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
Proposal

Install 29 roof-mounted solar panels

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

3.2 kW system
9 panels

ANNUAL PRODUCTION

3,339 kWh
Energy

30%
Energy Offset

MONTHLY PRODUCTION

Yield
1,030 kWh/kWp

Performance Ratio
0.874

System Losses
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?