

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7305 Maple Ave., Takoma Park	Meeting Date:	11/18/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/11/2020
Applicant:	Zach Neubauer	Public Notice:	11/4/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-20SSSS	Staff:	Dan Bruechert
PROPOSAL:	Solar installation		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1878



Figure 1: 7305 Maple Ave. Note the detached garage to the rear.

PROPOSAL

The applicant proposes to install 9 (nine) roof-mounted solar panels to the detached, non-historic, one-car garage at the rear of the lot. This work will only be visible to the public right-of-way from a narrow view and will not impact the historic features of the site. The conduit and electrical boxes will be installed on the rear of the house.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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
- (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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

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.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of

Chapter 24A; the HPC Policy on Roof-Mounted Solar Panels;¹

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.

¹ *Historic Preservation Commission Policy No. 20-10: Addressing Emergency Climate Mobilization Through the Installation of Roof Mounted Solar Panels* states: 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 (emphasis added).



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Zach Neubauer

E-mail: Zneubauer@solarenergyworld.com

Address: 7305 Maple Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 410 579 5172

Tax Account No.: 01073980

AGENT/CONTACT (if applicable):

Name: Zach Neubauer

E-mail: Zneubauer@solarenergyworld.com

Address: 5681 Main Street

City: Elkridge Zip: 21075

Daytime Phone: 410 579 5172

Contractor 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: 7305 Street: Maple

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: P26 Block: 3 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 checked="" 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 checked="" type="checkbox"/> Other: <u>EV Charger</u> |

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]
Signature of owner or authorized agent

10/27/2020

Date

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

Owner's mailing address John Hemphill 7305 Maple 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	
Thomas Rumbaugh 7301 Maple Avenue Takoma Park, MD 20912 Adjacent	Stefanie + Lisa Alfonso - Frank 7307 Maple Avenue Takoma Park, MD 20912 Adjacent
Seth Shames + Sophie Kasimow 7300 Maple Avenue Takoma Park, MD 20912 Confronting	Haluk Ergun 7304 Maple 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:

Single Family Home built in 1887

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

- Install 9 roof mounted solar panels on S-SW facing ^{detached} garage roof
- One inverter and battery to be installed on right side (tree-covered) across from utility
- Utility disconnect to be installed next to utility meter
- Panels being installed on garage for maximum efficiency due to tree coverage
- All conduit to be tucked into gutter lines

Historical Area Work Permit Application for Roof Mounted Solar & EV Charger
John Hemphill, 7305 Maple Avenue, Takoma Park, MD 20912

Existing Property Condition Photographs



Front View



East View



Garage View



Utility Side Before Installation



Historical Area Work Permit Application for Roof Mounted Solar & EV Charger
John Hemphill, 7305 Maple Avenue, Takoma Park, MD 20912



Garage Side (with underground conduit path)



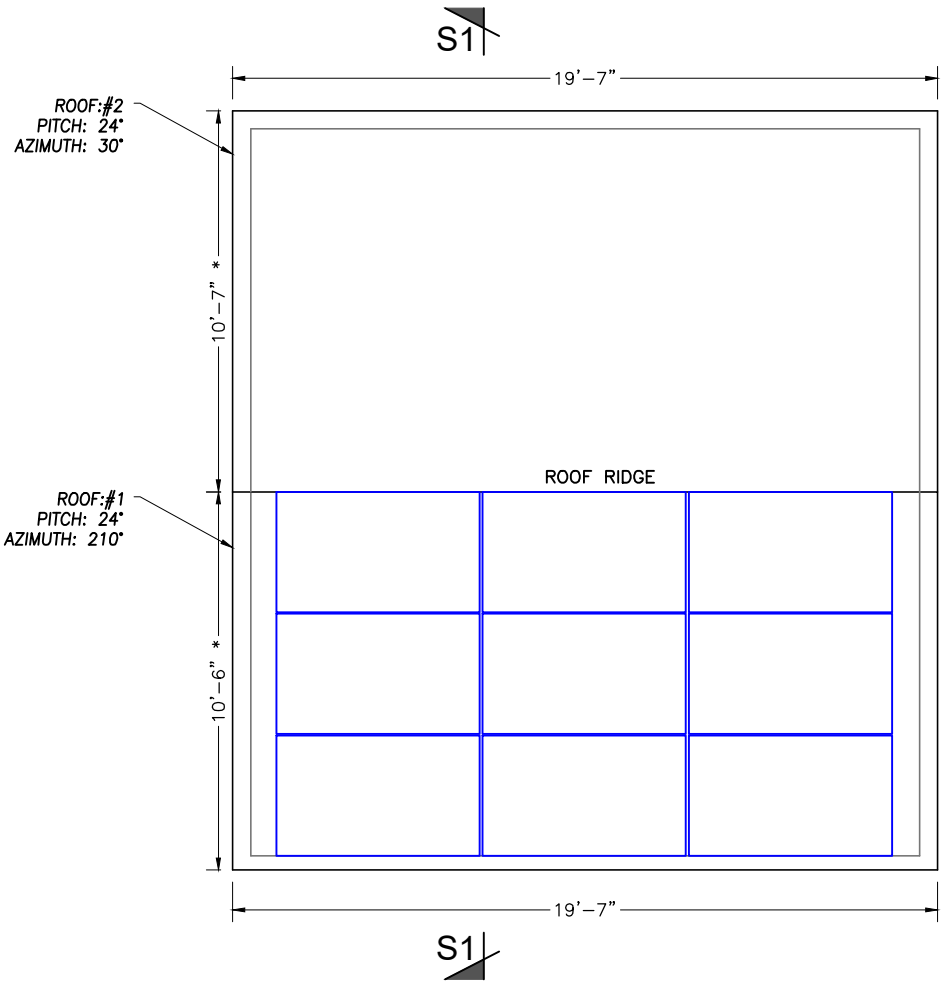
Proposed EV Charger (back of home)



Utility Side Examples After Installation

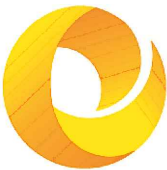
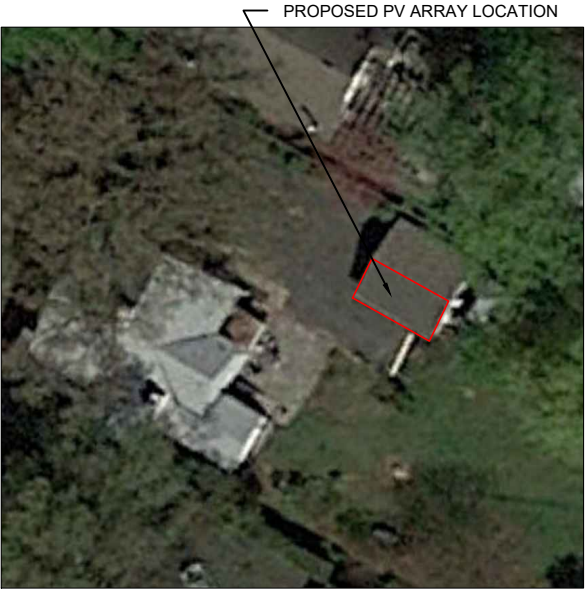


Critter Guard
Charge Point Flex 2 EV Charger
Stor Edge Inverter
LG Chem Resu10h Battery



SOLAR PANEL LAYOUT
Scale: 3/16" = 1'-0"

- NOTES:
1. THE SYSTEM SHALL INCLUDE [9] 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

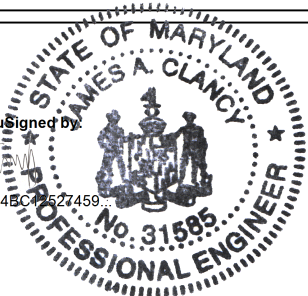
Disclaimer:

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

DocuSigned by

74454BC7-527459



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 10/15/2020 5:03 PM

Project Name and Address

John Hemphill
7305 Maple Avenue
Takoma Park MD 20912
3.240 kW
MD8166

Drawn by

Gordon Allen

Date

14-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

October 27, 2020

To: John Hemphill / bradhempfamily@gmail.com
7305 Maple Avenue,
Takoma Park MD, 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: Zachary Neubauer / zneubauer@solarenergyworld.com

Location of Project: 7305 Maple Avenue, Takoma Park, MD 20912

Proposed Scope of Work: Installing 9 roof mounted solar panels (3.24 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.