
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	322 Aspen Street, NW	<input type="checkbox"/> Agenda
Landmark/District:	Takoma Park Historic District	<input checked="" type="checkbox"/> Consent Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	October 25, 2018	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	18-665	New Construction
		Demolition
		Subdivision

Owner Dan Claire, with plans prepared by Bjorn Falk, seek permit review for the installation of solar panels on the roof of their house in the Takoma Park Historic District.

Property Description

322 Aspen Street, NW was designed by Doran S. Platt and built in 1924. It is one of four houses on the block designed by Mr. Platt. The house is one-story tall and features a steeply pitched side-gable roof. At the rear, the side gable is intersected by a hipped roof wing. Currently there are two one-story rear extensions with shed roofs. The roof is clad in asphalt shingles. The rear of the property is visible from 4th Street, across the backyard of the neighboring property.

Project Proposal

The plans call for the installation of twenty-four solar panels at the property's rear roof. The panels would be allocated to the gable, hipped, and shed portions of the roof. The solar panels would be seen from 4th Street NW.



Figure 1: View of rear of 322 Aspen St. from 4th Street, NW

Evaluation

When solar panels are installed at a property's front roof and can be seen over the primary elevation, they can potentially detract from the building's historic character and architectural features. However, this proposal has avoided adverse visual impacts on the historic district by locating the solar panels solely at the rear roof. While they will be seen from the side street (4th Street), it will be for a limited vantage point, on a rear elevation, and in context with other rear additions and mature trees such that the installation will not detract from or be incompatible with the building or historic district. The Board has recently approved minimally visible solar panels within the Takoma Park Historic District at 6824 5th Street, NW (HPA # 18-618)

Recommendation

The HPO recommends that the Board approve the proposed solar panels and delegate permit approval to the HPO.

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