

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17801 Meeting House Road, Sandy Spring	Meeting Date:	2/16/2022
Resource:	Outstanding Resource (Sandy Spring Historic District)	Report Date:	2/9/2022
Applicant:	Stabler 1848 LLC (Miche Booz, Architect)	Public Notice:	2/2/2022
Review:	HAWP	Tax Credit:	No
Permit Number:	982178	Staff:	Michael Kyne
PROPOSAL:	Solar installation		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Sandy Spring Historic District
STYLE: Vernacular
DATE: 1859 w/ 1958 & 2015 additions

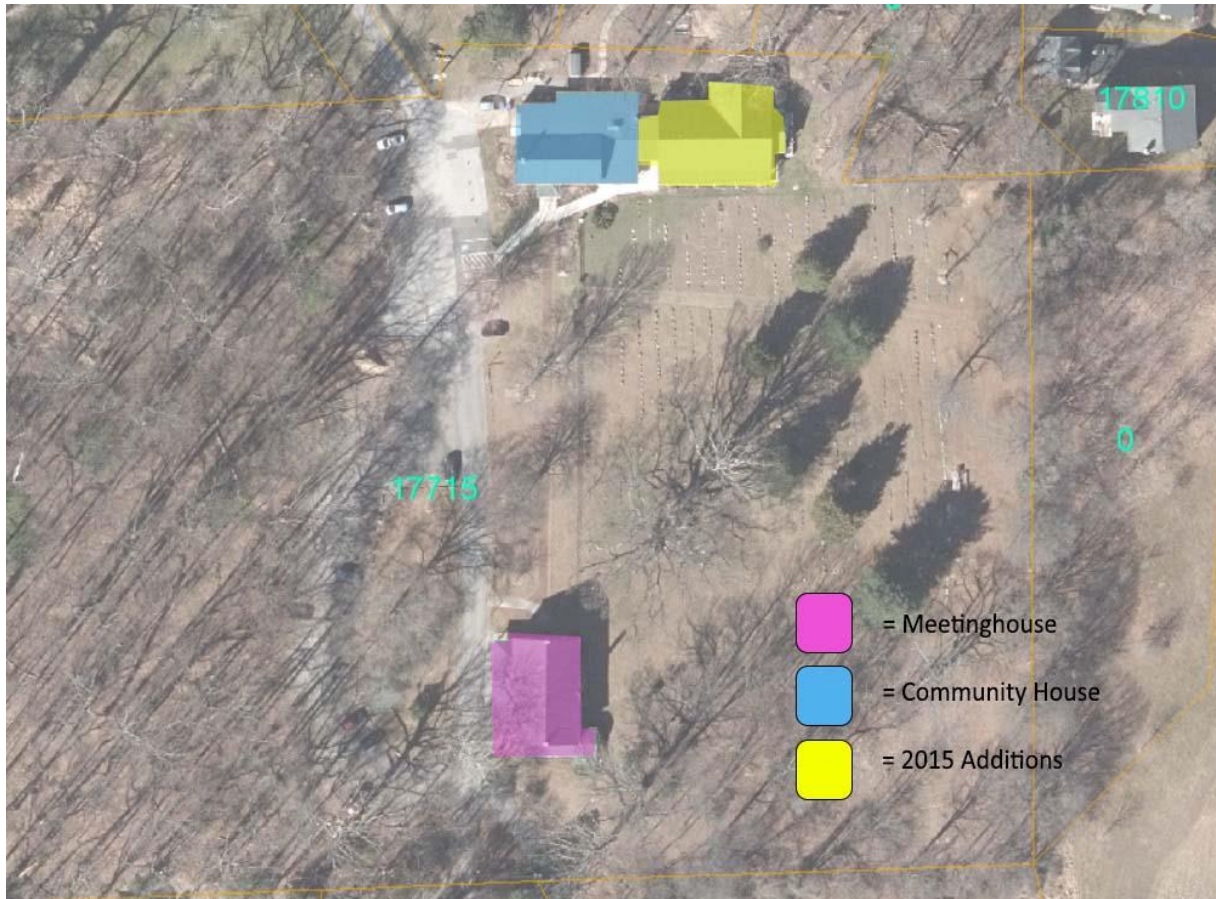


Fig. 1: Subject property.

PROPOSAL:

The subject building, the Community House, is part of the Sandy Spring Meetinghouse property (addressed 17715 Meeting House Road). The building experienced previous additions in 1958 and 2015 (approved by the Commission at the December 19, 2012 HPC meeting), with the 2015 additions partially removing the 1958 addition. The 2015 additions included a two-story building connected to the historic building via a one-story hyphen. 54 solar panels were installed on the south-facing roof of the two-story 2015 addition when constructed.

The applicant proposes to add 31 new solar panels to the 2015 additions. 10 new panels are proposed on overhang of the two-story porch on the south side of two-story addition, and 21 new panels are proposed on the roof of the one-story hyphen. The slope of the two-story porch overhang is 3/12, and the slope of the hyphen roof is 2/12, mitigating the visibility of the proposed panels from grade. Staff notes that the slope of the main roof of the two-story addition (where the existing 54 panels are installed) is 8/12 (see Fig. 2 below).

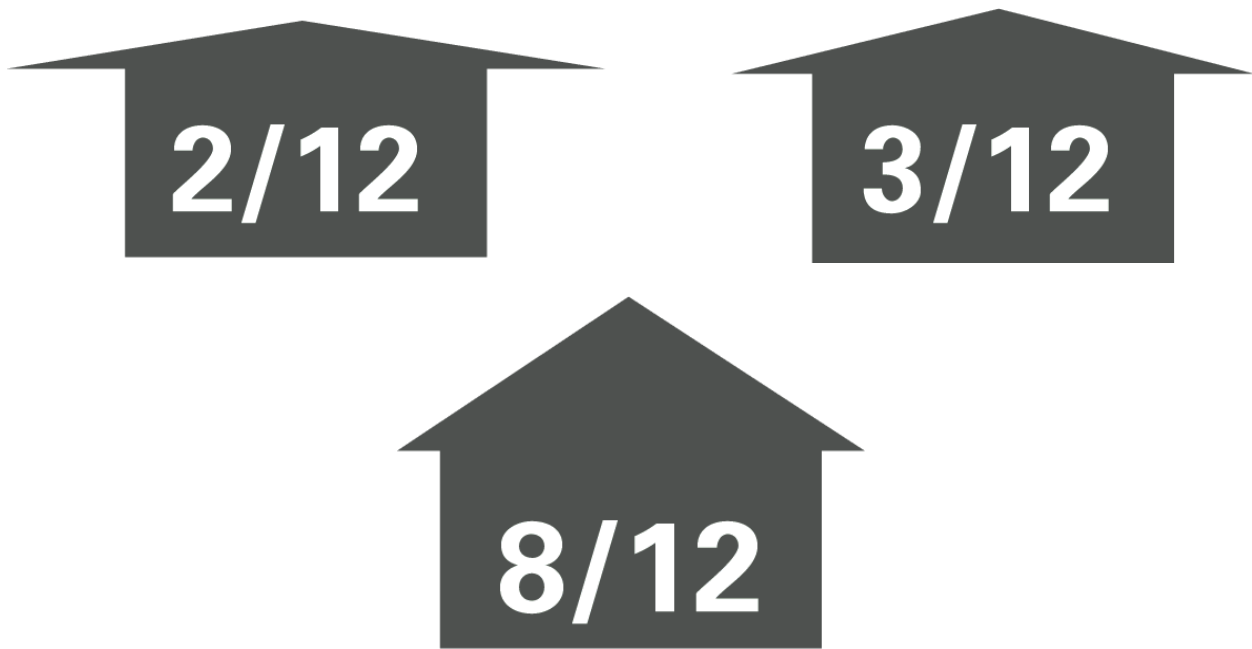


Fig. 2: Roof slope of hyphen addition (top, left), two-story porch overhang (top, right), and two-story addition/main roof (bottom).

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 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;

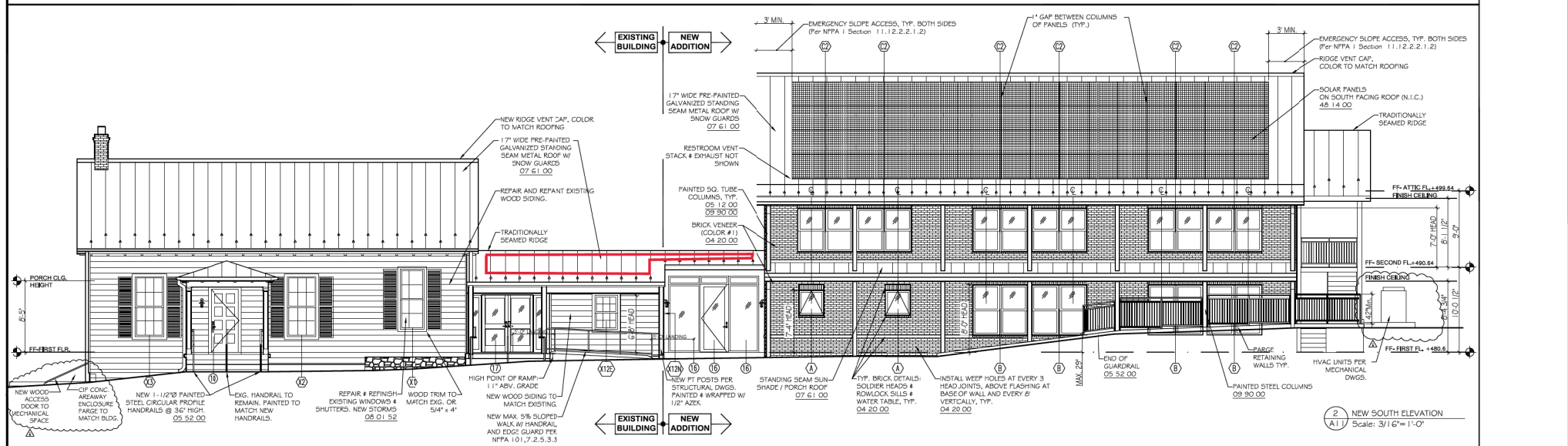
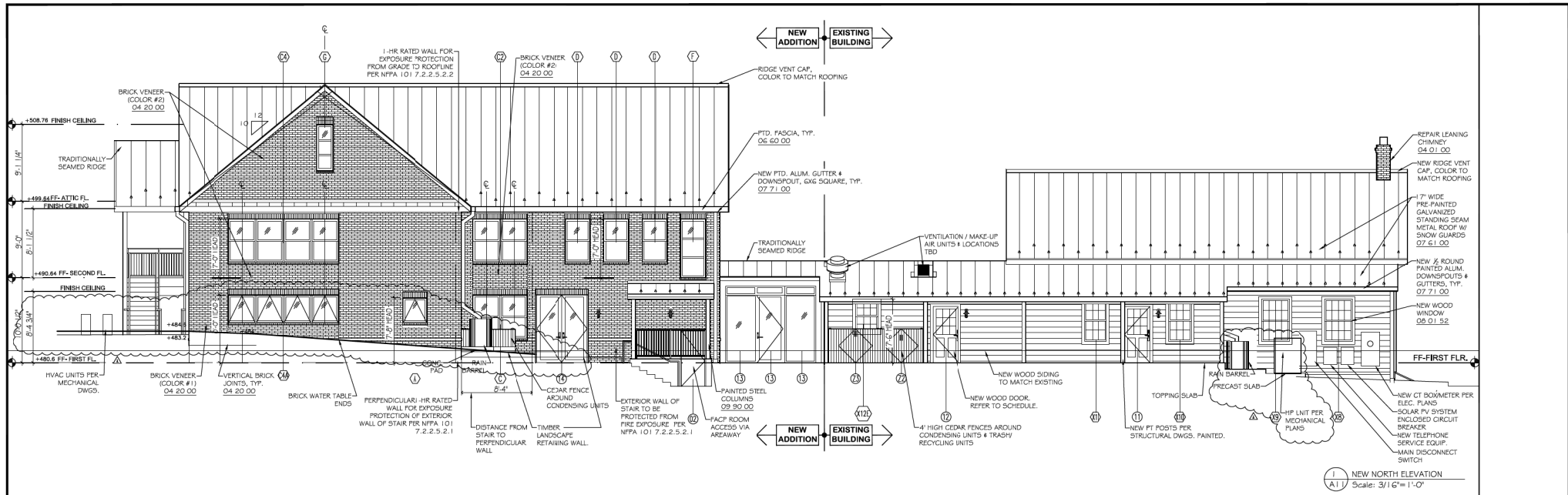
and with the Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

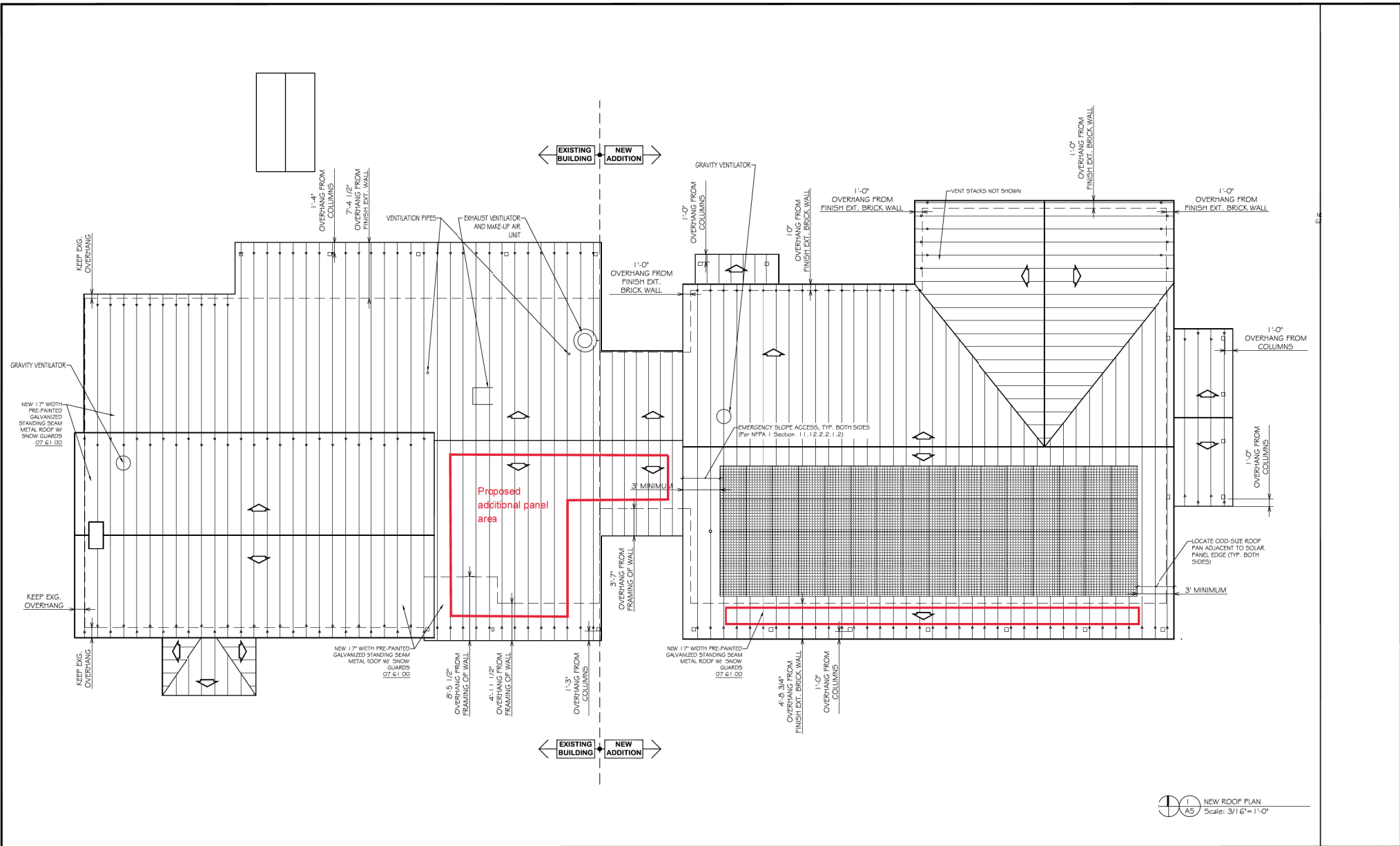
and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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.



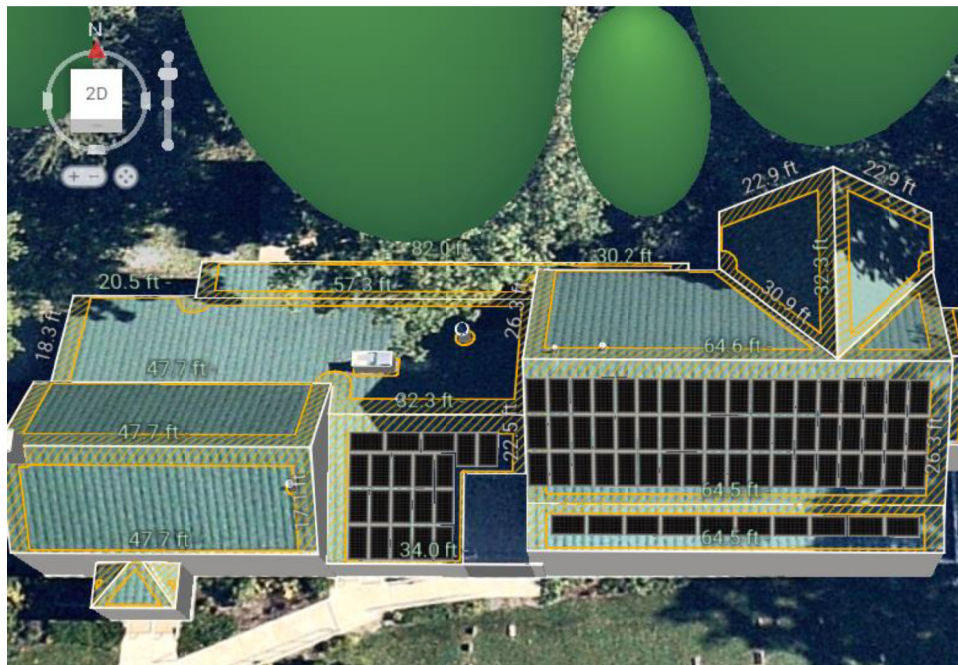
MICHE BOOZ ARCHITECT 200 North St. Baltimore, MD 21201 Tel: 410.774.9911 Fax: 410.774.9908	PROFESSIONAL CERTIFICATION: "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 10884. Expiration Date: 9/9/16."	REFERENCE KEY NOTES:	SET: 100% CONSTRUCTION DRAWINGS PROJECT: Renovated Community House + Addition at Sandy Spring Monthly Meeting 17801 Meeting House Road, Sandy Spring, MD 20860	SHEET TITLE: NEW ELEVATIONS SCALE (FEET): 1 0 1 2 4 8 16 REVISIONS: <table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Notes</th> <th>Rev. No.</th> <th>Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/14/15</td> <td>mdc, revision</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev. No.	Date	Notes	Rev. No.	Date	Notes	1	10/14/15	mdc, revision				DATE: 04/10/2015 SHEET: <div style="font-size: 2em; font-weight: bold;">A11</div>
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<p>MICHE BOOZ ARCHITECT</p> <p>200 North St. Baltimore, MD 21201 Tel: 774 9911 Fax: 774 1908</p>	<p>PROFESSIONAL CERTIFICATION:</p> <p>"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number: 10984. Expiration Date: 9/9/16."</p>	<p>REFERENCE KEY NOTES:</p>	<p>SET: 100% CONSTRUCTION DRAWINGS</p> <p>PROJECT: Renovated Community House + Addition at Sandy Spring Monthly Meeting 17801 Meeting House Road, Sandy Spring, MD 20860</p>	<p>SHEET TITLE: NEW ROOF PLAN</p> <p>SCALE (FEET): 1 0 1 2 4 8 16</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Notes</th> <th>Rev. No.</th> <th>Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/14/15</td> <td>misc. revision</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev. No.	Date	Notes	Rev. No.	Date	Notes	1	10/14/15	misc. revision				<p>DATE: 04/10/2015</p> <p>SHEET: A5</p>
Rev. No.	Date	Notes	Rev. No.	Date	Notes												
1	10/14/15	misc. revision															

We are your best solutions

System Details



Production

Utility Bill Savings

31.1 kW system
84 panels

Simulate

⚠ Submodule simulation requires that all panels have cell string configurations. Proceeding without submodule simulation

ANNUAL PRODUCTION

38,338 kWh
Energy

38.3 MWh
Energy Offset

MONTHLY PRODUCTION







Main array approved in 2015.

Proposed array
not visible from sidewalk.