EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7125 Willow Ave., Takoma Park  
Resource: Contributing Resource  
Takoma Park Historic District  
Review: HAWP  
Case Number: 37/03-18C  
Applicant: Michael Tidwell  
Proposal: Solar Panel Installation

Meeting Date: 1/23/18  
Report Date: 1/17/18  
Public Notice: 1/10/18  
Tax Credit: n/a  
Staff: Dan Bruechert

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:

__X__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:

__x__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

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Solarmrgman@gmail.com
Contact Person: ALBERT NUNEZ

Tax Account No.: 01079691

Name of Property Owner: MICHAEL TIDWELL

Address: 7125 TAKOMA PARK WILLOW AVENUE 20912

Contractor: Capital Sun Group, Ltd.

Agent for Owner: Albert Nunez

Location of Work/Improvements

House Number: 7125

Street: TULIP AVENUE

Nearby Cross Street: WILLOW AVENUE

Lot Block: 6

Subdivision: LIPSOM AND EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK, APRIL 1902

Lot No.: 41277

Parcel: NA

PART ONE: TYPE OF PLANNED ACTION AND USE

1A. CHECK ALL APPLICABLE: □ Construct □ Extend □ Alter/Remodel □ Extend/Remodel

☐ Move □ Install □ Week/Place

☐ Renovate □ Repair □ Removable

☐ Fireview (complete Section 4) □ Other: _______________________

1B. Construction cost estimate: $12,501.80

IC. 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 OR 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/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the work to be done is in accordance with the plans and specifications herein 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

SIGNED FOR PERMIT

Chairperson, Historic Preservation Commission

Approval: ____________________________

Disapproval: _________________________

Application/Permit No.: ____________________________

Date Filed: ____________________________

Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
1. **WRITTEN DESCRIPTION OF PROJECT**
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
   
   Back porch 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, when applicable, the historic district:
   
   Solar panels,  Not visible from street.

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 not 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.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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 canopy 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 lots or parcels which lie directly across the street/highway from the parcel in question.

   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.

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| Time Witnessed + Nancy Flickinger                       |
| 7127 Willow Ave                                         |
| TP, MD 20912                                             |
Solar panels

Not visible from

Front view of house

Detail: Front

Detail: Rear view of house

Applicant: Mike + Beth Trippell, 7125 Willow Ave, TIP MND 20912
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: solarnrgman@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

Contractor: Capital Sun Group, Ltd.
Contractor Registration No: 15147701
Agent for Owner: Albert Nunez
Daytime Phone No: 202.270.5000

LOCATION OF HISTORIC PREMISES
House Number: 7125
Street: WILLOW AVENUE
Town/City: Takoma Park
Nearest Cross Street: TULIP AVENUE
Lot: P10 Block: 6 Subdivision: UPSOMS AND EARNEST, TRUSTEES' ADDITION TO TAXOMA PARK, APRIL 1902

PART ONE: TYPE OF PERMIT, ACTIVITY, AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ AC ☐ SB ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Above Ground ☐ Install ☐ Work/Zone
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Division ☐ Repair ☐ Renovate
☐ 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 EXTEND/ADDITONS

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 FENCES/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/entrance

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 except this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: __________
Date: November 24, 2017

SEE REVERSE SIDE FOR INSTRUCTIONS
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 porch of house on 7125 Willow Ave.
   Takoma Park, MD

   [Additional text]

   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 street of house.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. divisions 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 and 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. PHOTOGRAPH
   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 sight-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 CONFOUNTED PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confounded 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.

PLEASE PRINT (IN BLUE OR BLACK INK) ON TOP OF THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDELINES OF THE TEMPLATE AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.

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Site Plan

Willow Ave

Front roof

Chimney

Cedar panels

Back roof

Shed

Shade portion to indicate North

Applicant: Mike + Beth Isdwell  726 Willow Ave, TRM, MD 20012
Solar panels

Not visible from front view of house

Detail: Front

Detail: Rear view of house

Applicant: Mike & Beth Tidwell, 3125 Willow Ave.

TIP MID 20912
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

---

YOU WILL NEED TO PROVIDE A LETTER OF APPROVAL FROM THE HISTORIC PRESERVATION AND
UPLOADED IN THE DOCUMENTS FOLDER. PT STEPHENSOM 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.
Fwd: ePlans Final Fee Request Notification for BUILDING-821580

Andres Menendez <andmenendez22@gmail.com>
To: Albert Nunez <solarmrgman@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 10:06 AM
Subject: ePlans Final Fee Request Notification for BUILDING-821580
To: andmenendez22@gmail.com

ProjectDox

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.

<table>
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<th>Project:</th>
<th>BUILDING-821580</th>
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<tr>
<td>Description:</td>
<td>RSP-ALTER-SFD-7125 WILLOW AVE ,TAKOMA PARK</td>
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<tr>
<td>Address:</td>
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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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: solarnrgman@gmail.com  
Contact Person: ALBERT NUNEZ

Tax Account No.: 01079691  
Daytime Phone No.: 202.270.5000

Name of Property Owner: MICHAEL TIDWELL  
Daytime Phone No.: 240.460.5838

Address: 7125 TAKOMA PARK WILLOW AVENUE 20912

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: UPSOMB AND EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK, APRIL 1902

Site: 41277  
Folio: 089  
Parcel: NA

PART A: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE

☐ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed

☐ Move  ☐ Install  ☐ Rte/Res  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Remodel  ☐ Fence/Wall (complete Section B) ☐ Other:

B. Construction cost estimate: $12,501.80

IC. If this is a revision of a previously approved active permit, see Permit #:

PART B: COMMENT FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☐ WSSC  02 ☐ Septic  03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC  02 ☐ Well  03 ☐ Other:

PART C: 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:

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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.

Signature of owner or authorized agent

November 24, 2017

For Chairperson, Historic Preservation Commission

Approved: ____________________________  Signature: ____________________________  Date: ____________________________

Disapproved: ____________________________  Signature: ____________________________  Date: ____________________________

Application/Permit No.: ____________________________  Data Filed: ____________________________  Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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   Back porch 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:

   Roof panels. Not visible from
   street of house.

   

2. SITE PLAN

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Site Plan

Willow Ave

Front roof

Chimney

Solar panels

Back roof

Shed

Shade portion to indicate North

Applicant: Mike & Beth Isdwell  726 Willow Ave, 1BMD 20412
Solar panels

not visible from

front view of house

Detail: Rear view of house

Applicant: Mike & Beth Tiwelle, 7125 Willow Ave, TIP MID 20712
**SCOPE OF WORK:**
Installation of a 2.616 kW Photovoltaic System at the Single-Family Residence at 7123 Willow Avenue, Takoma Park, Maryland.

**GENERAL NOTES:**
- Existing plumbing vents, skylights, exhaust outlets, ventilations intake air openings shall not be covered by the Solar Photovoltaic System.
- All outdoor equipment shall be NEMA 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 voltaic coil covering material shall have the same or better listed fire resistance rating than the building roof-covering material.

**REFERENCES:**
- International Residential Code, One and Two Family Dwelling Code, 2015 Edition, CONWR 05.02.07
- National Fire Protection Association (NFPA) Fire Prevention Code, ASNFPA and the Maryland State Fire Code, CONWAR 29.06.01
- NFPA 70 National Electrical Code, 2014 Edition, CONWAR 06.02.07
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

**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
PHASE SINGLE

LOCATED AT PV CIRCUIT BREAKER

**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

**WARNING: PHOTOVOLTAIC POWER SOURCE**

FOR CONDUIT, RACEWAYS, DUCTS, CABLE ASSEMBLIES AND JUNCTION BOXES

**PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN**

LOCATED AT AC DISCONNECT

**WARNING PHOTOVOLTAIC AC DISCONNECT**

LOCATED AT AC DISCONNECT

**CAUTION**

POWER TO THE BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECT LOCATIONS AS SHOWN

SERVICE PANEL & UTILITY METERS

PV ARRAY ON ROOF

**SOLAR INSTALL**

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6/16/2017

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