

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 Crescent Pl., Takoma Park	Meeting Date:	6/23/2021
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/16/2021
Applicant:	Ryan Doyle	Public Notice:	6/9/2021
Review:	HAWP	Tax Credit:	n/a
HAWP No.:	949414	Staff:	Dan Bruechert
Proposal:	Solar Panel Installation		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910

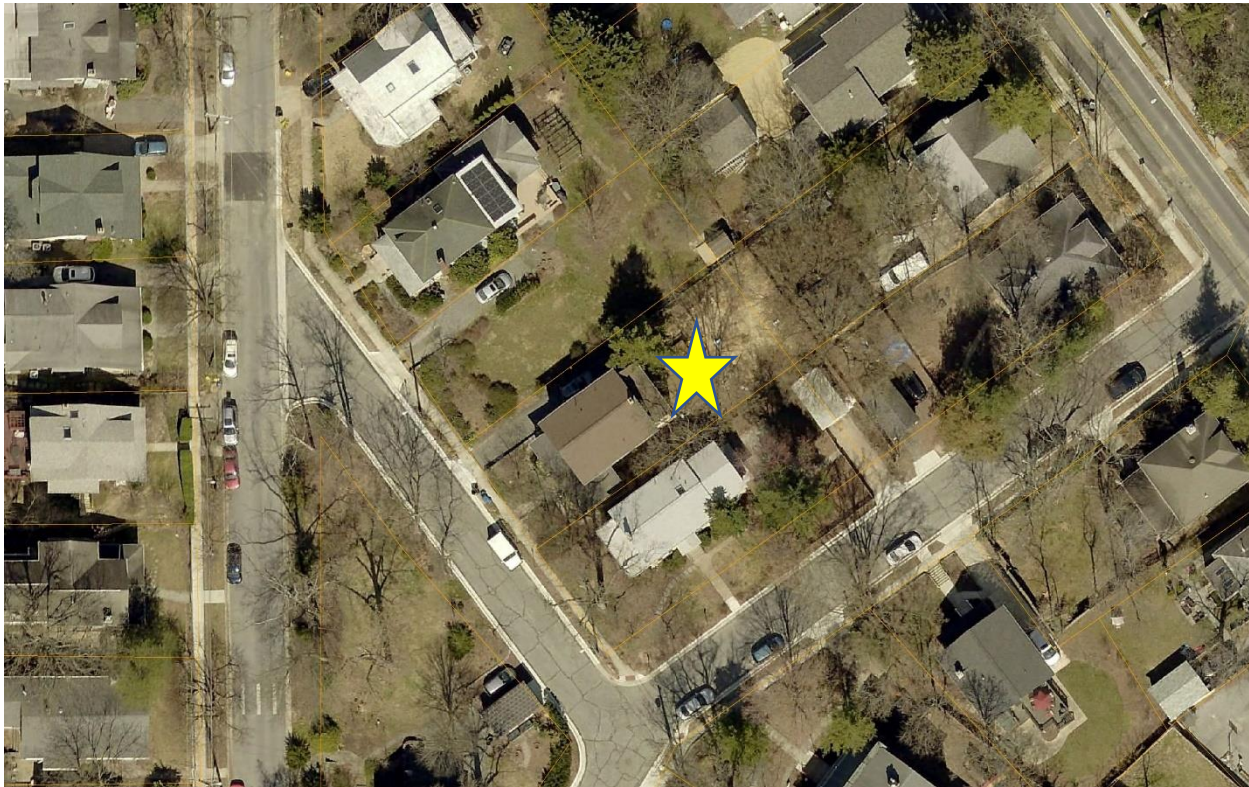


Figure 1: 14 Crescent Place.

BACKGROUND

On May 26, 2021, the HPC held a Preliminary Consultation to discuss the appropriateness of installing roof-mounted solar panels on the subject property.¹ While some members of the HPC found that solar panels were inappropriate, a majority voiced their support for panels on the less visible, south roof slope. The applicant revised the proposal based on that feedback and has returned for a HAWP.

PROPOSAL

The applicant proposes to install 19 (nineteen) roof-mounted solar panels on the south-facing roof slope.

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 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.

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

Preservation of original and distinctive architectural features, such as porches, dormers,

¹ The Staff Report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/05/II.A-14-Crescent-Place-Takoma-Park.pdf> and the audio of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=08852fca-be98-11eb-8549-0050569183fa.

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

Montgomery County Code; Chapter 24A-8

- (a) 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 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.

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 house is a front gable, two-story foursquare with Craftsman details including roof brackets and shingle siding. The house is categorized as an ‘Outstanding Resource’ within the Takoma Park Historic District. Notes in the Historic District amendment identify its wrap-around porch, a variety of shingles, and triple windows as the notable architectural significance for the property.

The applicant proposes to install 19 (nineteen) roof-mounted solar panels on the house roof on the south roof slope. The proposed array is a rectangle in a 4 × 5 (four by five) panel configuration.

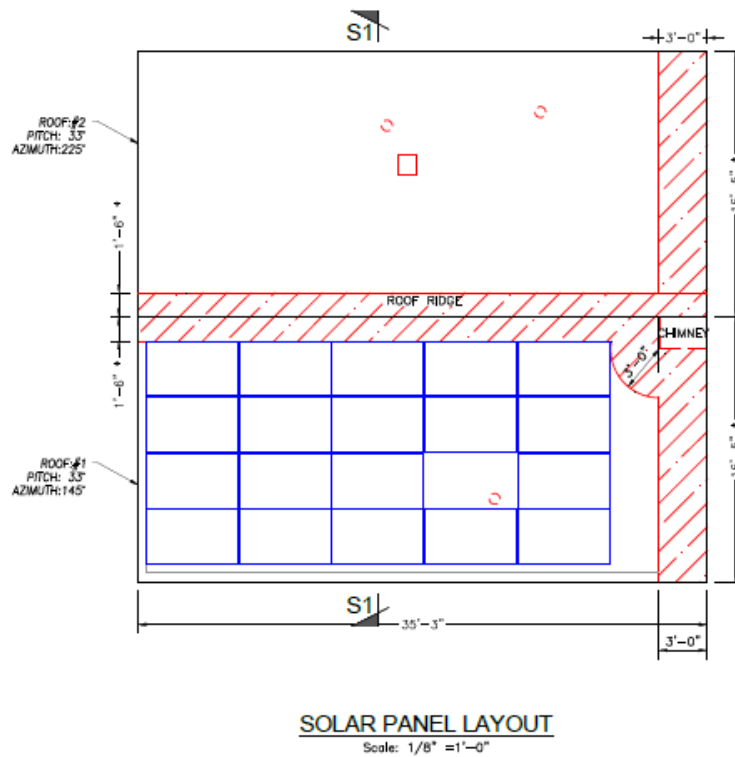


Figure 2: Proposed solar layout.

At the Preliminary Consultation, the HPC concurred with Staff's finding that none of the preferred locations for solar panels were available on the subject property and that the roof was the only location where they could be installed. Most of the Commissioners voiced support for solar panels on the south-facing roof slope because it was less visible from the right-of-way and because it was installed in a single rectangle. A shape that would minimize its visual impact. There was a mix of opinions by the Commissioners regarding the panels proposed on the north slope, however, those panels have been eliminated from the proposal. Staff finds that increasing the size of the array on the south slope from 3×3 (three by three) to 4×5 (four by five), with one gap to accommodate an existing vent/pipe, will not have a significant impact on the historic resource or surrounding district, because of the south roof slope is less visible from the surrounding district, due to the narrow side setback from the neighboring property and the topography of the surrounding area.

Staff finds the proposal is consistent with the feedback provided at the Preliminary Consultation. Staff finds that the panels on the south elevation will not impact any of the identified character-defining features in the Historic District Amendment.



Figure 3: Looking up from Park Ave. at 14 Crescent Place.

STAFF RECOMMENDATION

Staff recommends that the Commission **approves** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), and (d), and the *Takoma Park Historic District Guidelines*, 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; *Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

and with the general condition that the applicant shall present an electronic set 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.

KEY

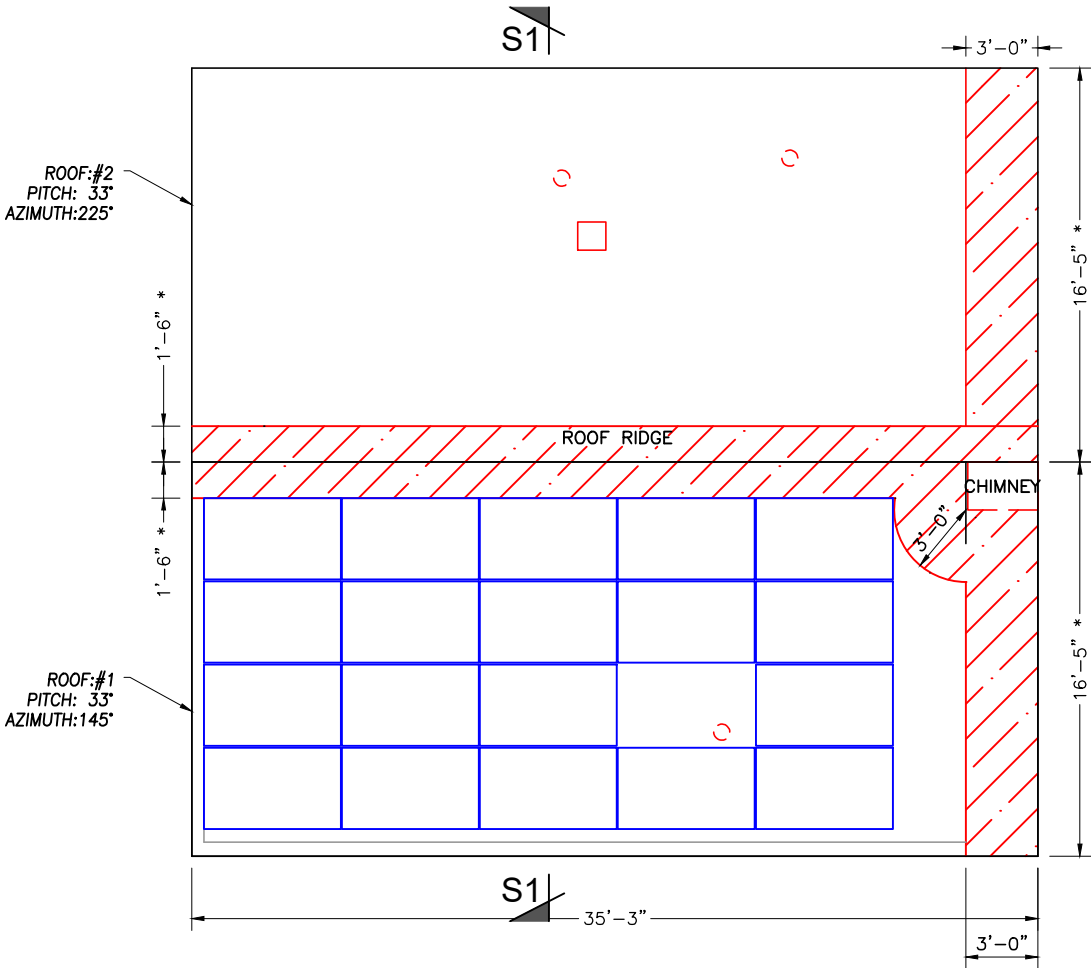
FIRE SAFETY ZONE

PLAN VIEW TOTAL ROOF AREA: 1157.4 sqft

SOLAR ARRAY AREA: 367 sqft

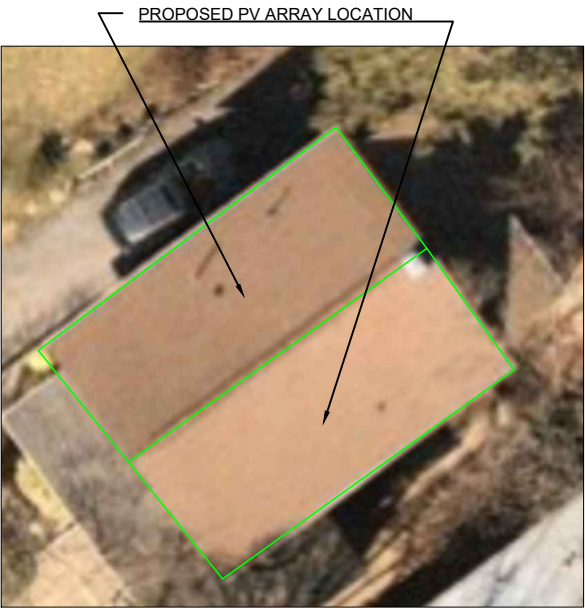
THE SOLAR ARRAY IS 31.7% OF THE PLAN VIEW TOTAL ROOF AREA

- NOTES:
1. THE SYSTEM SHALL INCLUDE [19] HANWHA Q.PEAK DUO BLK-G6-340W MODULES.
 2. SNAPNRACK 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.



SOLAR PANEL LAYOUT

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



Solar Energy World
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

*STAMPED AND SIGNED FOR STRUCTURES ONLY

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

Plotted By: Danielle Rohrman on 6/1/2021 1:22 PM

Project Name and Address

James Coleman
14 Crescent Pl
Takoma Park, MD 20912
6.46 kW
MD8961

Drawn by
DR

Date
6-APR-2021

Scale
AS NOTED

Sheet
A001
7



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 949414

DATE ASSIGNED _____

APPLICANT:

Name: Ryan Doyle

E-mail: rdoyle@solarenergyworld.com

Address: 14 Crescent Pl.

City: Takoma Park Zip: 20912

Daytime Phone: 410-579-5172

Tax Account No.: 01075283

AGENT/CONTACT (if applicable):

Name: Ryan Doyle

E-mail: rdoyle@solarenergyworld.com

Address: 5681 Main St.

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: 14 Street: Crescent Place

Town/City: Takoma Park Nearest Cross Street: Holt Place

Lot: 12 Block: 4 Subdivision: 0025 Parcel: NA

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.

Ryan Doyle Signature of owner or authorized agent Date 4/16/2021

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

Owner's mailing address James Coleman 14 Crescent Pl. Takoma Park, MD 20912	Owner's Agent's mailing address Ryan Doyle 5681 Main St. ElkrIDGE, MD 21075
Adjacent and confronting Property Owners mailing addresses	
David Hawk 24 Holt Pl. Takoma Park, MD 20912 Adjacent	Stephen Whitney 16 Crescent Pl. Takoma Park, MD 20912 Adjacent

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 1910

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

- Install 21 roof mounted solar panels
- Micro-Inverters to be installed under each panel
- utility disconnect to be installed next to utility meter

Historical Area Work Permit Application for Roof Mounted Solar
James Coleman, 14 Crescent Place, Takoma Park, MD 20912

Existing Property Condition Photographs



Front View



East View



West View



Utility Side Before Installation



Utility Side After Installation

MUNICIPALITY LETTER

April 15, 2021

To: James Coleman / jstevecoleman@gmail.com / 202-390-6495
14 Crescent Pl,
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: Ryan Doyle / rdoyle@solarenergyworld.com / 410-579-5172

Location of Project: 14 Crescent Pl, Takoma Park, MD, 20912

Proposed Scope of Work: Install 21 roof mounted solar panels, 7.14 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.



