

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7125 Willow Ave., Takoma Park	Meeting Date:	1/23/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/17/18
Review:	HAWP	Public Notice:	1/10/18
Case Number:	37/03-18C	Tax Credit:	n/a
Applicant:	Michael Tidwell	Staff:	Dan Bruechert
Proposal:	Solar Panel Installation		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Bungalow/Vernacular
DATE: c.1910

The subject property is a one-and-a-half story, side-gable roofed house, with clapboard siding, and a large shed dormer.

The applicant proposes to install eight (8) solar panels in the southwest corner of the rear-facing side of the roof. The panels will be installed to the roof using a racking system and will project approximately 4" (four inches) above the surface of the asphalt shingled roof. Given these facts, the solar array will not be visible from the public right-of-way and will only have a minimal impact on the historic character of the house and the surrounding district.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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 insure 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

x 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

823662
823662

Contact Email: solarngman@gmail.com Contact Person: ALBERT NUNEZ
 Daytime Phone No.: 202.270.5000
 Tax Account No.: 01079691
 Name of Property Owner: MICHAEL TIDWELL Daytime Phone No.: 240.460.5838
 Address: 7125 TAKOMA PARK WILLOW AVENUE 20912
Street Number City State Zip Code
 Contractor: Capital Sun Group, Ltd. Phone No.: 301.229.0671
 Contractor Registration No.: 15147701
 Agent for Owner: Albert Nunez Daytime Phone No.: 202.270.5000

LOCATION OF BUILDING/PREMISE

House Number: 7125 Street: WILLOW AVENUE
 Town/City: Takoma Park Nearest Cross Street: TULIP AVENUE
 Lot: P10 Block: 6 Subdivision: LIPSCOMB AND EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK, APRIL 1902
 Liber: 41277 Folio: 089 Parcel: NA

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ \$12,501.80

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Albert Nunez November 24, 2017
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Mike and Beth Towell, 7125 Willow Ave
Takoma Park, MD 20912

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Back roof of house on 7125 Willow Ave,
Takoma Park, MD

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

8 solar panels. Not visible from
front of house.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

Solar panels and
attendant wiring
wires.

Jim within +
Nancy Blockenker
7127 Willow
Ave, TP MD
Preceding Parcel
7123 Willow
Ave 11

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Mike and Beth Tidwell

Owner's mailing address

7125 Willow Ave
Takoma Park, MD
20912
Mike and Beth Tidwell

Owner's Agent's mailing address

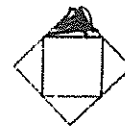
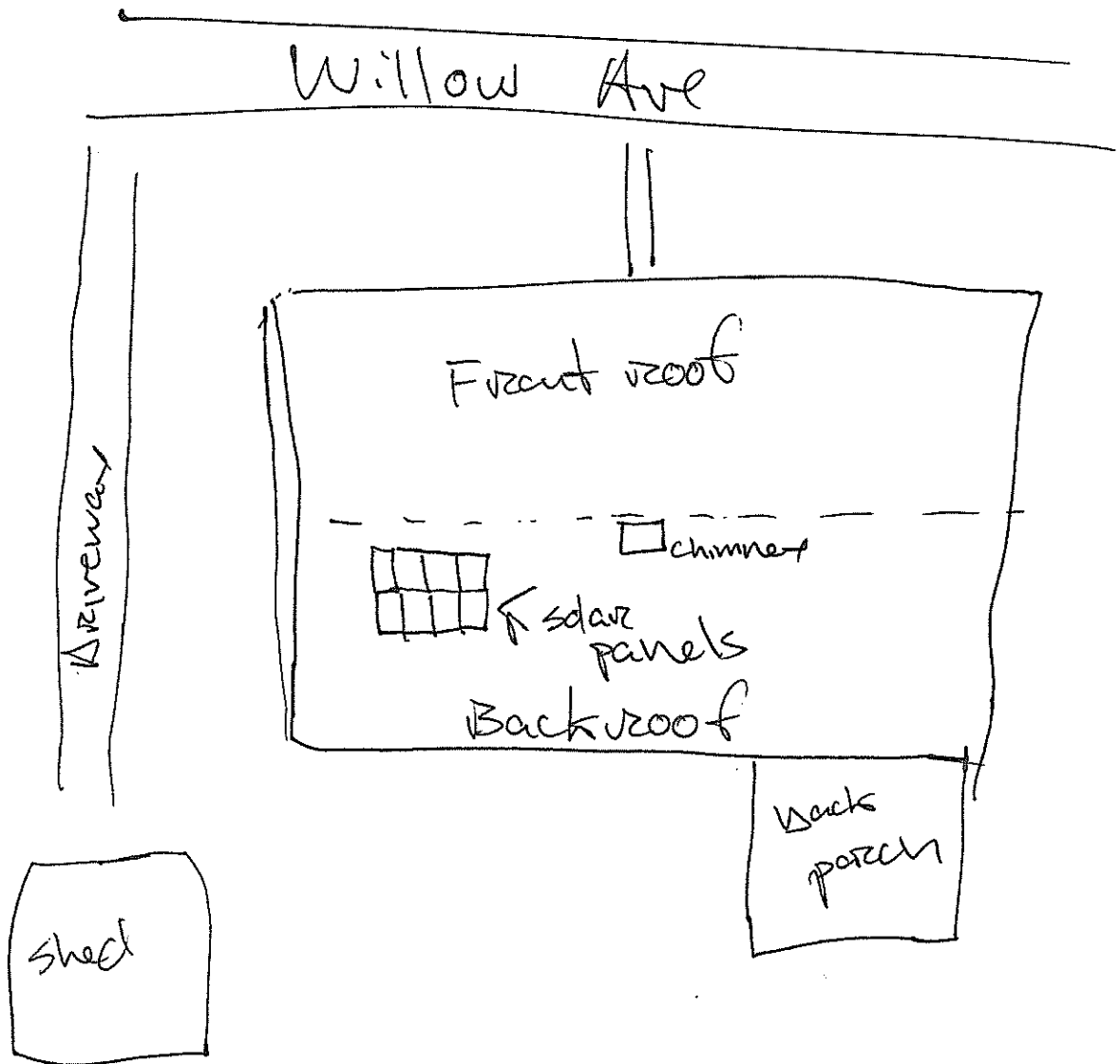
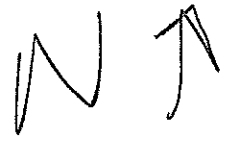
Adjacent and confronting Property Owners mailing addresses

Pierre and Lois Perrault
7123 Willow Ave
TP, MD, 20912

Jim Witkin + Nancy
Flickenger

7127 Willow Ave
TP, MD 20912

Site Plan



Shade portion to indicate North

Applicant: Mike + Beth Schwell 7125 Willow Ave, ID# MID 20912

Page:

Existing Property Condition Photographs (duplicate as needed)

solar panels
not visible from
front view of house

Detail: Front



Detail: Rear view of house

Applicant: Mike + Beth Tidwell, 7125 Willow Ave,
TP MD 20912

Page:



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: solarrrgman@gmail.com Contact Person: ALBERT NUNEZ
 Daytime Phone No.: 202.270.5000
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 Name of Property Owner: MICHAEL TIDWELL Daytime Phone No.: 240.460.5838
 Address: 7125 TAKOMA PARK WILLOW AVENUE 20912
Street Number City Street Zip Code
 Contractor: Capital Sun Group, Ltd. Phone No.: 301.229.0671
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Albert Nunez
Signature of owner or authorized agent

November 24, 2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Mike and Beth Tidwell, 7125 Willow Ave
Takoma Park, MD
20912

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Solar panels and
attendant wiring

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Tom Witten +
Wendy Fickensel
7127 Willow
Ave, TP MD
Preston's Feed
7123 Willow
Ave 1/11

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[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Mike and Beth Tidwell

Owner's mailing address

7125 Willow Ave
Takoma Park, MD
20912
Mike and Beth Tidwell

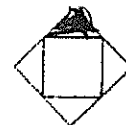
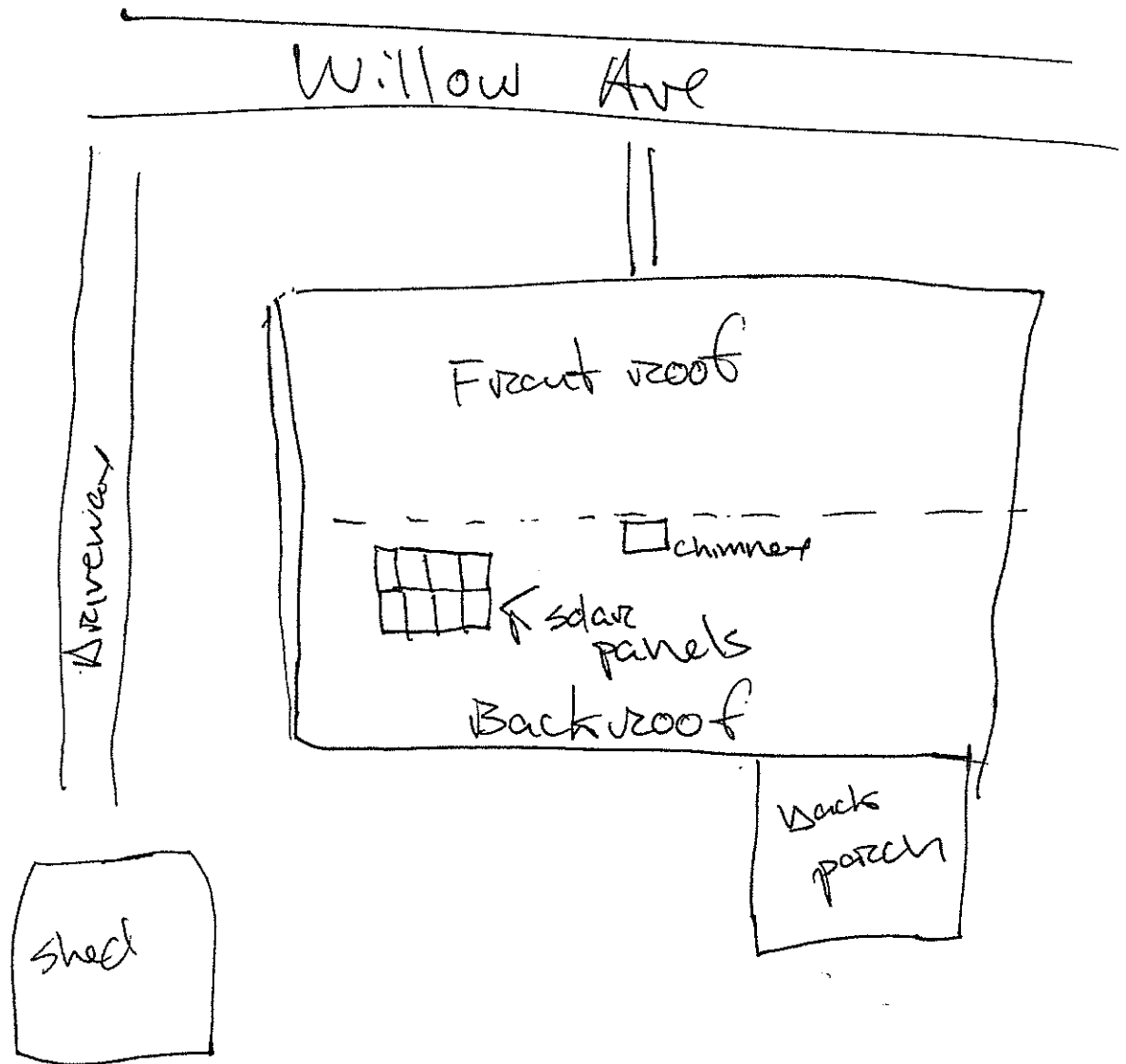
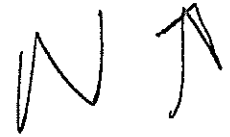
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Frederic and Lois Perrella
7123 Willow Ave
TP, MD, 20912

Jim and Nancy
Flickenger
7127 Willow Ave
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Site Plan



Shade portion to indicate North

Applicant: Mike + Beth Tidwell 7125 Willow Ave, ID MD
20912

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Detail: Front



Detail: REAR view of house

Applicant: Mike + Beth Tidwell, 7125 Willow Ave,
TIP MID 20912

Page:



Albert Nunez <solarnrgman@gmail.com>

Fwd: HISTORIC PRESERVATION LETTER

Andres Menendez <andmenendez2@gmail.com>
To: Albert Nunez <Solarnrgman@gmail.com>

Wed, Dec 27, 2017 at 2:00 PM

----- Forwarded message -----

From: <DPS-NoReply@app.montgomerycountymd.gov>
Date: Wed, Dec 27, 2017 at 10:09 AM
Subject: HISTORIC PRESERVATION LETTER
To: andmenendez2@gmail.com

ProjectDox[®]

ProjectDox - Team Mail

Project:	BUILDING-821580
Author:	Heidi Gant
Project Access Login to ProjectDox	

YOU WILL NEED TO PROVIDE A LETTER OF APPROVAL FROM THE HISTORIC PRESERVATION AND UPLOADED IN THE DOCUMENTS FOLDER. PT STEPHENSON EMAILED STATING THIS IS REQUIRED ON 12/22. YOU WILL NEED TO PROVIDE THIS LETTER NO LATER THAN TUESDAY JANUARY 2, 2018 OR THIS PERMIT WILL BE VOIDED.

THANK YOU
PT GANT.

If you do not have access to the specified folder, please contact the Project Administrator.

[Login to ProjectDox](#)



Albert Nunez <solarnrgman@gmail.com>

Fwd: ePlans Final Fee Request Notification for BUILDING-821580

Andres Menendez <andmenendez2@gmail.com>
 To: Albert Nunez <Solarnrgman@gmail.com>

Wed, Dec 27, 2017 at 2:01 PM

Tidwell is finished except for the Historic District Approval, do you know what this exactly is? I have sent a few emails to inquire about this because I can't find anything clear online.

----- Forwarded message -----

From: <DPS-NoReply@app.montgomerycountymd.gov>
 Date: Wed, Dec 27, 2017 at 10:05 AM
 Subject: ePlans Final Fee Request Notification for BUILDING-821580
 To: andmenendez2@gmail.com



Final Fee Request Notification

Attention Andres:

Your permit is ready to be issued. You must pay any outstanding permit fees and/or Development Impact Taxes before your plans can be released and the permit issued.

Contact a DPS Permit Technician if you have questions regarding this project. Please do not reply to this email.

Project:	BUILDING-821580
Description:	RSP-ALTER-SFD-7125 WILLOW AVE -TAKOMA PARK
Address:	7125 WILLOW AVE ,TAKOMA PARK,MD,20912
Project Access Login to ePlans	

If you do not have access to the specified folder, please contact the Project Administrator.

Please do not reply to this email.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
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Signature of owner or authorized agent

November 24, 2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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Tom within +
Nancy Flickensier
7127 Willow
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Petele
Petele
7123 Willow
Ave 111

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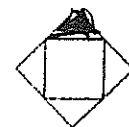
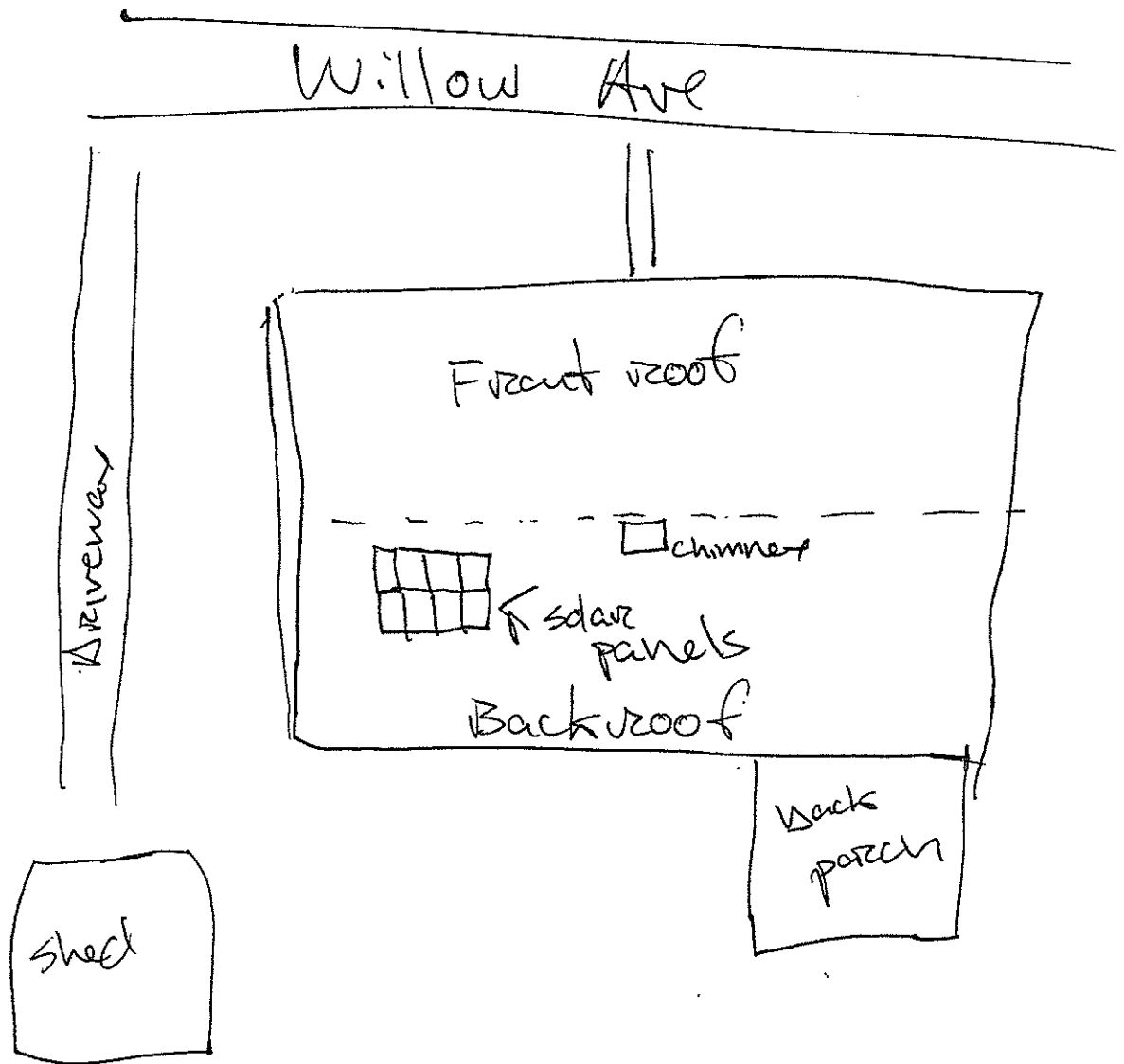
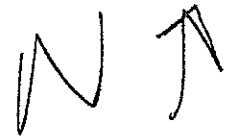
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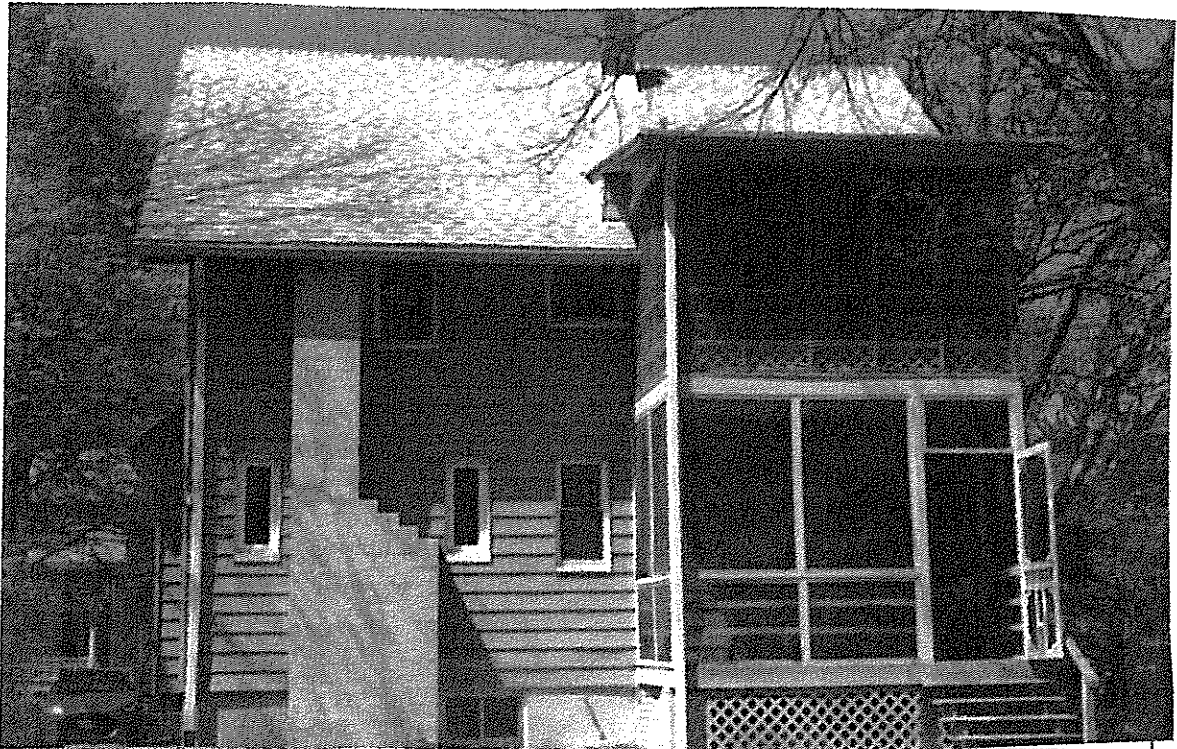
Applicant: Mike + Beth Tidwell 725 Willow Ave, ID, MD
20912

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solar panels
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Detail: Rear view of house

Applicant: Mike + Beth Tidwell, 7125 Willow Ave,
TP MD 20912

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SCOPE OF WORK:
 INSTALLATION OF A 2.616 KW PHOTOVOLTAIC SYSTEM AT THE SINGLE-FAMILY RESIDENCE AT 7125 WILLOW AVENUE, TAKOMA PARK, MARYLAND.
 (8) SUNPOWER 327W AC PV MODULES

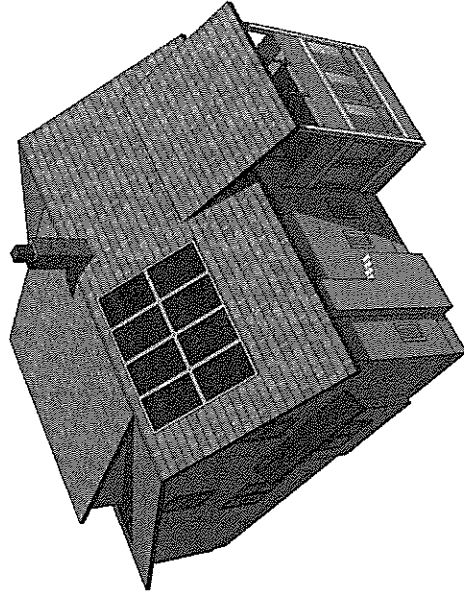
GENERAL NOTES:
 EXISTING PLUMBING VENTS, SKYLIGHTS, EXHAUST OUTLETS, VENTILATIONS INTAKE AIR OPENING SHALL NOT BE COVERED BY THE SOLAR PHOTOVOLTAIC SYSTEM
 ALL OUTDOOR EQUIPMENT SHALL BE NEVA 3R RATED, INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES
 ALL CONDUCTORS EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT

THE ROOF MOUNTED PHOTOVOLTAIC MODULES, PANELS OR SOLAR VOLTAGE ROLL ROOFING MATERIAL SHALL HAVE THE SAME OR BETTER LISTED FIRE-RESISTANCE RATINGS THAN THE BUILDING ROOF-COVERING MATERIAL

REFERENCES:
 INTERNATIONAL RESIDENTIAL CODE, ONE AND TWO FAMILY DWELLING CODE, 2015 EDITION, COMAR 05.02.07

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FIRE PREVENTION CODE, AS ADOPTED BY THE MARYLAND STATE FIRE CODE, COMAR 29.06.01
 NFPA 70 NATIONAL ELECTRICAL CODE, 2014 EDITION, COMAR 05.02.07

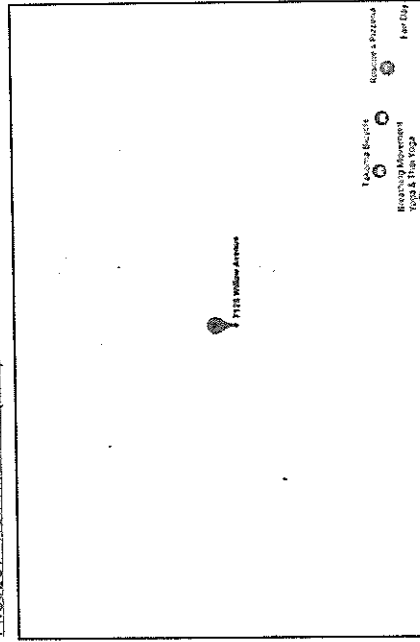
3D_MODEL_(NTS)



AERIAL_MAP_(NTS)




PROJECT VICINITY MAP_(NTS)



SHEET INDEX	
1	TITLE PAGE
2	SITE PLAN
3	ELECTRICAL SINGLE LINE
4	PV LAYOUT
5	MOUNTING DETAIL
6	PLACARDS
7	MODULE DATASHEET
8	RACKING DATASHEET

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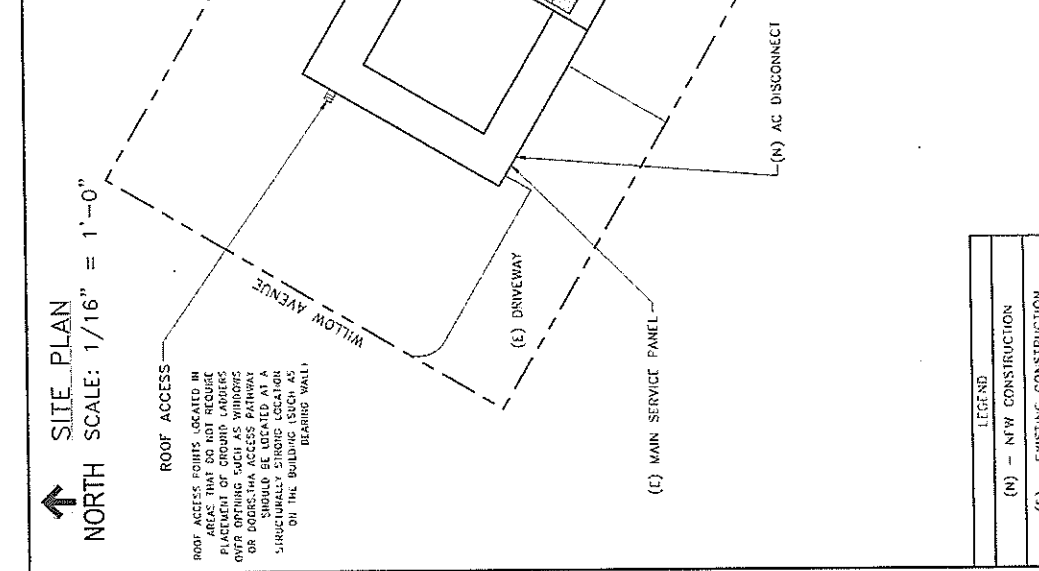
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↑ SITE PLAN
 NORTH SCALE: 1/16" = 1'-0"

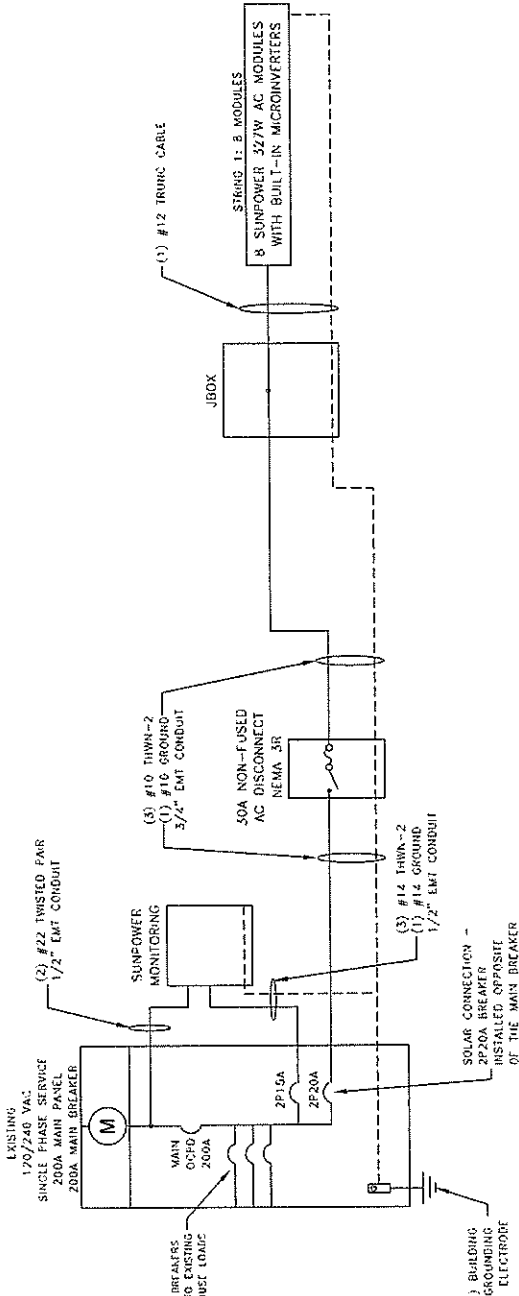
LEGEND

(N) - NEW CONSTRUCTION

(E) - EXISTING CONSTRUCTION

ELECTRICAL SINGLE LINE

NTS



PV MODULE RATING	
MODULE MAKE	SUNPOWER
MODULE MODEL NO.	SPR-X22-327-C-AC
OUTPUT @ 240 V (MIN/MID/MAX)	211/240/264 V
AC MAX CONTINUOUS OUTPUT CURRENT @ 240 V	1.35 A
NOMINAL POWER	327W
AC MAX CONTINUOUS OUTPUT POWER	320W
MAX UNITS PER BRANCH CIRCUIT @ 240 V	12

SERVICE LOAD CALCULATION	
(E) SERVICE PANEL BUS RATING	200A
(E) SERVICE PANEL MAIN OCPD	200A
(N) PV OCPD	20A
COMBINED SERVICE LOAD	200A + 20A = 220A
MAX ALLOWABLE LOAD	200A > 1.2 = 240
TOTAL SERVICE LOAD	220A < 240A

BREAKER OCPD RATINGS	
ADJUSTED CURRENT	1.35A x 8 x 1.25 = 13.5A
(N) PV OCPD	20A

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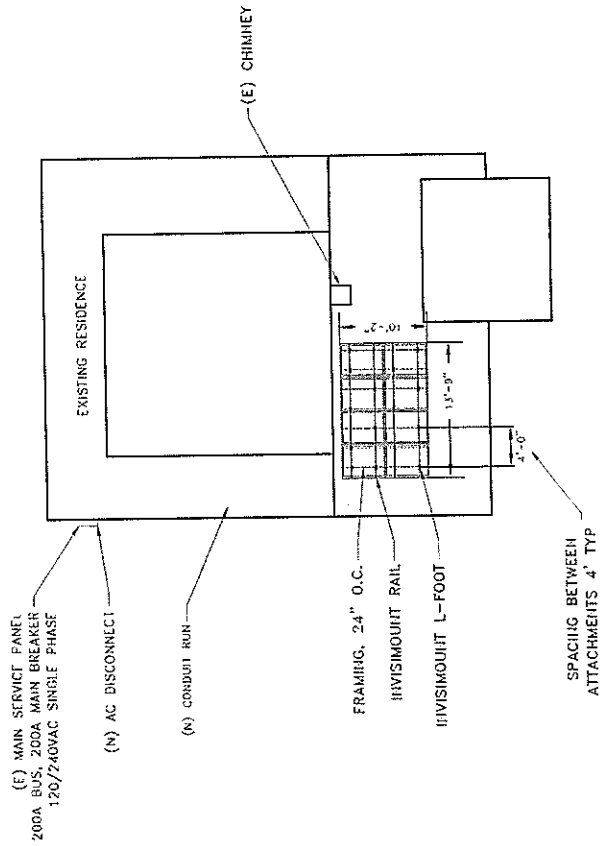
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ROOF PLAN
 NORTH SCALE: 1" = 10'

MOUNTING SPECIFICATIONS		SYSTEM SIZE		SUSUAL SPECIFICATIONS		BUILDING SPECIFICATIONS	
ROOF MATERIAL	COMPOSITE SINGLE	2,616W	2,616W	TYPE	SINGLE FAMILY	STORIES	2
ATTACHMENT	INVISIMOUNT L-FOOT	(8) SUBPOWER 327W AC	(8) SUBPOWER 327W AC	HEIGHT	25'	HEIGHT	25'
ATTACHMENT SPACING	48"	1 STRING OF 8 MODULES	1 STRING OF 8 MODULES	SQ.FT	1,687 SQ. FT.	ROOF SLOPE	30°
RACKING SYSTEM	INVISIMOUNT	DISTRIBUTED WEIGHT	2.7 LB/SQ.FT.	ROOF FRAMING	2 X 6	SPACING	24"
MOUNTING TYPE	FLUSH	ARRAY AREA	140 FT.SQ.	ARRAY AZIMUTH	120°		



LEGEND
(N) - NEW CONSTRUCTION
(E) - EXISTING CONSTRUCTION

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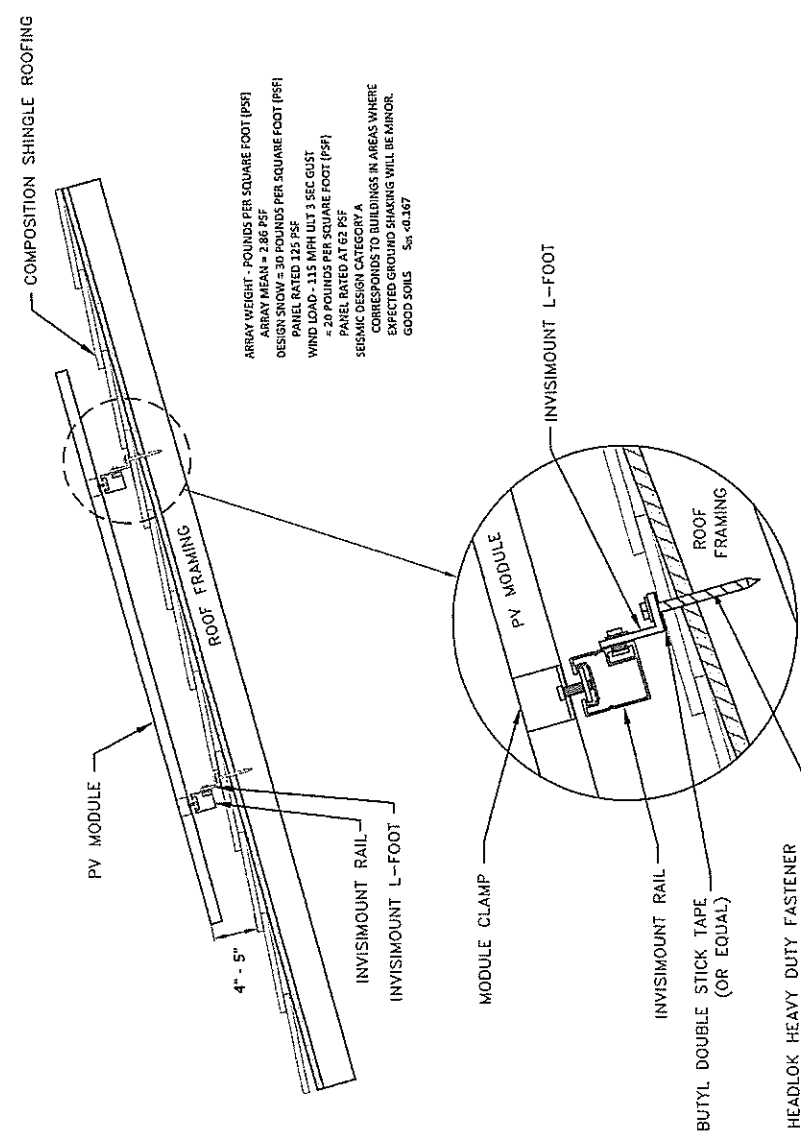
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STRUCTURAL ATTACHMENT — COMPOSITE SHINGLE ROOF

NTS



ARRAY WEIGHT - POUNDS PER SQUARE FOOT (PSF)
 ARRAY MEAN = 2.88 PSF
 DESIGN SNOW = 30 POUNDS PER SQUARE FOOT (PSF)
 PANEL RATED WIND LOAD = 115 POUNDS PER SQUARE FOOT (PSF)
 WIND LOAD - 115 POUNDS PER SQUARE FOOT (PSF)
 2.88 POUNDS PER SQUARE FOOT (PSF)
 PANEL RATED WIND LOAD = 115 POUNDS PER SQUARE FOOT (PSF)
 SEISMIC DESIGN CATEGORY A
 CORRESPONDING TO BUILDINGS IN AREAS WHERE
 EXPECTED GROUND SHAKING WILL BE MINOR.
 GOOD SOILS - Ss, d, 0.167

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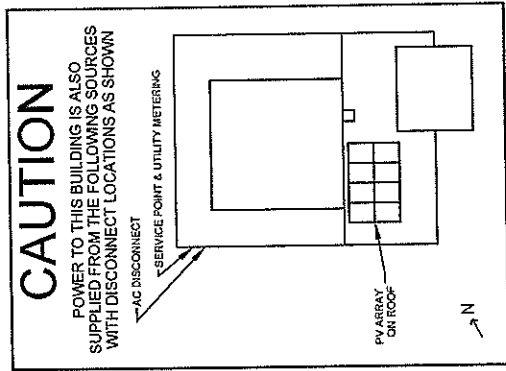
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 DRAWN BY
 6,18,2017
 SHEET
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WARNING
 PHOTOVOLTAIC
 AC DISCONNECT
 LOCATED AT AC DISCONNECT

- ALL SIGNAGE/LABELS SHALL BE IN THE FOLLOWING FORMAT:
1. WHITE LETTERING ON A RED BACKGROUND
 2. MINIMUM 3/8" LETTER HEIGHT
 3. ALL LETTERS SHALL BE CAPITALIZED
 4. ARIAL OR SIMILAR FONT, NON-BOLD
 5. WEATHER RESISTANT MATERIAL
 6. SHALL BE IN ACCORDANCE WITH APPROPRIATE SECTIONS, TABLES AND ARTICLES OF NEC

WARNING!
 DUAL POWER SOURCES
 SECOND SOURCE IS PHOTOVOLTAIC SYSTEM
 MAX AC OPERATING CURRENT 20A
 OPERATING AC VOLTAGE 240V AC
 LOCATED OUTSIDE OF SERVICE PANEL COVER

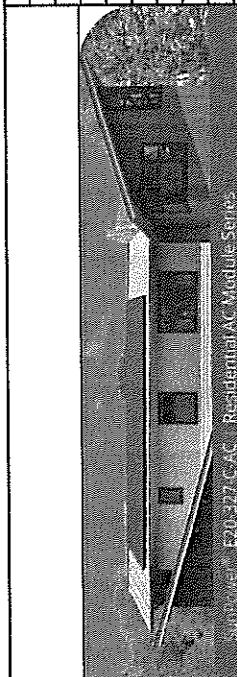
SOLAR CIRCUIT
 DO NOT RELOCATE
 LOCATED AT PV CIRCUIT BREAKERS

PHOTOVOLTAIC SYSTEM
 EQUIPPED WITH RAPID
 SHUTDOWN
 LOCATED AT AC DISCONNECT

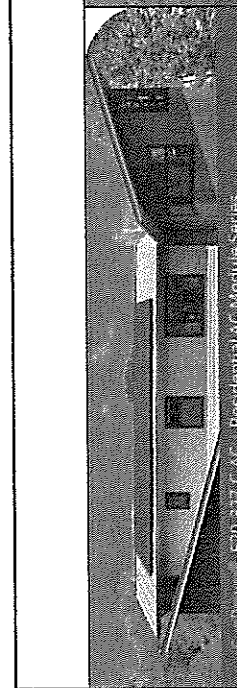
SOLAR PHOTOVOLTAIC SYSTEM
 AC DISCONNECT
WARNING!
 ELECTRICAL SHOCK HAZARD
 DO NOT TOUCH TERMINALS
 TERMINALS ON BOTH LINE AND LOAD SIDES
 MAY BE ENERGIZED IN OPEN POSITION
 TOTAL RATED AC OUTPUT CURRENT 20A
 AC OUTPUT VOLTAGE 240VAC
 SINGLE PHASE
 LOCATED AT AC DISCONNECT AND PV OCPD

WARNING: PHOTOVOLTAIC
 POWER SOURCE
 FOR CONDUIT, RACEWAYS, ENCLOSURES,
 CABLE ASSEMBLIES AND JUNCTION BOXES

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Model E20-327 CAC Residential AC Module Series



Model E20-327 CAC Residential AC Module Series

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Design Direct Advantages

- Unmatched performance and efficiency
- Proven module reliability
- 25-year Combined Power and Product Warranty

Maximum Value for Roof

- Superior efficiency and long-term energy production
- Superior performance in all climates

Expanded Deployment Options

- Commercial and residential
- System flexibility

Simplify & Speed Installation

- Easy-to-use and intuitive
- Robust, durable, lightweight, and easy to handle
- Design flexibility and ease of installation
- Fewer installation steps and less weight
- Proven performance

Completion of Complete System

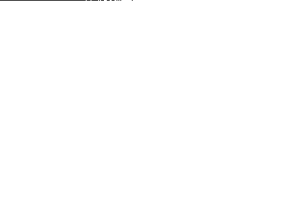
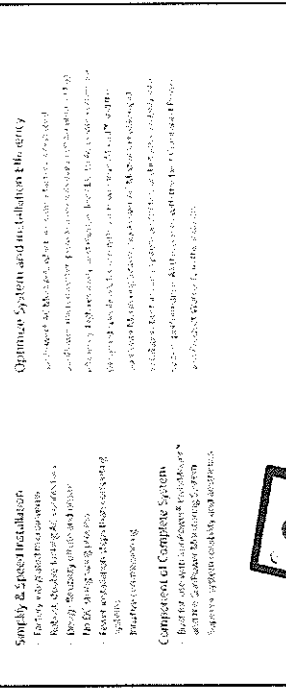
- Built for use with our complete system
- Superior system reliability and efficiency



Module Data	
Model	E20-327 CAC
Power (W)	327
Voltage (V)	18
Current (A)	18.17
Temperature Coefficient (1/C)	-0.004
Weight (kg)	10.5
Dimensions (mm)	1650 x 990 x 35

Mounting Data	
Mounting System	Standard
Mounting Material	Aluminum
Mounting Dimensions	1650 x 990 x 35
Mounting Weight	10.5 kg
Mounting Temperature Range	-40 to 125 C

Electrical Data	
Maximum Power (P _{max})	327 W
Open Circuit Voltage (V _{oc})	21.6 V
Short Circuit Current (I _{sc})	15.2 A
Maximum Power Voltage (V _{mp})	18.0 V
Maximum Power Current (I _{mp})	18.17 A
Temperature Coefficient (1/C)	-0.004



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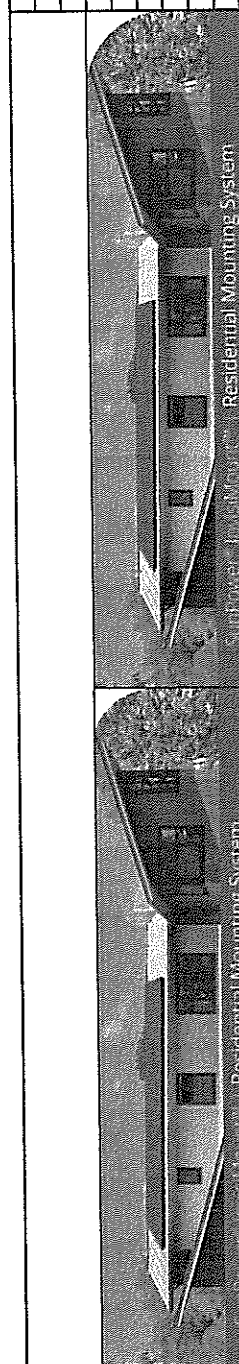
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Simple and Fast Installation

- Integrated racking and mounting
- No need for anchors or straps
- Securing rail caps for easy panel fit
- Rail caps with built-in cable lock
- Mount tubing
- Simple pre-wired service
- Or, 72" standard sized ground

Flexible Design

- Address every unique equipment setup
- Design with slope and porches
- Fully shrouded cable management

Customer Preferred Attributes

- All-in-one and all-in-one mounting systems
- No need for straps or anchors
- No need for complex and tedious measure and install techniques

Part of SunPower System

- SunPower system includes 20-year warranty
- Best-in-class system efficiency and performance
- Outstanding customer satisfaction

Lightning Simplify

SunPower's InnoMount™ is a SunPower designed rail-based mounting system. The InnoMount system addresses residential project needs and combines faster installation time, design flexibility, and superior aesthetics.

The InnoMount product has specifically developed and engineered to pair with SunPower modules. The resulting system level approach will simplify the architect and installation benefits for both homeowners and installers.

sunpower.com

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