

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	120 Park Ave., Takoma Park	Meeting Date:	10/12/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/5/2022
Applicant:	Ryan Doyle, Agent	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1007132	Staff:	Dan Bruechert
Proposal:	Solar Panel Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: 120 Park Ave. is located in the middle of the block and faces east.

PROPOSAL

The applicant proposes to install 18 solar panels on the subject property.

APPLICABLE GUIDELINES

When reviewing applications for solar panel installation 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 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 historic district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Montgomery County Code; Chapter 24A-8

- (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.
- (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

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 applicable *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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

On December 5, 2017, the Montgomery County Council adopted an Emergency Climate Mobilization resolution (Resolution No.: 18-974) which declared a climate emergency and charged the County Executive, Montgomery County Public Schools, and the Maryland-National Capital Park and Planning Commission to advise the Council on methods to reduce greenhouse gas emissions.

As a body established by the County Executive, it is incumbent on the Historic Preservation Commission (HPC) to undertake steps to achieve the goals of the Emergency Climate Mobilization resolution.

One method for reducing greenhouse gas emissions is to replace carbon-heavy methods of energy production, like coal and natural gas power plants, with renewable sources like wind and solar power. Current historic preservation best practice is to limit the locations solar panels may be installed to preserve the character of the building above all other considerations. Chapter 24A-8 (b) (6) of County Code establishes a balancing test for approval of a HAWP where there is an apparent conflict between the desired impact on the historic resource compared to the public benefit of the proposal. Because the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, it is the position of the HPC that solar panels may be installed on all roof elevations of historic sites or historic resources located within a historic district provided:

1. The identified preferred location (on the rear of the property, building additions, accessory structures, or ground-mounted arrays) is not feasible due to resource orientation or other site limitations and;
2. The roof is not either architecturally significant or a slate or tile roof unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; and
3. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

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 one-and-a-half-story Craftsman bungalow with a side gable roof with a shed dormer on the front elevation. The applicant proposes to install 18 (eighteen) flush-mounted solar panels on the roof of the subject property in two arrays. Seven of the panels are proposed for the front shed dormer, while the remaining eleven panels will be on the rear.

Staff finds the eleven panels proposed for the rear will not be visible from the public right-of-way and per the Design Guidelines should be approved as a matter of course. Staff also notes that the rear roof slope is a preferred location under the adopted solar policy and recommends the HPC approve the eleven solar panels on the rear roof slope.

Front roof slopes are generally not a preferred location and additional considerations are required to justify an approval. While the applicant did not provide details of the estimated electricity produced on-site, Staff does not find that information necessary in this instance. Staff's primary consideration is the visual impact of the solar panels installed on the dormer. The 14° (fourteen degree) pitch of the dormer roof is so low that the flush-mounted panels will likely not be at all visible from the public right-of-way. This limited visibility will not impact the roof line of the subject property when viewed from the surrounding district. The photo included in the Staff Report, below, is taken from Google StreetView, a vantage point significantly higher than the typical pedestrian view. Even from that perspective, the dormer's surface is barely visible. Staff additionally finds the subject property's roof is not architecturally significant nor will the proposed installation damage historic fabric. Staff recommends the HPC approve the solar panels proposed for the front dormer.



Figure 2: Front elevation of the subject property taken from Google StreetView (approximately 10' above street level).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (6), 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;

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, 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# 1007132

DATE ASSIGNED

APPLICANT:

Name: Ryan Doyle

Address: 120 Park Avenue

Daytime Phone: 410-579-5172

E-mail: permitting@solarenergyworld.com

City: Takoma Park Zip: 20912

Tax Account No.: 01070612

AGENT/CONTACT (if applicable):

Name: Ryan Doyle

Address: 5681 Main Street

Daytime Phone: 410-579-5172

E-mail: permitting@solarenergyworld.com

City: ElKridge Zip: 21075

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
☐ 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: 120 # Street: Park Avenue

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

Lot: 10 Block: 1 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

9/16/2022
Date

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

Owner's mailing address Jackie Braitman 120 Park Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Ryan Doyle 5681 Main Street ElKridge, MD 21075
Adjacent and confronting Property Owners mailing addresses	
Scannel-Szapiro REV TR 118 Park Ave. Takoma Park, MD 20912 Adjacent	Jon Lickerman 122 Park Ave. Takoma Park, MD 20912 Adjacent
117 Park Avenue Takoma Park, MD 20912	7217 Spruce Avenue Takoma Park, MD 20912
7219 Spruce Avenue Takoma Park, MD 20912	

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 1918

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

- Install (18) roof mounted solar panels on roof
- Micro-inverters to be installed under each panel
- Utility disconnect to be installed next to utility meter along w/ electrical combiner box for micro-inverters
- Galvanized steel conduit to run equipment tucked into attic.

Historic Area Work Permit Application for Roof Mounted Solar
Jackie Braitman, 120 Park Ave, Takoma Park, MD 20912



Front View



East View



West View



Utility Side Before Installation



Utility Side Example 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

9/16/2022

To: Jackie Braitman jackie@jackiebraitman.com 301-213-9652

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: Solar Energy World permitting@solarenergyworld.co 410-579-5172

Location of Project: 120 Park Avenue Takoma Park, MD 20912

Proposed Scope of Work:
Install (18) roof mounted solar panels, 6.57 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.

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 martyf@takomaparkmd.gov.

Storm-water Management:

If you plan to develop or redevelop property, you may be required to provide appropriate storm-water 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 a Storm-water Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Storm-water Management permit if the project does not disturb more than 5,000 square feet of land area. For more information visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/> The City Engineer should be contacted to determine if a City permit is required. They can be reached 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, visit:

<https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

If you would like language assistance to complete this form, please email planning@takomaparkmd.gov.

Si desea asistencia con el idioma para completar este formulario, envíe un correo electrónico a planning@takomaparkmd.gov.

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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.

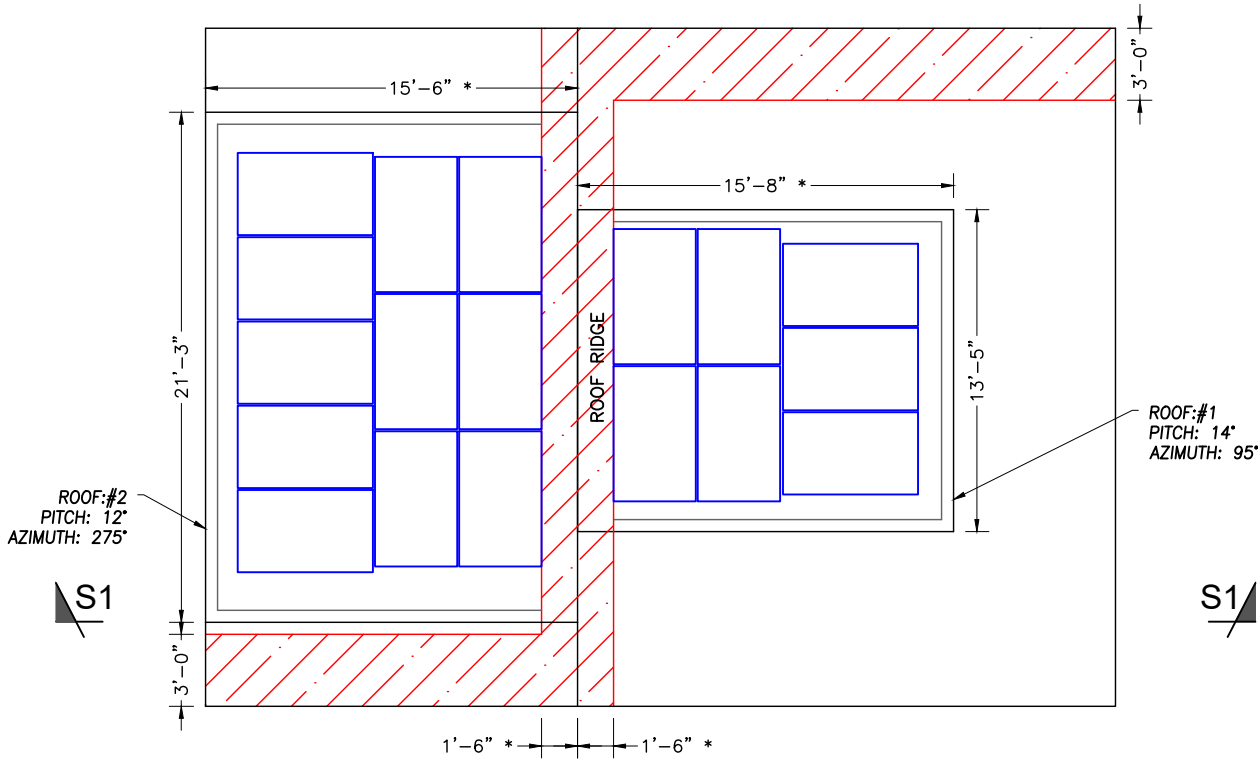
I hereby acknowledge receipt of the above information:

eSigned via SeamllessDocs.com
Christopher Ryan Doyle
Key: 38b2059622713c0bf979ea7ee94776a

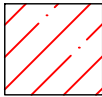
Christopher Ryan Doyle

09-16-2022


IQ7+



KEY



FIRE SAFETY ZONE



PLAN VIEW TOTAL ROOF AREA: 1139.63 SQFT

SOLAR ARRAY AREA: 347.63 SQFT

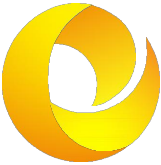
THE SOLAR ARRAY IS 30% OF THE PLAN VIEW TOTAL ROOF AREA

NOTES:

1. THE SYSTEM SHALL INCLUDE [18] HANWHA Q.PEAK DUO BLK-G10+ 365W 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.

SOLAR PANEL LAYOUT

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




Solar Energy World
Because Tomorrow Matters

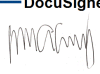
Solar Energy World LLC.
5681 Main Street
Elkridge, MD 21075
(888) 497-3233

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



DocuSigned by:



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: Robert Mitchell on 9/13/2022 2:56 PM

Project Name and Address
Jackie Braitman
120 Park Ave.
Takoma Park MD 20912
6.570kW
MD12360

Drawn by
Gordon Allen

Date
31-AUG-2022

Scale
AS NOTED

Sheet
A001
13