south-facing orientation of the house limits the solar collection for the other roof surfaces.
 - The panels on the front of the house will produce nearly 20% more electricity (measured in kWh) than the panels on the rear roof surfaces.
- The roof is not architecturally significant.

Staff recommends the HPC approve the proposal under 24A-8(b)(1), (6), and (d); *Standards 2, 9, and 10*, and HPC Policy 20-01 on Roof-Mounted Solar Panels.

Questions for Staff?