

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7418 Maple Avenue, Takoma Park	Meeting Date:	7/26/2023
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/19/2023
Applicant:	Haley Handelman, Agent (Solar Energy World)	Public Notice:	7/13/2023
Review:	HAWP	Tax Credit:	N/A
		Staff:	John Liebertz
Permit Number:	1035454		

PROPOSAL: Solar panel installation.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with six (6) conditions** the HAWP application with final review and approval delegated to staff:

1. The applicant shall submit specification sheets for the solar panels, railing system, utility disconnect, and electrical combiner.
2. The applicant shall include a drawing or annotated photograph that illustrates the location of all utility disconnects and electrical combiners.
3. The applicant shall submit a detailed drawing that demonstrates that the panels will match the slope of the roof and that the face of the panel will be equal to or less than six inches above the roof.
4. The applicant shall amend the drawings that show the setback of the panels from the eave on the southern slope of the rear roof.
5. The applicant shall clarify that all conduits will be in the interior (attic) or on secondary elevations with limited visibility from the public rights-of-way.
6. The applicant shall submit documentation that demonstrates that the placement of panels on the rear, one-story, screened-in porch to be infeasible (whether due to foliage, roof design/orientation, etc.).



ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District

STYLE: Cape Cod

DATE: c. 1930-1940

Figure 1: The subject property at 7418 Maple Avenue is mid-block on the western side of the street. The yellow star is the location of the subject house and the red outline is the boundary of the Master Plan Historic District.

PROPOSAL

The applicant proposes to install seventeen (17) roof-mounted solar panels divided into three arrays. Five (5) panels would be located on the eastern (front) slope of the gable roof. Seven (7) panels and five (5) panels would be placed on the southern and northern slopes of the rear, two-story, gable addition with shed dormers, respectively.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 four documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of 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 the character of the historic district as a whole.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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

- (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

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



**Figure 2: View of the façade of 7418 Maple Avenue, 2022.
Source: Google.**

The subject property constructed c. 1930-1940 is a Non-Contributing Resource to the Takoma Park Historic District. The Cape Cod-styled dwelling is one-and-a-half stories and features a side-gable roof with gable dormers. The three-bay house has a central entrance flanked by six-over-six windows. The dwelling has undergone numerous alterations consisting primarily of rear additions. Recently, the Historic Preservation Commission approved HAWP 37/03-17DD (2017) that permitted a rear addition and screened-in porch and HAWP 37/03-20JJJ (2020) that extended the screened-in porch.¹

Staff finds that the proposal is consistent with the applicable guidelines and recommends approval with conditions. The use of a freestanding solar array is not possible due to the constraints of the suburban lot and existing tree canopy. The property contains no adequate accessory building(s) to install the panels on which necessitates their installation of the array on the roof of the house. The *Guidelines* stipulate that alterations to Non-Contributing Resources should be approved as a matter of course unless the scale or massing of the alteration affects the surrounding streetscape and/or landscape or could impair the character of the overall district. While the placement of the panels on just the rear elevation is preferable, such an array would be likely unable to support the energy usage of the household. Staff, however, requests that the applicant submit documentation that demonstrates that the placement of panels on the rear, one-story, screened-in porch to be infeasible (whether due to foliage, roof design/orientation, etc.).

Staff finds that the design of the proposed array is consistent with the applicable guidelines and recommends approval with conditions. The proposed panels have an organized configuration divided into three arrays. These arrays would not affect the overall massing or scale of the dwelling or the surrounding streetscape pending the confirmation of several details. Staff requests that the applicant submit the

¹ For more information, <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.H-7418-Maple-Avenue-Takoma-Park.pdf> and <https://montgomeryplanning.org/wp-content/uploads/2020/09/II.C-7418-Maple-Avenue-Takoma-Park.pdf>.

following: 1) specification sheets for the panels, racks, inverters, etc.; 2) drawing that shows the panel's flush-mounting and low-profile; 3) details that illustrates that the face of the panel would be equal to or less than six inches above the roof; 4) note or drawings that confirms that all conduits will be in the interior (attic) or on secondary elevations with limited visibility from the public rights-of-way; and 5) amended drawings or that notes the distance of the panels from the eave on the southern slope of the rear roof. In addition, there are no Outstanding Resources (recognized for their architectural significance) within the primary viewshed of the subject property (*Fig. 3*).



Figure 3: Aerial view of the property, ca 2022. There are no Outstanding Resources in the vicinity of the subject property.

Source: ConnectExplorer.

Staff finds the placement of hardware to be consistent with the applicable guidelines and recommends approval with conditions. The applicant should submit annotated photographs that illustrates the proposed location of the utility disconnect and combiner adjacent to the existing utility meter. All these alterations (panels, inverters, etc.) could be removed at a future date with no impairment to the historic district.

Therefore, based on the *Takoma Park Historic District Guidelines and Policy Guidance #20-01: Solar Technology (2021)* staff finds that the alterations are compatible with the historic district and supports the proposal.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10,*

Takoma Park Historic District Guidelines, and Policy Guidance #20-01: Solar Technology (2021) outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with six (6) conditions** the HAWP application:

1. The applicant shall submit specification sheets for the solar panels, railing system, utility disconnect, and electrical combiner.
2. The applicant shall include a drawing or annotated photograph that illustrates the location of all utility disconnects and electrical combiners.
3. The applicant shall submit a detailed drawing that demonstrates that the panels will match the slope of the roof and that the face of the panel will be equal to or less than six inches above the roof.
4. The applicant shall amend the drawings that show the setback of the panels from the eave on the southern slope of the rear roof.
5. The applicant shall clarify that all conduits will be in the interior (attic) or on secondary elevations with limited visibility from the public rights-of-way.
6. The applicant shall submit documentation that demonstrates that the placement of panels on the rear, one-story, screened-in porch to be infeasible (whether due to foliage, roof design/orientation, etc.).

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;

and in conformance with HPC *Policy No.20-01*;

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 john.liebertz@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: HAWY HANDELMAN Address: 7418 MAPLE AVENUE Daytime Phone: 443-345-3482

E-mail: PERMITTING@SOLARUNERGYWORLD.COM City: TAKOMA PARK Zip: 20912 Tax Account No.: 01056473

AGENT/CONTACT (If applicable):

Name: HAWY HANDELMAN Address: 14880 SWITZER LN. Daytime Phone: 443-345-3482

E-mail: PERMITTING@SOLARUNERGYWORLD.COM City: LANRUL Zip: 20707 Contractor Registration No.: MHIC 127353

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 1035454

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: 7418 Street: MAPLE AVENUE Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVENUE Lot: 7C Block: 86 Subdivision: 0025 Parcel: 0000

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Signature of owner or authorized agent Date 6/23/23

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

<p>Owner's mailing address JEFFREY BELL 7418 MAPLE AVENUE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address HALEY HANDELMAN 14880 SWITZER LANE LAUREL, MD 20707</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>NIKOLA TOKIC 7418 MAPLE AVENUE TAKOMA PARK, MD 20912</p>	<p>JAMES + ADRIANA KOCORINIK-MINKA 106 PHILADELPHIA AVENUE TAKOMA PARK, MD 20912</p>
<p>ADJACENT SONJA PRINCE 14101 KATHLEEN LANE BRANDYWINE, MD 20613</p>	<p>BACKYARD CONFRONTING DAVID BOND + URIN MOHAN 7417 MAPLE AVENUE TAKOMA PARK, MD 20912</p>
<p>ADJACENT 7420 Maple Avenue, Takoma Park 20912</p>	<p>ADJACENT 1 Valley View Avenue, Takoma Park 20912</p>

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

SINGH FAMILY HOME, BUILT IN 1948

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

- INSTALL 17 ROOF-MOUNTED SOLAR PANELS
- 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
- PANELS PLACED ON ROOF FOR MAXIMUM EFFICIENCY
- GALVANIZED STEEL CONDUITS TO RUN FROM EQUIPMENT ALONG AND TUCKED INTO CHIMNEY LINE TO ATTIC

**Historical Area Work Permit Application for Roof Mounted Solar
Jeffrey Bell, 7418 Maple Avenue, Takoma Park, MD 20912**

Existing Property Condition Photographs



Front View



East View



West View



Utility Side Before Installation



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

June 23, 2023

To: Jeffrey Bell
7418 Maple Avenue, Takoma Park, MD 20912
jdeanbell@yahoo.com (410) 845 - 8712

To: Department of Permitting Services
2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

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 Name: Haley Handelman
Location of Project: 7418 Maple Avenue, Takoma Park, MD 20912
Proposed Scope of Work: Install (17) roof - mounted solar panels, 6.29kW

permitting@solarenergyworld.com (443) 345 - 3482

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 a 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 on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer 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, see: <https://takomaparkmd.gov/services/permits/> or contact the 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.

eSigned via SeamlessDocs.com

Key: 38bf2056e22713c0b979ea7ee94776a

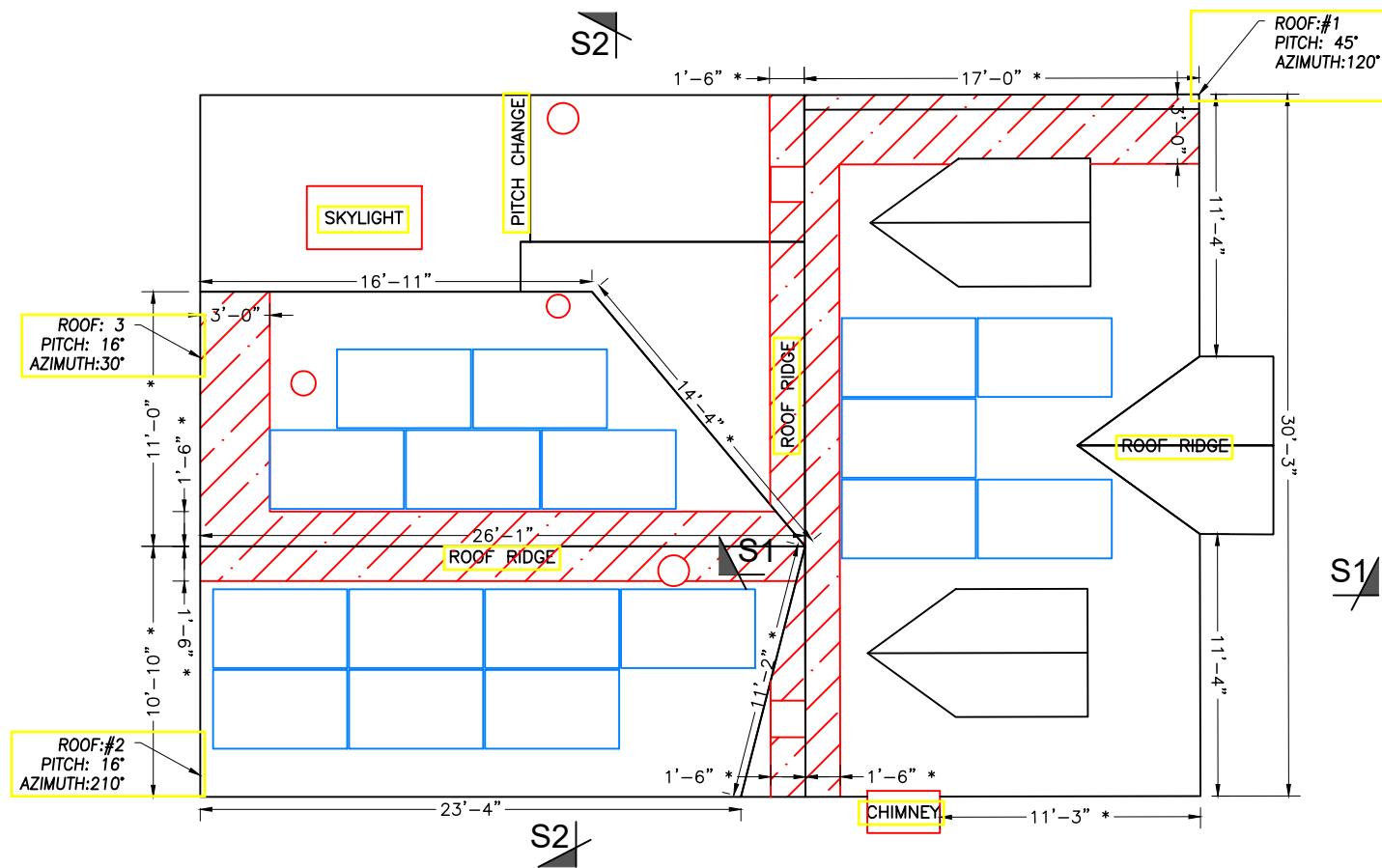
Haley Handelman

06-23-2023

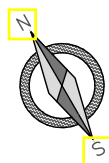
eSigned via SeamlessDocs.com
Takoma Park Planning Division
Key: 19fe64f123e96a3ff4576219059d5fbc

06-23-2023

IQ8+



KEY



PLAN VIEW TOTAL ROOF AREA: 1337.11 SQFT
 SOLAR ARRAY AREA: 334.39 SQFT
 THE SOLAR ARRAY IS 25% OF THE PLAN VIEW TOTAL ROOF AREA

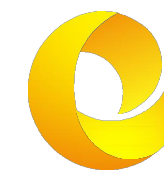
SOLAR PANEL LAYOUT

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

NOTES:

1. THE SYSTEM SHALL INCLUDE [17] SILFAB PRIME SIL-370 HC.
2. SNAPRACK UR-40 RAIL WILL BE INSTALLED IN ACCORDANCE WITH SNAPRACK INSTALLATION MANUAL.
3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.

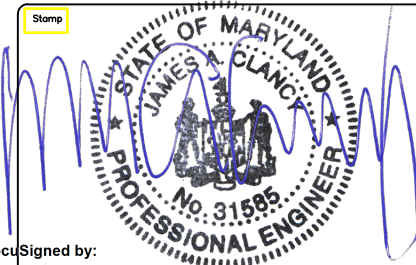
PROPOSED PV ARRAY LOCATION



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.



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

REV	DESCRIPTIONS	BY	DATE
01			

Plotted By: Garrett Connors on 6/20/2023 11:52 AM

Project Name and Address
Jeffrey Bell
 7418 Maple Ave
 Takoma Park, MD 20912
 6.29 kW
 MD14963

Drawn by: **AT**
 Date: **14-JUN-2023**
 Scale: **AS NOTED**

Sheet: **A001**