



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 2, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1117735 –Solar Panel Installation

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.

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: Laura Welch
Address: 7118 Cedar Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@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 Devon Murtha on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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

I hereby certify that I have the authority to make the foregoing application and accurate and that the construction will comply with plans reviewed by the Historic Preservation Commission and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent



REVIEWED

Date
By Devon.Murtha at 12:59 pm, Jun 02, 2025

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 1:00 pm, Jun 02, 2025

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

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



REVIEWED

By Devon.Murtha at 1:00 pm, Jun 02, 2025

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work

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Karen Buntz

REVIEWED

By Devon.Murtha at 1:00 pm, Jun 02, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

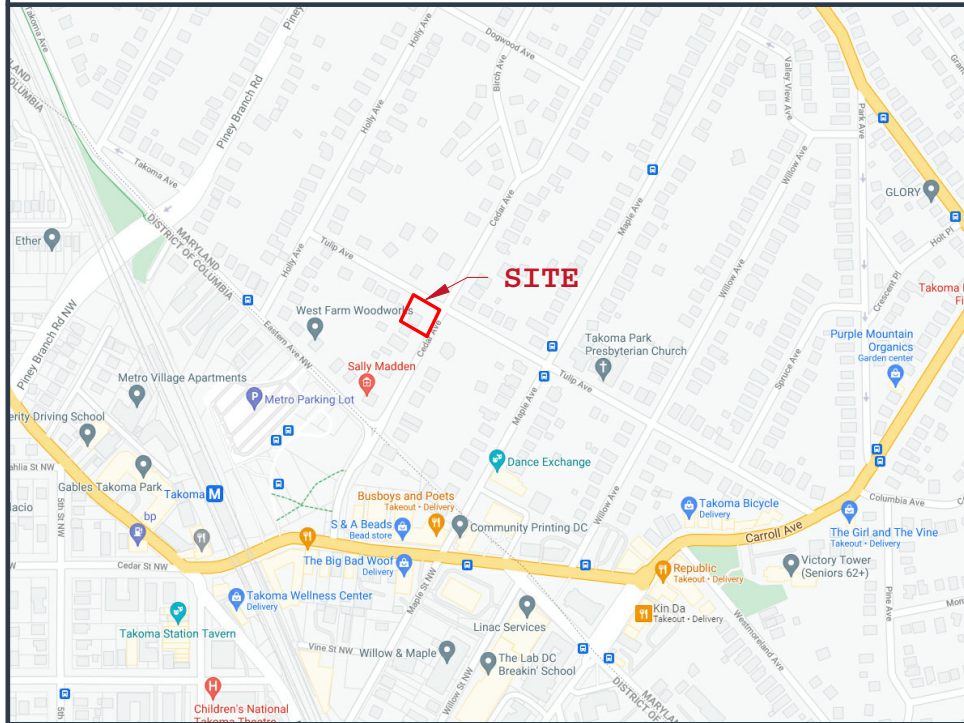
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



REVIEWED

By Devon.Murtha at 1:00 pm, Jun 02, 2025

LOCATION



ZONING

ADDRESS: 7118 CEDAR AVE
TAKOMA PARK, MD 20912
LOT: 20, 21 AND PART 19
SUBDIVISION: 25
BLOCK: 7
TAX ID: 01069511
ZONE: R-60
HISTORIC: YES
CATEGORY: 1 - OUTSTANDING RESOURCE

LOT AREA: 16,350 FT²
ALLOWABLE OCCUPANCY: 35% (5,722 FT²)
EXISTING LOT OCCUPANCY: 7.5% (1,233 FT²)
PROPOSED LOT OCCUPANCY: 8.4% (1,380 FT²)

REQUIRED FRONT SETBACK: 25 FT (NO CHANGE)

REQUIRED SIDE SETBACK: 7FT EA. SIDE (NO CHANGE)

REQUIRED REAR SETBACK: 20 FT
EXISTING REAR SETBACK: 62 FT
PROPOSED REAR SETBACK: 54 FT 9 IN

ALLOWABLE HEIGHT: 30 FT (NO CHANGE)

BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912 202 - 578 - 7094

BenNorkinArchitecture.com

7118 CEDAR AVE

TAKOMA PARK, MD 20912

LAURIE WELCH

SCOPE OF WORK

Existing screen porch to be removed, with new larger screen porch constructed in same location plus additional footprint. New bathroom to be constructed within the footprint of the existing screen porch. Exiting window between kitchen and screen porch to be replaced with door from kitchen to new bathroom.

Small "widow's peak" style roof deck to be constructed over portion of new roof to provide 1-person exterior space adjacent to 2nd floor office.

PROJECT TEAM

LAURA WELCH

7118 CEDAR AVE
TAKOMA PARK, MD 20912

BEN NORKIN ARCHITECTURE

7204 TRESMOTT AVE
TAKOMA PARK, MD 20912
(E): BEN@BENNORKINARCHITECTURE.
(P): 202-578-7094
CONTACT: BEN NORKIN

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Historic Preservation Commission

Karen B. Bullock

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By Devon.Murtha at 1:00 pm, Jun 02, 2025

INFO

SCALE:

LOT 19

LOT 20

LOT 21

4' - 0"

20' - 0"

REAR SETBACK

PORCH ADDITION
147 FT²

7116 CEDAR AVE
1233 FT²



CEDAR AVE

TULIP AVE

BEN NORKIN
- ARCHITECTURE -

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DAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

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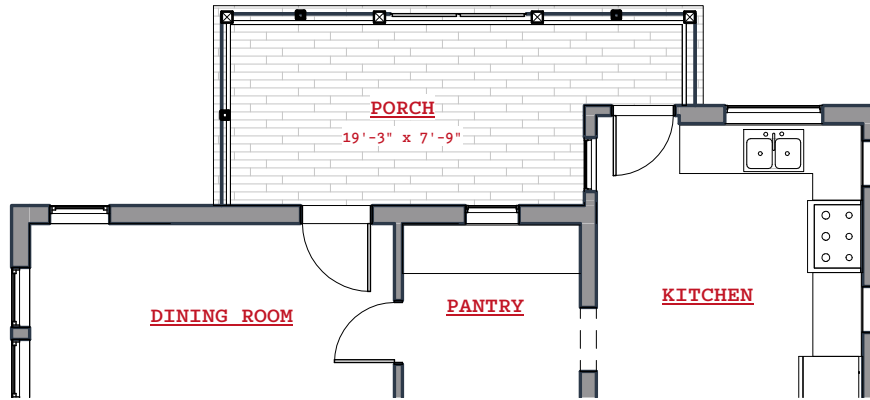
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Karen Buelit

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By Devon.Murtha at 1:00 pm, Jun 02, 2025

SCALE: 1" = 20' - 0"



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REAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH



20009

BJN

**EXISTING
CONDITIONS**

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By Devon.Murtha at 1:00 pm, Jun 02, 2025

SCALE: 1/8" = 1'-0"

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DAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

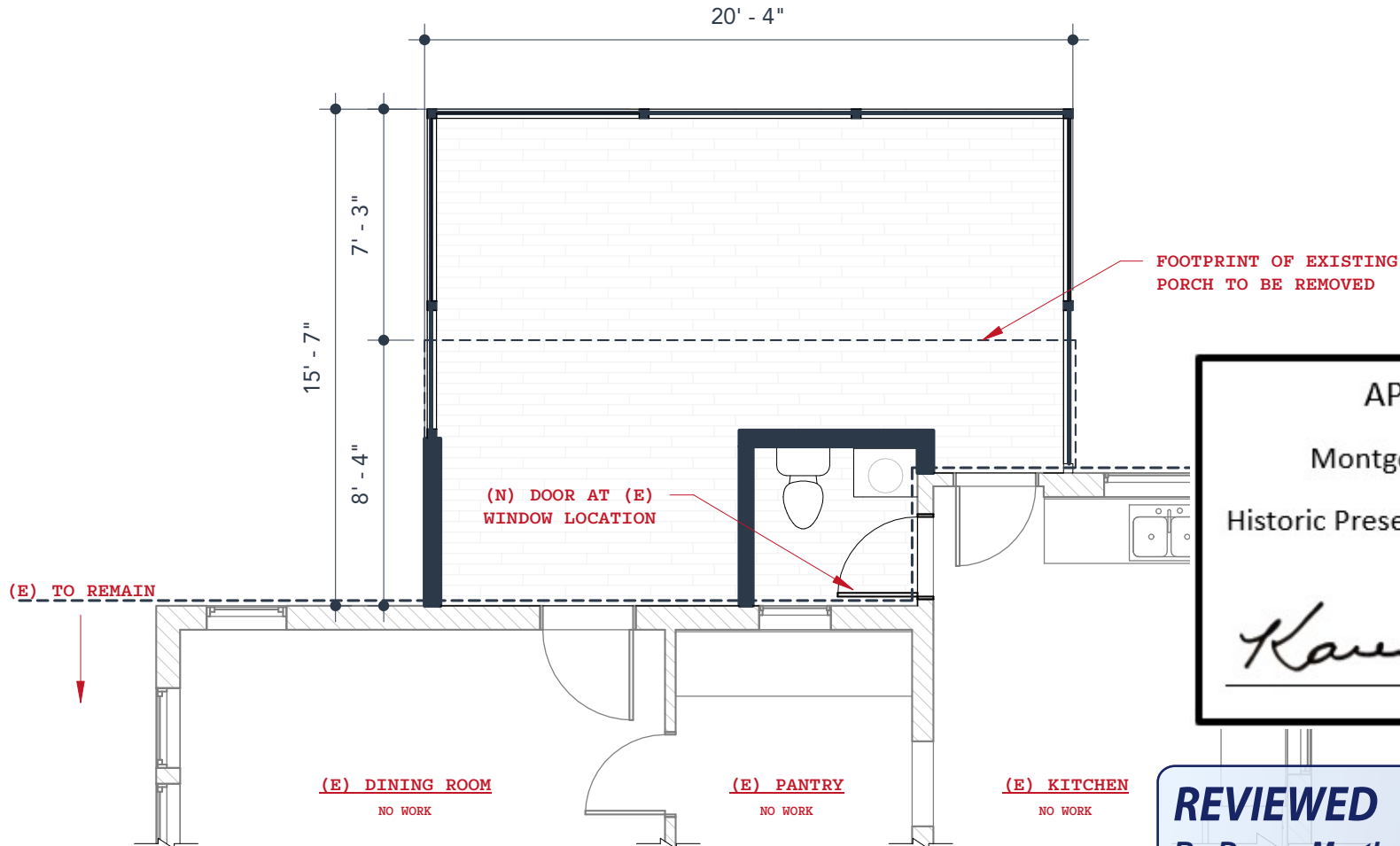
LAURIE WELCH

0009

BJN

AN

PLOT DATE: 4/20/2021 11:35:30 AM



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By Devon.Murtha at 1:00 pm, Jun 02, 2025

SCALE:
3/16" = 1' - 0"

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EDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

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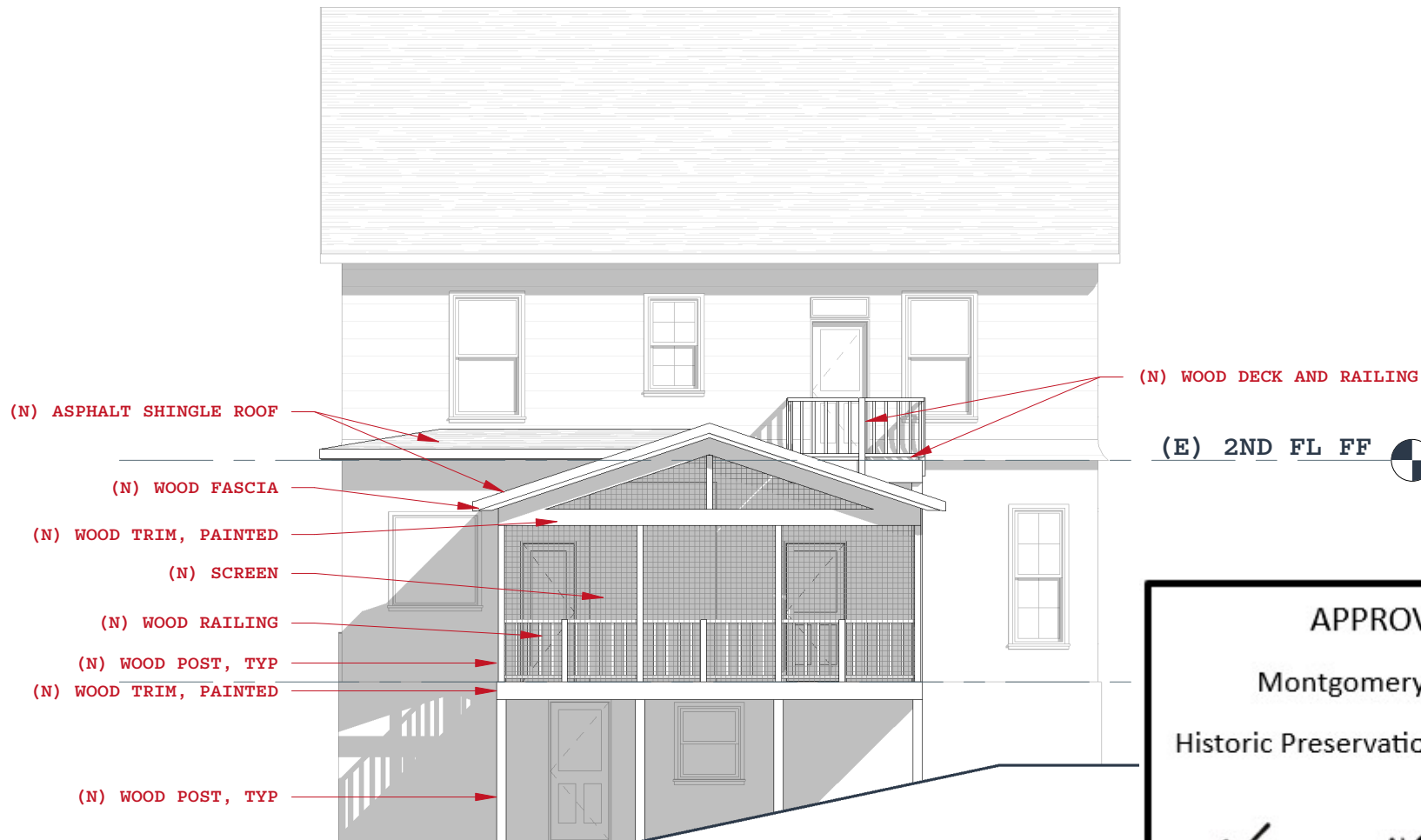
BJN

D

ELEVATION

SCALE:
1/8" = 1'-0"

ORIGINAL SHEET SIZE IS 8.5 X 11



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Takoma Park, MD 20912

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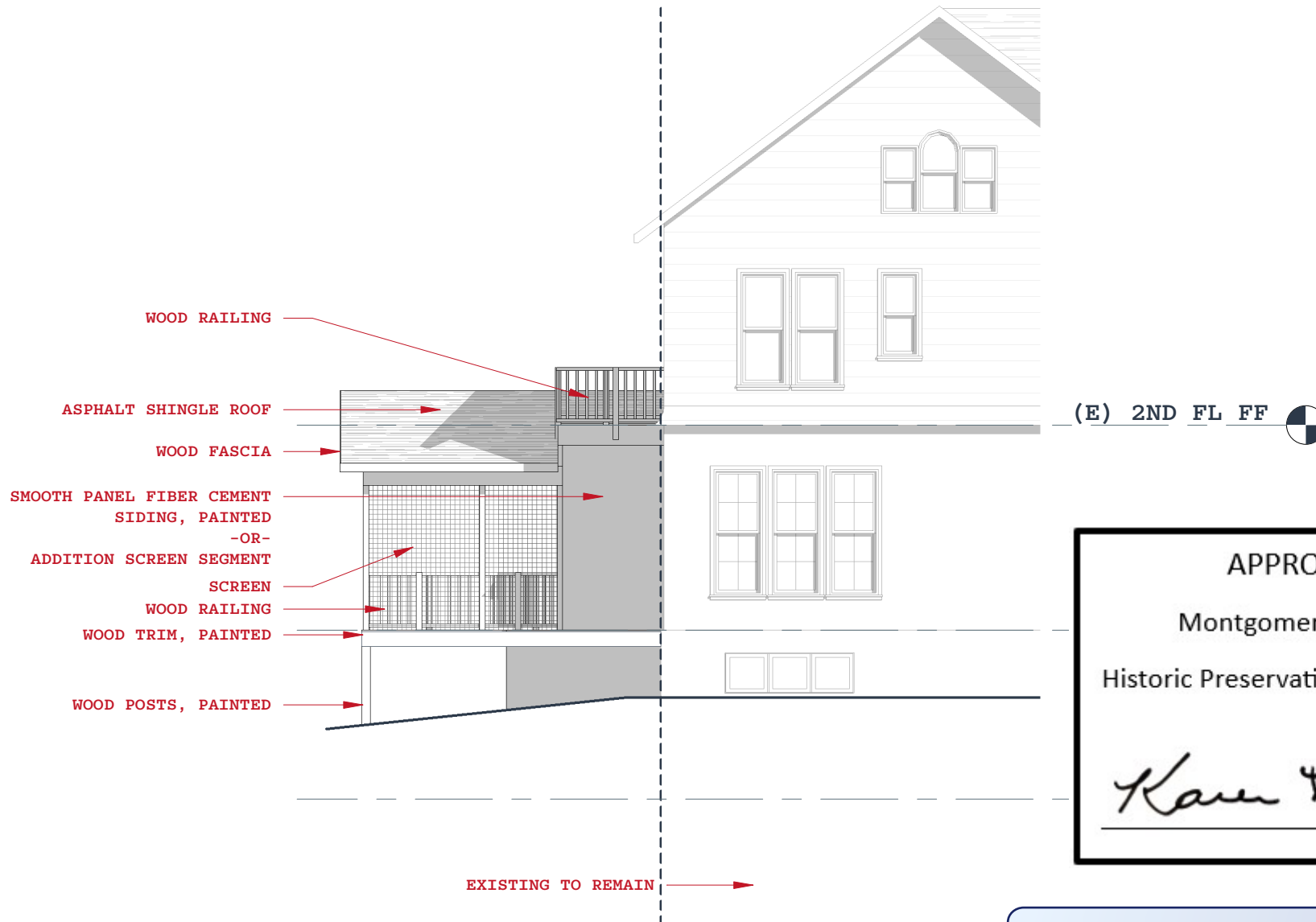
AR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

0009
3JN

PLOT DATE: 4/20/2021 11:35:31 AM



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**PROPOSED
ELEVATION**

SCALE:



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DAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH



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SCALE:



BEN NORKIN
- ARCHITECTURE -

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Takoma Park, MD 20912 202 - 578 - 7094

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DAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

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20009

BJN

WS

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SCALE:

By Devon.Murtha at 1:00 pm, Jun 02, 2025



Prepared For:

Laurie Welch
7118 Cedar Ave, Takoma Park, MD 20912,
USA

Prepared By:

Shane LaBrush
shane@mtvsolar.com
240-675-2378
Solar PV Consultant

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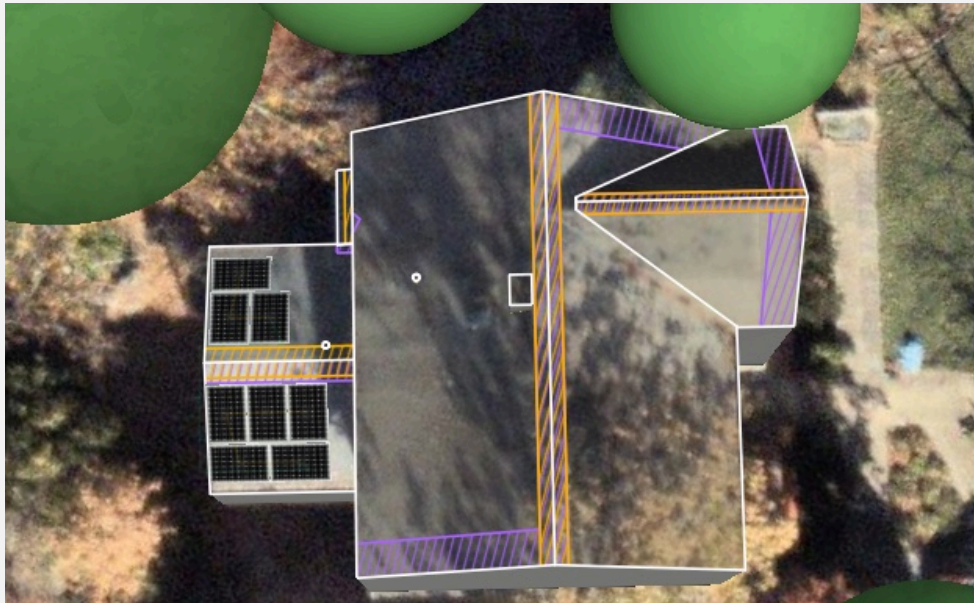
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System

SIL-440 QD Silfab Solar	Modules	Qty: 8
IQ8H-240-72-2-US Enphase Energy Inc.	Inverters	Qty: 8
Enphase Envoy		Qty: 1

Adders

Enphase Line Filter		Qty: 1
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YOUR SYSTEM DESIGN

For a grid connected, roof mount photovoltaic and/or battery system at:

7118 Cedar Ave, Takoma Park, MD 20912, USA



System Cost
\$15,412.00



System Size
3.52 kW



Annual Production
1,767 kWh



Electricity Offset
16%

System cost

\$15,412.00

Incentive

Net system co

*Including Federal *

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SOLAR IRRADIANCE

The image shows the amount of sunlight (irradiance) that hits your roof mount solar PV system. This irradiance shows the impact of shading from different roof heights, trees, and structures on / around your solar installation. In the above image, the brighter the color, the more sunlight hits each square inch meaning the brighter the color, the more solar electricity can be generated from each square inch.

Recent mtvSolar Roof-Mount Installations



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A PAYBACK FOR YOU

REBATES AND INCENTIVES*

📁 Incentives

Federal ITC - 30%	-30.00% system cost	Up to -\$4,623.60
MD Residential Solar Access Program	-\$0.75	-\$2,640.00
DC SRECs (custom)	-\$0.43 per kWh	-\$3,717.35

Receive a credit on your solar system install

The 30% federal ITC expires in 2033. Get solar now to take advantage of these discounts.

SRECs Incentive (if available in your state)

Estimated and Predicted Value of Solar Renewable Energy Credits **Over the first 5 Years** of Your System's Generation (1,000 kWh = 1 SREC)

*Including Federal Tax Credit, we recommend consulting your accountant

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Solar energy is good for the planet and your wallet

YOUR SAVINGS WITH SOLAR

How much will your solar system save you over 25 years?

\$11,565.02



With solar

\$163.19

Monthly utility bill

+62.58

Est. avg monthly SREC income



Without solar

\$193.20

Monthly utility bill

\$60.00

Est. monthly

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*Estimated savings after system purchase and financing costs. Assumes utility rate increases 5.00% per year, and cash flows discounted at 0%

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By Devon.Murtha at 1:00 pm, Jun 02, 2025



Compare pre and post-solar

 **Pre-solar** Year 1 estimate

Grid use

\$184.22

Fixed costs

\$8.98

Average monthly payment


\$193.20

Total rate

\$0.21 per kWh

Utility bill lifetime total

\$108,203.52

 **Post-solar** Year 1 estimate

Grid use

\$154.21

Fixed costs

\$8.98

Incentive income

-\$62.58

Average monthly payment

\$100.61

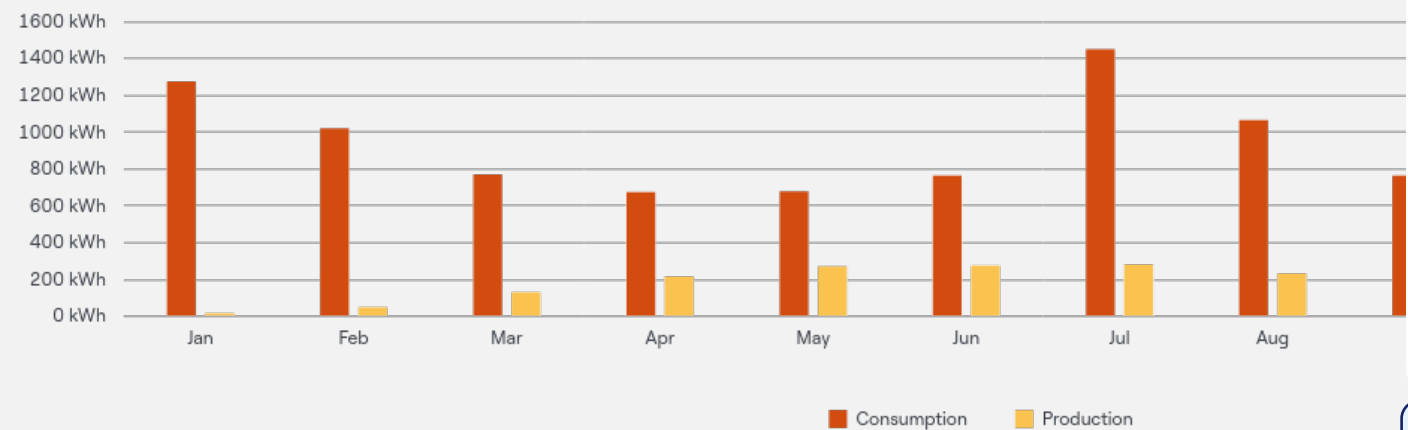
↓ \$92.59

Total rate

\$0.11 per kWh

Lifetime

↓ \$11,565.01



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FINANCING SUMMARY

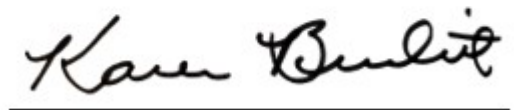
Cash Payment

Payback period	10.02 years
Total system cost (Includes incentives applied today)	\$15,412.00
Lifetime savings	\$11,565.01
Net cost (Includes incentives applied later)	\$4,431.05

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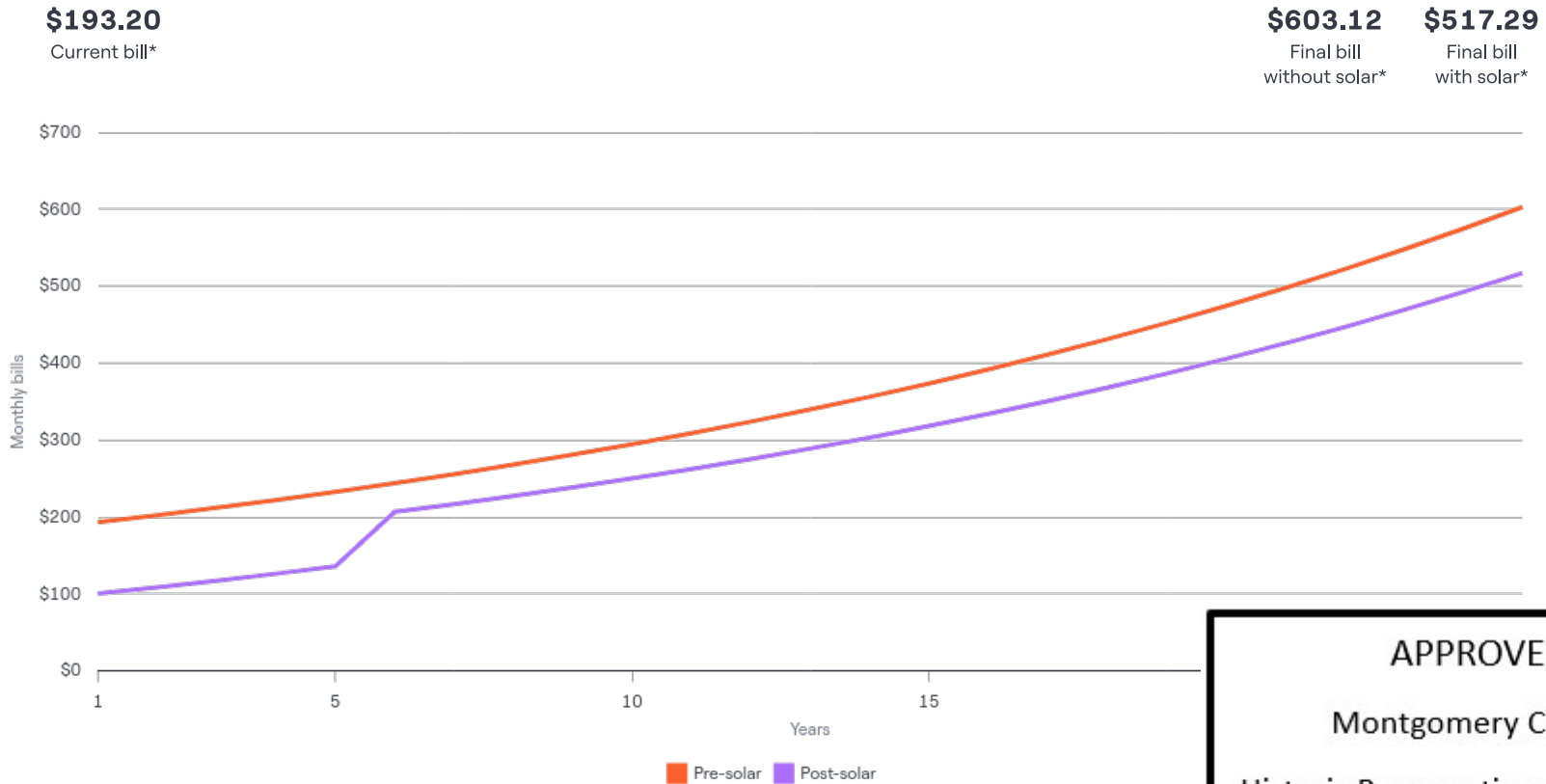


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FINANCIAL DETAILS

The cost of not going solar



Cash purchase

- Maximize your savings by owning a secure long-term investment
- Break even in 10 years
- Use federal investment tax credit to reduce your tax liability
- Increase the market value of your home

Financed purchase

- Numerous low-cost, low-interest rate loan programs
- Achieve immediate savings while you repay the loan over time
- Use federal investment tax credit to reduce your tax liability
- Increase the market value of your home

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ADDED BENEFITS

Pearl Home Solar Certification

- Pearl Certification documents solar, inverter, and battery installations to provide investment-grade documentation
- Certification showcases detailed information in appraiser-friendly documents to increase home value
- Detailed documentation can be used by the appraiser to calculate the increased net present value of your home
- A Pearl Certification is included, at no cost, in every Mountain View Solar proposal

Impact of Your Pearl Home Solar Certification

- Pearl Certified homes can sell for 5% more than non-certified homes when marketed properly



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WARRANTY TERMS

Mountain View Solar has been installing solar for the past fifteen years and plans to be here for more than the next fifteen years to maintain your system's health. Mountain View Solar can process any and all warranty claims from malfunctioning equipment. In addition, they offer a 10-year workmanship warranty following the completion of your project and have the longevity to process any warranty claim on your equipment.

As for the equipment chosen for your system, the length of your warranty will vary between manufacturers:

Equipment	Product Warranty Term	Power Production Warranty Term
Panels	25 years	25 years*
Inverter	25 years**	N/A years
Optimizers (if present)	25 years	N/A years
Battery (if present)	10 years	N/A
Workmanship	10 years	N/A

**SolarEdge 25-year Extended Wa



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What Our Customers Are Saying



★★★★★ 5

George Rutherford, Ranson, WV

"My experience working with mtvSolar was great. They got the permits, the installation was clean, and they finished up the job when they hooked it up in the basement. I didn't have to worry about one thing. It's too bad I didn't do this twenty years ago."



★★★★★ 5

Adam McCarty, Flintstone, MD

"The Installers did a fantastic job of putting everything in the house very neat. All the boxes and controllers were done perfectly. Now there's nothing more to do and it's all taken care of. I would recommend mtvSolar for any of your solar needs. I couldn't be any more pleased."



★★★★★ 5

Mike Padgett, Middleburg, VA

"We had our solar system installed by mtvSolar in May of 2020. They were helpful in determining our energy needs courteous, friendly, and punctual with our install. They were also extremely helpful in coordinating with our electric transition to solar power metering. I would Highly recommend mtvSolar."



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2014 | 2015 | 2016 | 2017 | 2018 | 2019



PV Technical Sales
Professional



PV Installation
Professional



2014 | 2015 | 2016 | 2017 | 2018 | 2019



2021 SOLAR POWER WORLD TOP CONTRACTOR

#107 Residential Installer in the USA

#61 Solar + Storage Installer in USA

#1 Installer in VA

LICENSES

WV 045349 | MD MHIC 1279

VA 2705131822 | PA 05832

www.mtvsolar.com | 540-686-2052

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ABOUT US

Local, family-oriented, employee-driven solar with a priority on friendliness and quality

Founded in 2009, our team continues to lead Virginia, West Virginia, Maryland, Washington, D.C., and Pennsylvania through the professional installation of solar and battery systems.

We take a customized and friendly approach to every system from the smallest non-profit demonstration project to fully off-grid cabins to large Federal projects.

We are driven by quality and safety.

We are rooted in community and generates a do good organization to

We strive to be a home, business

APPROVED

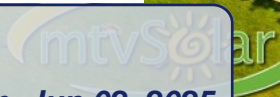
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Karen Bunkle

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By Devon.Murtha at 1:00 pm, Jun 02, 2025



What's next in your solar journey?

NEXT STEPS



STEP ONE

REVIEW, ADJUST, AND FINALIZE
PV SYSTEM THEN SIGN YOUR PV
CONTRACT



STEP TWO

WE REVIEW YOUR SITE AND
CREATE ENGINEERING DESIGNS
SPECIFIC TO YOUR HOME



STEP THREE

WE GET UTILITY AND PERMIT
APPROVALS



STEP FOUR

WE INSTALL AND ADJUST THE
SYSTEM



STEP FIVE

SAVINGS START ROLLING IN

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PLE.

REVIEWED

By Devon.Murtha at 1:00 pm, Jun 02, 2025

Disclaimers

Bill Overview

If your utility company does not offer net metering, for each kWh of solar electricity produced and exported to the utility grid, you may be credited at a rate set by your utility company. While this rate may fluctuate from time to time, it is generally lower than the normal retail rate that you would pay to purchase that same kWh back from the utility.

The information provided in this proposal is a preliminary estimate for illustration purposes only. This proposal is based on estimates and assumptions that may or may not be realized, and does not provide any guarantees regarding the actual system production, savings, utility rate, or any other data. This proposal is not a bid for work, an offer for financing, nor a binding agreement.