

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	7121 Carroll Avenue, Takoma Park	Meeting Date:	12/2/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/25/2020
Applicant:	Zach Neubauer	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	37/03-20WWW	Staff:	Dan Bruechert
Proposal:	Solar Panel Installation		

RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP application:

1. The applicant did not provide a justification for the 8 front-facing solar panels as required in the adopted solar policy. Approval of the proposal should only extend to the 23-rear facing solar panels.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
 STYLE: Craftsman
 DATE: 1922



Figure 1: 7121 Carroll is a one-and-a-half story craftsman bungalow with a rear gable dormer.

PROPOSAL

The applicant proposes to install 31 (thirty-one) solar panels on the roof and rear of the house.

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 work proposed is additionally covered by the adopted policy on solar panels, *Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS*. The pertinent information in these documents is outlined below.

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; or

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 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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials
- Emphasize placement of major additions to the rear of existing structures so that they are

less visible from the public right-of-way

- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encourages
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

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 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.

Chapter 24A

(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; 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.
- (6) In balancing the interests 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.

(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.)

Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior’s Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior’s Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

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, 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).
5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

STAFF DISCUSSION

The subject property is a one-and-a-half story, side-gable Craftsman bungalow with stucco siding. The property is categorized as an “Outstanding Resource” in the Master Plan designation and notes the “architectural details” in the “Arch/historical significance” in the property spreadsheet. The property does not have a garage and there are several large trees in the rear of the property that makes a stand-alone array infeasible.

The applicant proposes installing 31 (thirty-one) solar panels on the roof; 23 (twenty-three) of the panels will be on the rear-facing roof-slope and 8 (eight) will be installed on the front slope, in the upper right corner. The 23 (twenty-three) panels on the rear of the house are not visible from the public right-of-way and will have a significant impact on the building or surrounding streetscape and Staff recommends approval of these solar panels.

The remaining eight panels are proposed for the front roof slope, in a single group in the upper right corner of the roof. The adopted Solar Policy encourages the installation of solar panels on accessory structures, non-historic construction, or the rear of historic buildings. The majority of the proposed solar panels are placed on the rear roof slope and the small rear addition. However, there is a large rear-facing dormer and vents on the rear roof slope that limit the placement of solar panels on the rear to the locations proposed. As an Outstanding Resource, the *Design Guidelines* state that the guiding principle should be the Secretary of the Interior's Standards for Rehabilitation. While the proposal would satisfy the reversibility standard (Standard 10), the installation of solar panels on the front roof slope appears to contravene Standard 2 for its impact on the historic character of the resource.

In further evaluating the proposal, the HPC must consider both Chapter 24A and the adopted policy regarding solar panels (*Historic Preservation Commission Policy No. 20-01*). In most circumstances, installing solar panels on the front of an Outstanding Resource would run afoul of 24A-8(b)(2), because the shiny glass and metal are incompatible with the asphalt shingle roof texture. Under the language of the adopted solar policy, solar panels are only appropriate on the front of a building where it is demonstrated that it is infeasible to install the panels in one of the preferred locations. Staff recognizes that because of the house's southeast orientation, most of the electricity production will occur in the morning. However, the applicant has not provided a justification with the application materials that indicate the front-facing solar panels are necessary to satisfy the applicant's electrical needs or for the economic feasibility of the project. Staff recommends the HPC condition the approval of this HAWP to only extend to the 23 (twenty-three) panels on the rear roof slope. If the applicant can demonstrate that the 8 (eight) front-facing panels are necessary, Staff would support removing that condition; finding the roof is not architecturally significant and the panels can be installed on the roof without permanently damaging historic fabric. Staff supports approving the HAWP with the added condition.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application with one condition:

1. The applicant did not provide a justification for the 8 front-facing solar panels as required in the adopted solar policy. Approval of the proposal should only extend to the 23-rear facing solar panels;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (6), 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; the HPC Policy 20-01 on Roof-Mounted Solar Panels;

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.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Zach NeubauerE-mail: Zneubauer@solarenergyworld.comAddress: 7121 Carroll AvenueCity: Takoma Park Zip: 20912Daytime Phone: 410 579 5172Tax Account No.: 01073887**AGENT/CONTACT (if applicable):**Name: Zach NeubauerE-mail: Zneubauer@solarenergyworld.comAddress: 5681 Main streetCity: Elkridge Zip: 21075Daytime Phone: 410 579 5172Contractor Registration No.: MHIC 127353**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property _____Is the Property Located within an Historic District? ☒ Yes/District Name _____
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7121 Street: Carroll AvenueTown/City: Takoma Park Nearest Cross Street: Philadelphia AvenueLot: 23 Block: 19 Subdivision: 0025 Parcel: N/A**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input checked="" type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

10/2/2020

Date

7

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

Owner's mailing address Andrew Steele + Katja Toporski 7121 Carroll Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Zach Neubauer 5681 Main Street ElkrIDGE, MD 21075
Adjacent and confronting Property Owners mailing addresses	
Brian Karrer + Ariel Shaw 7117 Carroll Avenue Takoma Park, MD 20912 Adjacent	Jay Danielski + Heidi Hessler 7123 Carroll Avenue Takoma Park, MD 20912 Adjacent
Rental Property 7124 Carroll Avenue Takoma Park, MD 20912 Confronting	Gilbert Augustin 7126 Carroll Avenue Takoma Park, MD 20912 Confronting

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

A single family home built in 1922, property covered by trees

Description of Work Proposed: Please give an overview of the work to be undertaken:

To install 31 roof mounted solar panels on E-SE and W facing roofs, micro-inverters to be installed under each panel, utility disconnect to be installed next to utility meter along with electrical combiner box for micro-inverters, galvanized steel conduit to run from equipment on S-back of home along electrical service line up to attic access

Historical Area Work Permit Application for Roof Mounted Solar
Katja Toporski & Andrew Steele – 7121 Carroll Avenue, Takoma Park, MD 20912

Existing Property Condition Photographs



Front View



East View



West View



Utility Side Before Installation



Historical Area Work Permit Application for Roof Mounted Solar
Katja Toporski & Andrew Steele – 7121 Carroll Avenue, Takoma Park, MD 20912



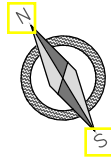
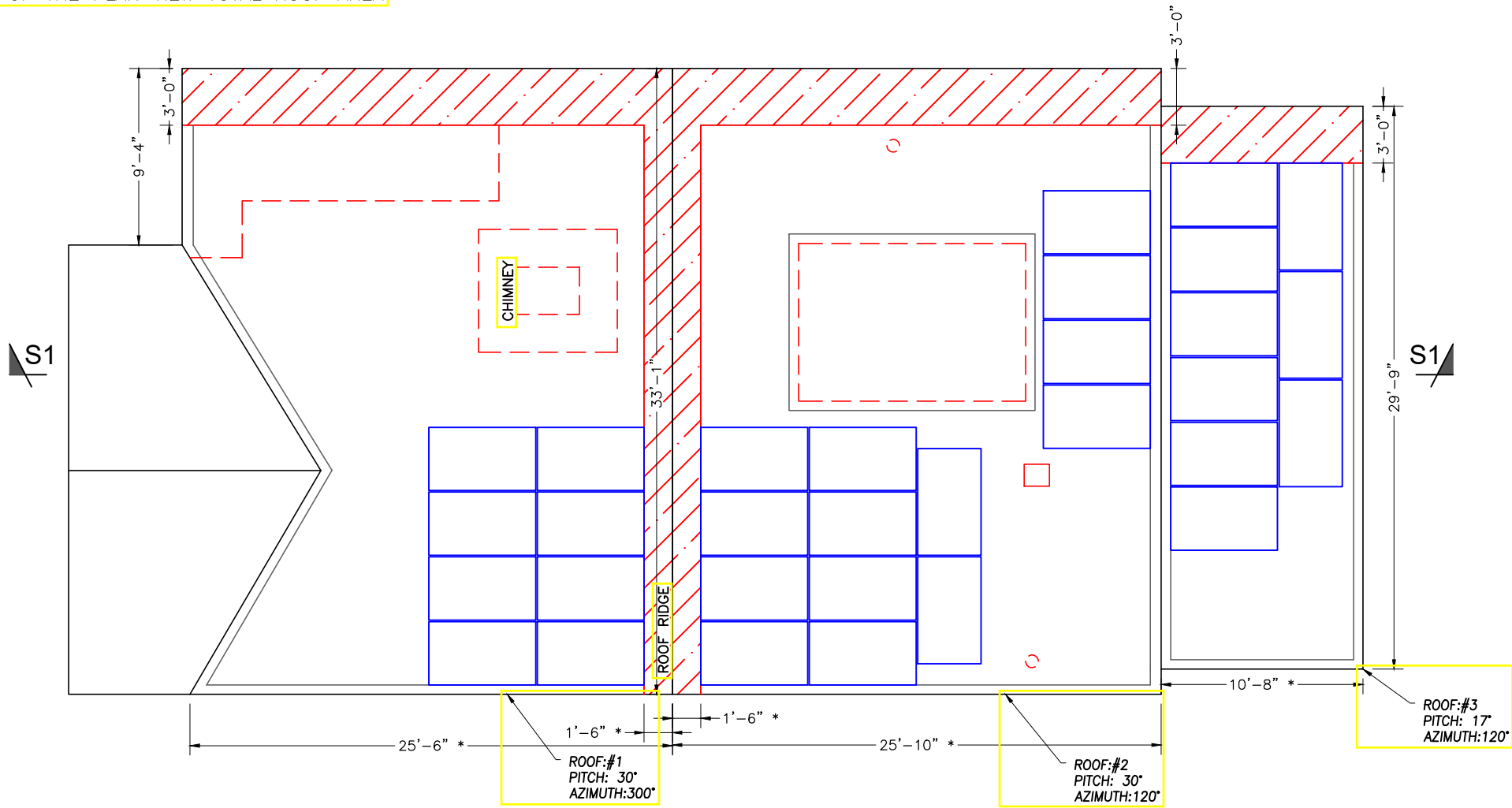
Utility Side Example After Installation

IQ7+
Critter Guard

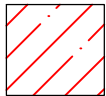
PLAN VIEW TOTAL ROOF AREA: 2172 square feet

SOLAR ARRAY AREA: 585 square feet

THE SOLAR ARRAY IS 27% OF THE PLAN VIEW TOTAL ROOF AREA



KEY



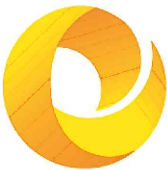
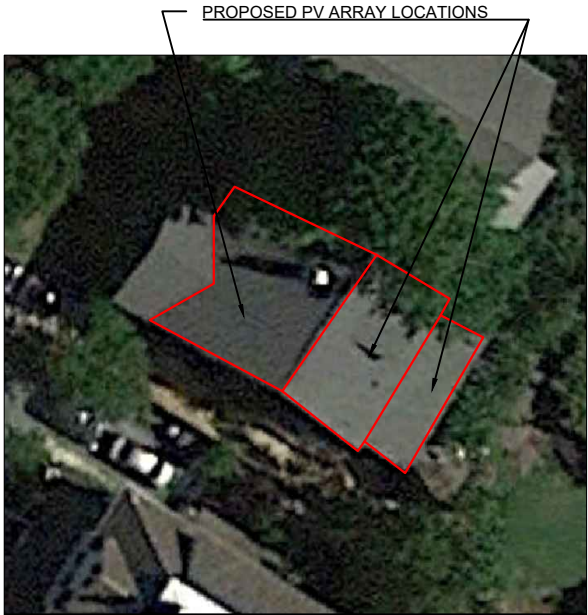
FIRE SAFETY ZONE

SOLAR PANEL LAYOUT

Scale: 1/8" = 1'-0"

NOTES:

1. THE SYSTEM SHALL INCLUDE [31] REC360AA BLK MODULES.
2. SNAPNRACK SOLARMOUNT RAIL WILL BE INSTALLED IN ACCORDANCE WITH SNAPNRACK INSTALLATION MANUAL
3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.



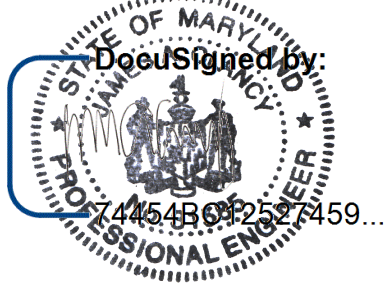
SolarEnergyWorld
Because Tomorrow Matters

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

Disclaimer:

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



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
*STAMPED AND SIGNED FOR STRUCTURES ONLY

Revisions

REV	DESCRIPTIONS	BY	DATE
01			

Plotted By: Engineering Laptop 2 on 10/27/2020 5:23 PM

Project Name and Address

Katja Toporski & Andrew Steele
7121 Carroli Ave
Takoma Park MD 20912
11.16 kW
MD8302

Drawn by

DE

Date

27-OCT-2020

Scale

AS NOTED

Sheet

A001

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

November 9, 2020

To: Katja Toporski & Andrew Steele / 301-793-1247 / porski@mac.com
7121 Carroll Ave,
Takoma Park 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Christopher Doyle / cdoyle@solarenergyworld.com

Location of Project: 7121 Carroll Ave, Takoma Park 20912

Proposed Scope of Work: Installing 31 roof top solar panels, at 11.16 KW.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.