

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7205 Willow Avenue, Takoma Park	Meeting Date:	1/5/2022
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	12/29/2021
Applicant:	Ryan Doyle	Public Notice:	12/22/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	975969	Staff:	Michael Kyne
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Minimal Traditional
DATE: c. 1950s

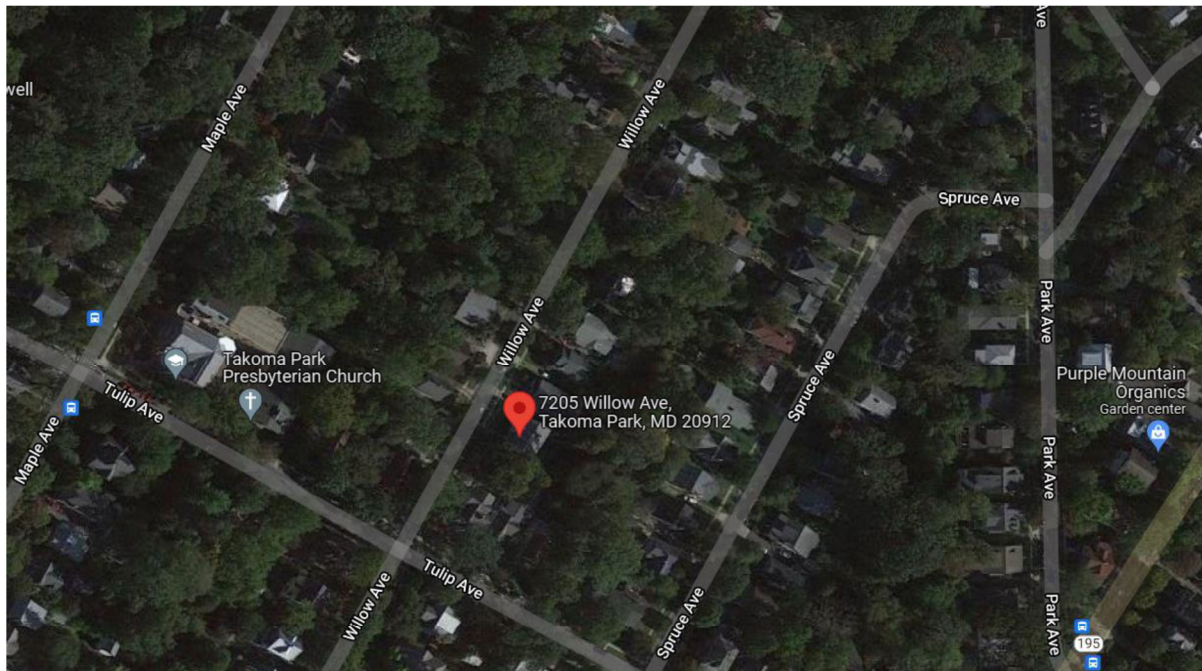


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to install 35 roof mounted solar panels at the subject property. Nine panels will be installed on the west (front) slope of the side-gabled roof, and 26 on the east (rear) slope. The proposal will not change the massing of the Non-Contributing resource, and based on the *Guidelines* and Commission Policy No. 20-01, should be approved as a matter of course. Staff notes that there are four (4) Outstanding Resources within the immediate viewshed of the subject property (7209, 7210, 7212, and 7216 Willow Avenue). However, staff finds that the proposal will not adversely impact or detract from the subject property or surrounding streetscape.

APPLICABLE GUIDELINES:

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.

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

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
 - (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; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 *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 proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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 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 #9;

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 michael.kyne@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# _____
DATE ASSIGNED _____

APPLICANT:

Name: Ryan Doyle
Address: 7205 Willow Ave.
Daytime Phone: 301-497-9626

E-mail: rdoyle@solarenergyworld.com
City: Takoma Park Zip: 20912
Tax Account No.: 01064405

AGENT/CONTACT (if applicable):

Name: Ryan Doyle
Address: 5681 Main St.
Daytime Phone: 410-579-5172

E-mail: rdoyle@solarenergyworld.com
City: Elkridge Zip: 21075
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: 7205 Street: Willow Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 7 Block: 8 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 _____ 11/19/2021 _____
Signature of owner or authorized agent Date

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

Owner's mailing address

Amanda Lenhart
7205 Willow 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

7207 Willow 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 1965

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

- Install 35 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
Amanda Lenhart, 7205 Willow Ave. Takoma Park, MD 20912

Existing Property Conditions



Front View



East View



West View

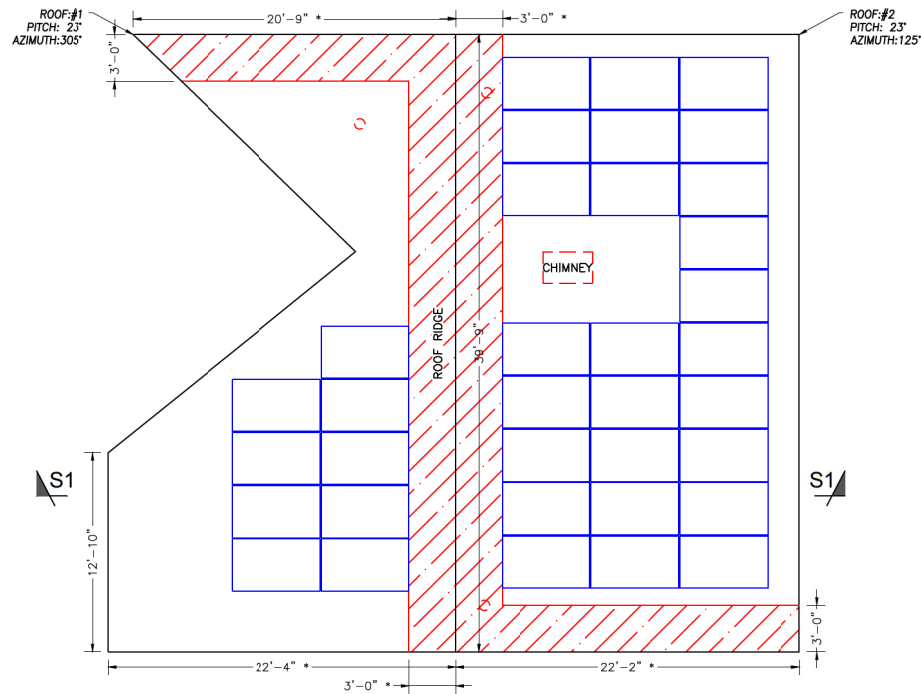


Utility Side Before Installation

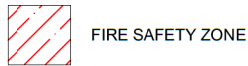


Utility Side Example After Installation

Critter Guard IQ7+



KEY



PLAN VIEW TOTAL ROOF AREA: 1,713.9 SQFT

SOLAR ARRAY AREA: 660.4 SQFT

THE SOLAR ARRAY IS 38.5% OF THE PLAN VIEW TOTAL ROOF AREA

SOLAR PANEL LAYOUT

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

PROPOSED PV ARRAY LOCATION





Solar Energy World
Because Tomorrow Matters

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

Disclaimer:
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Stamp

DocuSigned by:

74454BC12520



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. 31588, expiration date: JULY 15, 2022.
Stamped and signed for structures only

*STAMPED AND SIGNED FOR STRUCTURES ONLY

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

Plotted By: Gordon Allen on 10/26/2021 2:02 PM

Project Name and Address
Amanda Lenhart
7205 Willow Avenue
Takoma Park, MD 20912
12.775 kW
MD10358

Drawn by R.B MITCHELL	Sheet A001
Date 13-OCT-2021	
Scale AS NOTED	

- NOTES:**
1. THE SYSTEM SHALL INCLUDE [35] REC365AA BLK MODULES.
 2. SNAPNRACK UR-40 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.