



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: November 29, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Rebeccah Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1050048: Rooftop Solar

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by Historic Preservation Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Urciolo Properties, LLC (John Urciolo, Agent)
Address: 6909-6939 Laurel Avenue, Takoma Park (Filed under 6935 Laurel Ave.)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Rebeccah Ballo at 301.563.3404 or Rebeccah.Ballo@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____
submitted on: _____
has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on _____. The approval memo and stamped drawings follow.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: URCICLO PROPERTIES, LLC E-mail: John@urcicloproperties.com
Address: 6935 LAUREL AVE #100 City: TAKOMA PARK Zip: 20912
Daytime Phone: 301 270 4442 Tax Account No.: 03561457

AGENT/CONTACT (if applicable):

Name: John Urciclo / ZOE STRAWN E-mail: ZOE.STRAWN@COMCAST.NET
Address: 6935 LAUREL AVE City: TAKOMA PARK Zip: 20912
Daytime Phone: 301 270-4442 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property LAUREL AVE

Is the Property Located within an Historic District? Yes/District Name TAKOMA PARK (13)
 No/Individual Site Name TK METRO SHOP CTR.

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: 6909-6939 Street: LAUREL AVE
Town/City: TAKOMA PARK Nearest Cross Street: LAUREL & CARROLL
Lot: 53 Block: A Subdivision: 025 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all information 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"/> Signage |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input checked="" type="checkbox"/> Signage |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Traffic |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Work |

APPROVED
Montgomery County
Historic Preservation Commission

Rebecca Ballo

REVIEWED
By Rebecca Ballo at 4:44 pm, Nov 29, 2023

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 all applicable laws, codes, and regulations of the agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date 11/10/23

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

<p>Owner's mailing address</p> <p>UKC100 Properties, LLC 6935 LAUREL Ave #100 TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>John UKC100 / Zoe STEAKN 6935 LAUREL Ave #100 TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p><u>7001 CARROLL Ave</u></p> <p>TAKOMA WESTMORELAND, LLC 11161 NEW HAMPSHIRE Ave Silver Spring, MD 20904 SUITE 200</p>	<p><u>7000 CARROLL Ave</u></p> <p>KC ASSOCIATES, LLC c/o BAKAC, FNC. 6901 4th ST. N.W. WASH. DC 20012</p>
<p><u>6851 CARROLL ST</u></p> <p>POTOMAC CONFERENCE CORP 7th Day Adventist 6810 EASTERN Ave WASH. DC 20012</p>	<p>6843-45 EASTERN Ave CHARLOTTE SCHOENEMAN 6843 EASTERN Ave TAKOMA PARK, MD 20912</p>

DESCRIPTION OF PROPERTY


The Takoma Metro Shopping Center is a retail shopping strip of various businesses. The strip is located at 6901-39 Laurel Avenue in Old Town Takoma Park. We are asking for approval to install Roof Solar Panels on the rooftop of 6909 through 6939 Laurel Avenue.

DESCRIPTION OF WORK PROPOSAL

We have attached a drawing showing the proposed layout of the solar panels that we would like to be installed.

NOTE: none of the panels will be visible from the front of the property.

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**NEW COLUMBIA
S O L A R**

Solar Roof Lease Proposal | Takoma Metro Shopping Center

6909 – 6935 Laurel Ave, Takoma Park Maryland

Prepared for Urciolo Properties, LLC

October 11, 2023

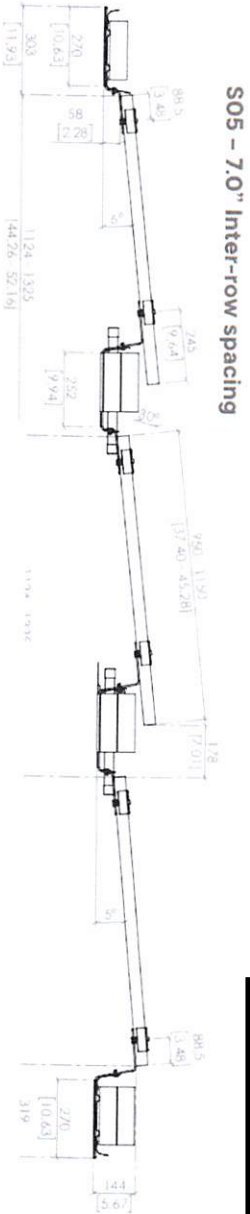
Valid thru 11/30/2023

Cam Kostyack | ckostyack@newcolumbiasolar.com | 202.834.4041

Confidential

Solar Racking Overview

Aerocompact Non-Penetrating Racking System



S05 - 7.0" Inter-row spacing

Racking Specifications:	
Model:	Aerocompact COMPACTFLAT S05
Row Spacing:	7.0 inch
Tilt Angle & Alignment:	5° tilt, 180° South
Description:	<ul style="list-style-type: none"> • Racking is light-weight and secured using ballast blocks. • Roof slips, made from the same material as the roof membrane, are placed between rack and roof to protect the roof.



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. Porter

REVIEWED
 By Rebecca Ballo at 4:44 pm, Nov 29, 2023

Preliminary Economics | Roof Lease

Preliminary Economics are based on satellite imagery and information known to date

Community Solar Roof Lease

Preliminary Economics ¹	
Estimated System Size	108 kW
Deal Structure	Community Solar Roof Lease
Racking Type	Non-Penetrating Ballasted
Lease Term	20 Years
Annual Lease Payments (\$) ¹	
Total Lease Payments over Term (\$) ¹	
Cost to Urciolo Properties, LLC	(\$00.00)

¹) Underwriting assumes contract execution by 11/30/23

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Preliminary design and system capacity subject to revision during detailed engineering study