



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

March 31, 2026

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1152667 - Solar panel installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff on March 31, 2026.

The HPC staff has reviewed and stamped the attached submission materials.

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: Lumina Solar; Ola Carew, Agent  
Address: 312 Tulip Avenue, Takoma Park

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 Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@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 \_\_\_\_\_ on \_\_\_\_\_. The approval memo and stamped drawings follow.

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

Install (2) Roof Mounted Solar Panels to the front facing roof surface. Increasing the solar panel count from 21 to 23.

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

Install (2) Roof Mounted Solar Panels to the front facing roof surface. Increasing the solar panel count from 21 to 23.

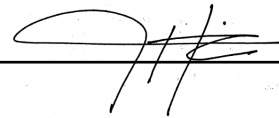
**REVIEWED**

*By Laura DiPasquale at 3:26 pm, Mar 31, 2026*

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by several vertical and diagonal strokes, positioned above a horizontal line.

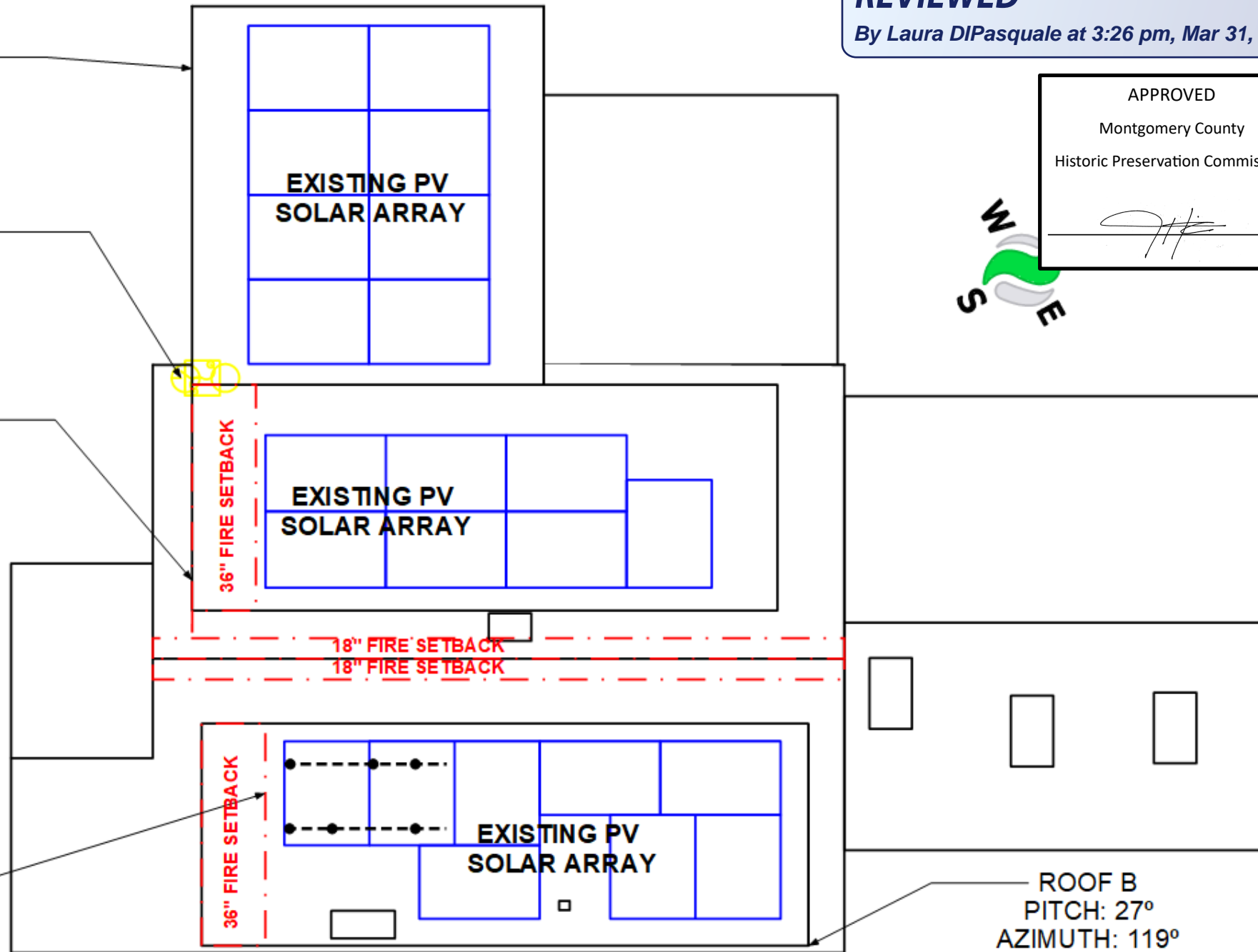
ROOF C  
PITCH: 7°  
AZIMUTH: 299°

UTILITY METER (IN BREEZEWAY)  
AC DISCONNECT (EXISTING)  
AC COMBINER (EXISTING)

ROOF A  
PITCH: 30°  
AZIMUTH: 299°

FRONT

(2) NEW MODULES



**REVIEWED**

By Laura DiPasquale at 3:26 pm, Mar 31, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

FOR PERMITTING USE ONLY

WORKSITE ADDRESS:

JOEL ROSENBERG  
312 TULIP AVENUE, TAKOMA  
PARK, MD, 20912

CONTRACTOR INFO:



LUMINA  
3600 COMMERCE DR  
SUITE 601  
BALTIMORE, MD 21227  
(443) 955-0779

LEGEND

- FIRE SETBACKS & PATHWAYS
- SOLAR PV MODULES
- MOUNTING RAIL
- ROOF ATTACHMENT

NOTE: ATTACHMENT SPAN REQUIREMENTS LISTED ON THE ASSEMBLY DETAIL PAGE(S)



STAMPED AND SIGNED  
FOR STRUCTURAL ONLY

*Andrew Oesterreicher*

**INSTALLATION NOTES**

- 1) ALL SOLAR MODULES SUPPORTED BY ROOF ATTACHMENTS STAGGERED AT 48 IN O.C. (OR AS LISTED ON THE ASSEMBLY DETAILS PAGE(S))
- 2) SOLAR PHOTOVOLTAIC SYSTEM INSTALLED PARALLEL TO ROOF SURFACE
- 3) SOLAR PHOTOVOLTAIC SYSTEM INSTALLED AT A MAXIMUM HEIGHT OF 6 IN ABOVE ROOF SURFACE (OR AS INDICATED)
- 4) ANY ROOFING PENETRATIONS SHALL HAVE PROPER FLASHING SEALANT USED TO PROVIDE WATERTIGHT ASSEMBLY

5) RT-MINI II ATTACHMENTS TO DECKING MAY BE USED AT RAIL ENDS (OR AS NEEDED) TO COMPLY WITH CANTILEVER REQUIREMENTS AND TO KEEP ATTACHMENTS UNDER THE ARRAY. SEE 'SUPPLEMENTARY MOUNTING SYSTEM PROPERTIES' ON [S001]

TOTAL ROOF PLAN AREA =	2299.83	SQ.FT
TOTAL SOLAR ARRAY AREA =	514.82	SQ.FT.
ARRAY ROOF COVERAGE =	22.39	%

LICENSE NUMBER:

MHIC-30991

REV	DATE
IFC	03-05

ATTACHMENT  
PLAN

**A001**

FOR ENGINEERING USE ONLY

**REVIEWED**

By Laura DiPasquale at 3:26 pm, Mar 31, 2026

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Historic Preservation Commission



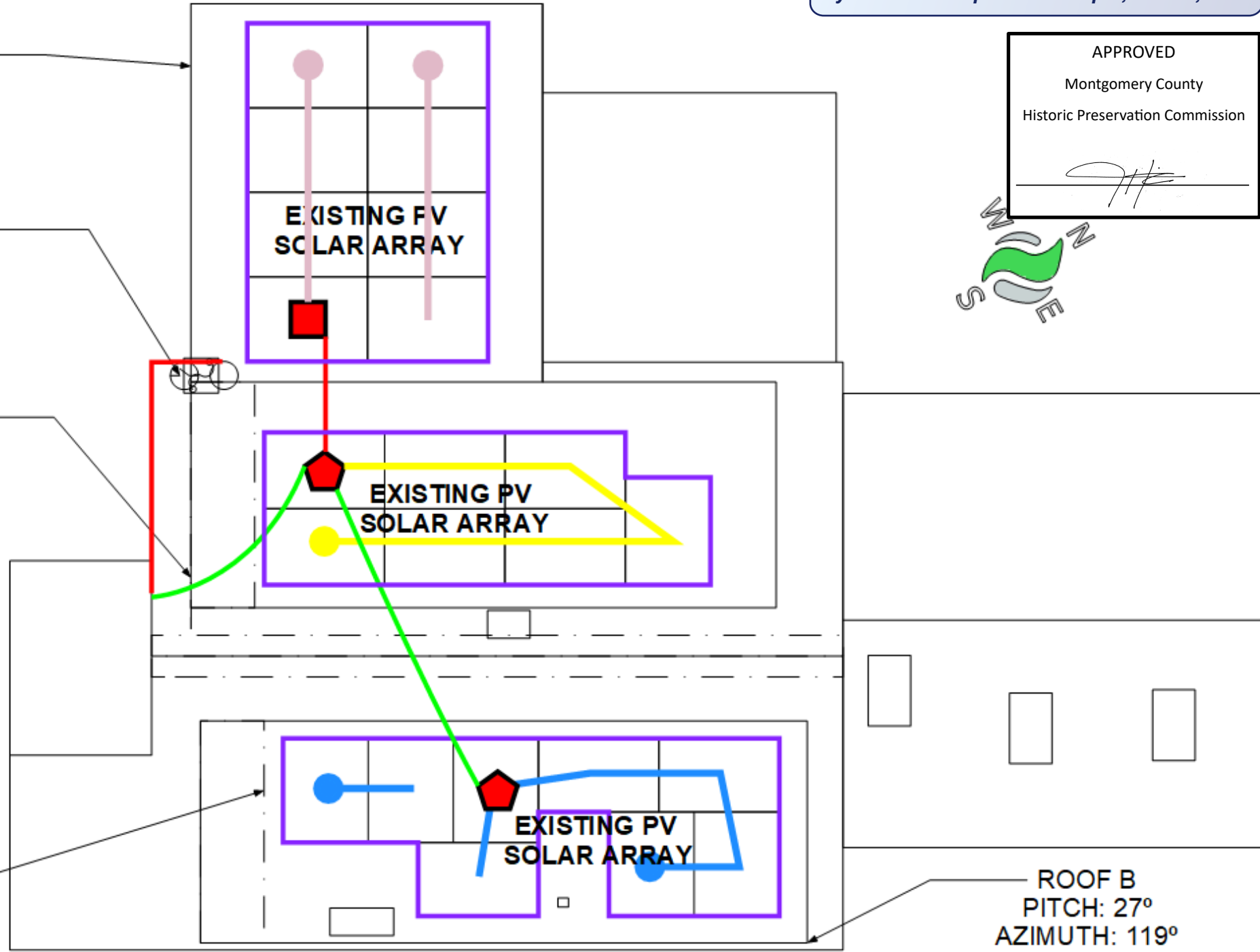
ROOF C  
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UTILITY METER (IN BREEZEWAY)  
AC DISCONNECT (EXISTING)  
AC COMBINER (EXISTING)

ROOF A  
PITCH: 30°  
AZIMUTH: 299°

FRONT

(2) NEW MODULES



ROOF B  
PITCH: 27°  
AZIMUTH: 119°

FOR PERMITTING USE ONLY

WORKSITE ADDRESS:

JOEL ROSENBERG

312 TULIP AVENUE, TAKOMA  
PARK, MD, 20912

CONTRACTOR INFO:



LUMINA  
3600 COMMERCE DR  
SUITE 601  
BALTIMORE, MD 21227  
(443) 955-0779

LICENSE NUMBER:

MHIC-30991

REV	DATE
IFC	03-05

Color	Circuit	Mod. Count
Blue	#1	8
Yellow	#2	7
Pink	#3	8
Orange		
Purple		
Light Yellow		
Brown		
Red		
Cyan		
Yellow		

LEGEND

- JUNCTION BOX
- SOLADECK
- END CAP
- EXTERIOR CONDUIT
- ATTIC CONDUIT
- INTERIOR CONDUIT
- CRITTER GUARDS
- TRUNK CABLE

**NOTES**

SOLAR MODULE: REC460AA PURE-RX  
INVERTER: IQ8X-80-M-US  
DC SYSTEM SIZE: 10.58 kW  
AC SYSTEM SIZE: 8.74 kW

CIRCUIT &  
CONDUIT MAP

**E003**