

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

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
 STYLE: Colonial Revival
 DATE: c.1940



1

PROPOSAL

The applicant proposes to install 24 (twenty-four) roof-mounted solar panels.

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)*, and Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS. The pertinent. 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

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 property is a two-story, side gable house constructed c.1940. There is a full-width front porch with a shed roof. The applicant proposes installing 24 (twenty-four) roof-mounted solar panels on three roof surfaces. On the porch, the applicant proposes to install a single row of five panels. On the front roof slope, the applicant proposes to install 10 (ten) panels in a 2 × 5 (two by five) configuration. On the rear roof slope, the applicant proposes to install 9 (nine) panels.

Staff finds that the proposed solar panels will be installed in a configuration that will not alter the scale and massing of the house and, under the *Design Guidelines*, should be approved as a matter of course. Staff finds the panels proposed for the rear roof slope will not be at all visible from the right-of-way and should be approved as a matter of course. Staff additionally finds that the roof slope of the porch is so low that the panels installed on the porch will only be partially visible from the right-of-way. Finally, Staff finds that the compact rectangle proposed on the front roof slope is the preferred configuration for a group of solar panels that are visible from the right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (d) and the *Takoma Park Historic District Guidelines*, Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS, 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;

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 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 968865

DATE ASSIGNED

APPLICANT:

Name: Ryan Doyle

E-mail: rdoyle@solarenergyworld.com

Address: 7004 Poplar Ave.

City: Takoma Park Zip: 20912

Daytime Phone: 301-452-8898

Tax Account No.: 01078195

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.: 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: 7004 Street: Poplar Ave.

Town/City: Takoma Park Nearest Cross Street: Elm Ave.

Lot: 35 Block: 20 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.

Ryan Doyle
Signature of owner or authorized agent

9/30/2021
Date

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7007 Poplar Avenue

7006 Poplar Avenue

7002 Poplar Avenue

34 Hickory Avenue

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

Owner's mailing address Howard Wilkens 7004 Poplar Ave. 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	
Benjamin Ostrower 7002 Poplar Ave. Takoma Park, MD 20912 Adjacent	Richard Nephew 7006 Poplar Ave. 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 1942

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

- Install 24 roof mounted solar panels on roof for maximum efficiency
- 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 tucked into attic space

Historical Area Work Permit Application for Roof Mounted Solar
Howard Wilkins, 7004 Poplar Avenue, Takoma Park, MD 20912



Front View



East View



West View



Utility Side Before Installatiion



Utility Side After Installation

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

September 30, 2021

To: Howard Wilkins / wilkins.howard@bcg.com / 301-452-8898
7004 Poplar Ave
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: 7004 Poplar Ave, Takoma Park, MD 20912

Proposed Scope of Work: Install 24 roof mounted solar panels, 8.76 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 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit 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 UrbanForestManager@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.

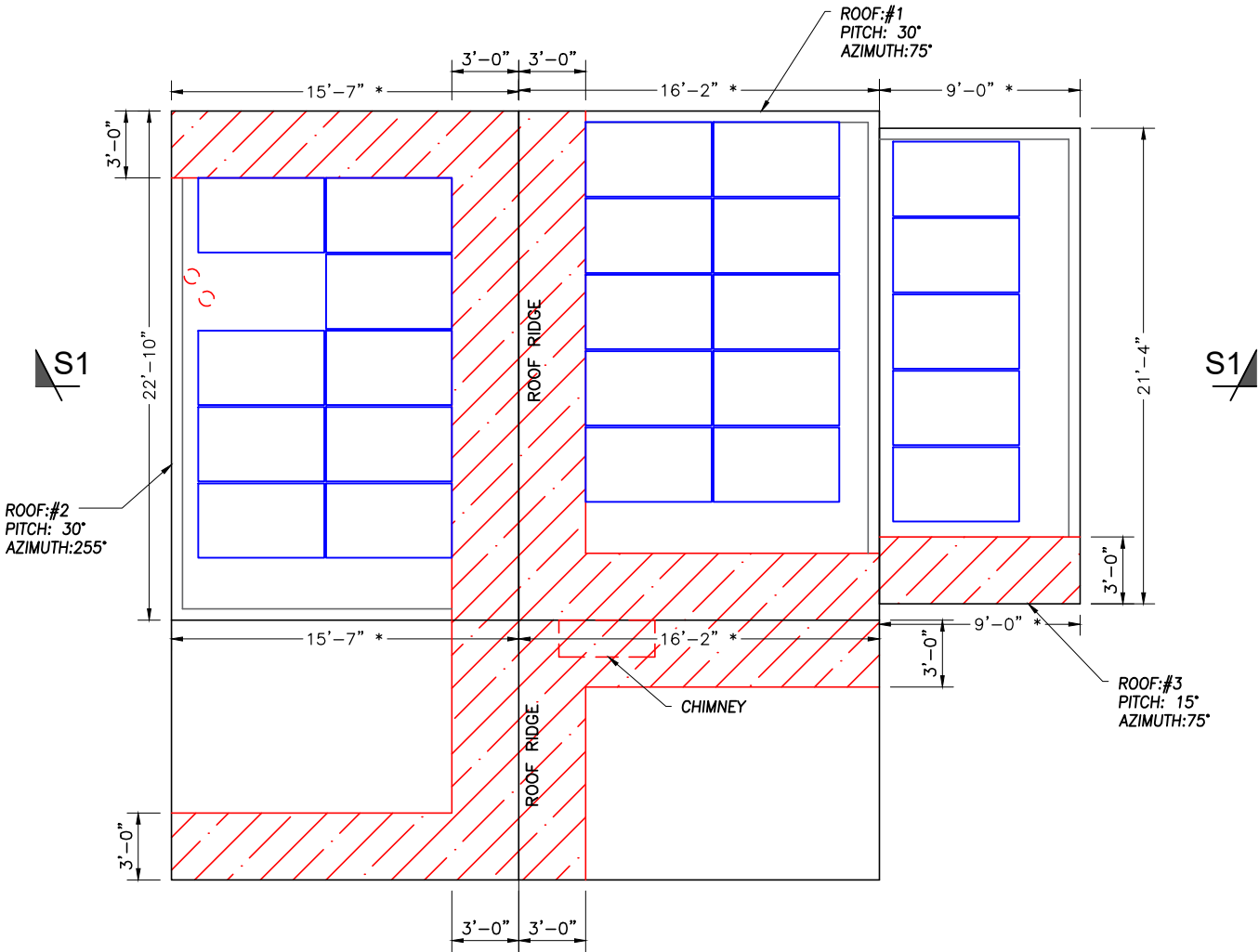
City Right of Way:

- 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.

IQ7+ Critter Guard



KEY

FIRE SAFETY ZONE

PLAN VIEW TOTAL ROOF AREA: 1147.03 sqft

SOLAR ARRAY AREA: 452.64

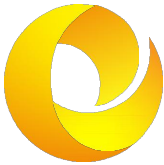
THE SOLAR ARRAY IS 39% OF THE PLAN VIEW TOTAL ROOF AREA

SOLAR PANEL LAYOUT

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



- NOTES:
- THE SYSTEM SHALL INCLUDE [24] REC365AA BLK MODULES.
 - SNAPNRACK RAIL WILL BE INSTALLED IN ACCORDANCE WITH SNAPNRACK INSTALLATION MANUAL
 - DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
 - REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.



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

DocuSigned by:

74454BC12527459...

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, 2023. Stamped and signed for structures only

*STAMPED AND SIGNED FOR STRUCTURES ONLY

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

Plotted By: Gordon Allen on 9/16/2021 12:02 PM

Project Name and Address

Howard Wilkins
7004 Poplar Ave.
Takoma Park MD 20912
8.760 kW
MD9911

Drawn by
Gordon Allen

Date
22-AUG-2021

Scale
AS NOTED

Sheet

A001

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