

7423 Baltimore Avenue, Takoma Park

(HP Case # 37/03-100)

Takoma Park Historic District

SUBMISSION FOR HAWK - 3/24/10  
SEBASTIAN RESIDENCE - COPIES OF SUBMITTED  
DOCUMENTS



BROAD HURST  
ARCHITECTS



John  
Diaz  
+ DPS



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: April 29, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #531020, 2<sup>nd</sup> story rear addition

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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** at the April 14, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

**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: James and Katherine Sebastian

Address: 7423 Baltimore 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240 777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Jeff Broadhurst, AIA

Daytime Phone No.: (301) 309-8900

Tax Account No.: 13-01062292

Name of Property Owner: James R. & Katherine L. Sebastian Daytime Phone No.: (301) 785-0421

Address: 7423 Baltimore Avenue Takoma Park Md. 20912-4102  
Street Number City State Zip Code

Contractor: O'Neill Development Corp. Phone No.: (301) 840-9310

Contractor Registration No.: MD # 864

Agent for Owner: Jeffery Broadhurst, AIA Daytime Phone No.: (301) 309-8900  
Broadhurst Architects, Inc.

**LOCATION OF BUILDING/PREMISE**

House Number: 7423 Street: Baltimore Avenue

Town/City: Takoma Park Nearest Cross Street: New York Avenue

Lot: 8 Block: 80 Subdivision: 25

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- |  |  |
|--|--|
| 1A. CHECK ALL APPLICABLE:                          | CHECK ALL APPLICABLE:                                    |
| <input checked="" type="checkbox"/> Construct      | <input type="checkbox"/> A/C                             |
| <input type="checkbox"/> Extend                    | <input type="checkbox"/> Slab                            |
| <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> Room Addition        |
| <input type="checkbox"/> Move                      | <input type="checkbox"/> Fireplace                       |
| <input type="checkbox"/> Install                   | <input type="checkbox"/> Woodburning Stove               |
| <input type="checkbox"/> Wreck/Raze                | <input checked="" type="checkbox"/> Single Family        |
| <input type="checkbox"/> Revision                  | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| <input type="checkbox"/> Repair                    | <input type="checkbox"/> Other: _____                    |
| <input type="checkbox"/> Revocable                 |  |

1B. Construction cost estimate: \$ 125,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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

*Handwritten signature and date: 4/30/10 FOR THOMAS JESTER HPC CHAIRPERSON*



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240 777-6570

DPS - #8

### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeff Broadhurst AIA

Daytime Phone No.: (301) 309-8900

Tax Account No.: 13-01762292

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Street Number City State Zip Code

Contractor: O'Neill Development Corp. Phone No.: (301) 840-9310

Contractor Registration No.: MD # 364

Agent for Owner: Jeffery Broadhurst, AIA Daytime Phone No.: (301) 309-8900  
Broadhurst Architects, Inc.

#### LOCATION OF BUILDING/PREMISE

House Number: 7423 Street: Baltimore Avenue  
Town/City: Takoma Park Nearest Cross Street: New York Avenue  
Lot: B Block: 30 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

#### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed
  - Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
  - Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 125,000

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

#### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
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 On party line/property line  Entirely on land of owner  On public right of way easement

7

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.

Rockville, MD 20851 (301) 279-1351

For all projects, provide an accurate list of adjacent and adjoining 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 owners (or lots) or parcels which directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, MD 20851 (301) 279-1351.

7 ADDRESSES OF ADJACENT AND ADJOINING PROPERTY OWNERS

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 this dimension.

6 TREE SURVEY

- a. Clearly label photographic prints of each facade of existing resources, 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.

5 PHOTOGRAPHS

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

4 MATERIALS SPECIFICATIONS

- a. Schedule construction phases, 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 fixtures proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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.

3 PLANS AND ELEVATIONS

- 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.

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

2 SITE PLAN

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

\_\_\_\_\_

THE EXISTING STRUCTURE IS A 1922 2 1/2 STORY FRAME RESIDENCE WITH A 2002 ONE STORY REAR ADDITION. THE BUILDING SITS ON ITS ORIGINAL 6,720 SQ FT LOT. THE FRONT AND SIDE FACADES OF THE ORIGINAL BUILDING HAVE NOT BEEN SIGNIFICANTLY MODIFIED OVER TIME.

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

1 WRITTEN DESCRIPTION OF PROJECT

THE PROJECT IS PRIMARILY THE CREATION OF A 2ND FLOOR ADDITION (APPROXIMATELY 270 SF) ON TOP OF THE 2002 ONE STORY ADDITION. ONLY THE REAR PORCH OF THE ORIGINAL BUILDING WILL BE AFFECTED BY THIS WORK. THE PROPOSED ADDITION IS DESIGNED TO BE SENSITIVE TO THE ORIGINAL PLAN, AND THE 2002 ADDITION.



3/10 agenda

**Fothergill, Anne**

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**From:** Whipple, Scott  
**Sent:** Tuesday, February 16, 2010 3:19 PM  
**To:** Fothergill, Anne; Silver, Joshua  
**Subject:** FW: Sebastian Residence - Solar Panels  
**Attachments:** Sebastian Solar Panels-20.pdf; Solar Sales Sheets 215N-44206879.pdf

I just talked with this guy and he is still shooting for tomorrow's deadline. He'll submit plans and elevations by the deadline. I asked him to submit perspective or sightline drawings to illustrate that the solar panels will be minimally visible from the right of way (and that the ridge line of the addition won't be visible, noting that it isn't going to be below the ridge line of the main mass).

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**From:** Hisao Yatsuhashi [mailto:HYatsuhashi@broadhurstarchitects.com]  
**Sent:** Tuesday, February 16, 2010 2:14 PM  
**To:** Whipple, Scott  
**Cc:** Silver, Joshua; Jeffery Broadhurst  
**Subject:** FW: Sebastian Residence - Solar Panels

Since Josh is out of the office, I was wondering whether you would be able to provide some feedback on the issue mentioned below.

Thank you,

**Hisao J. Yatsuhashi, AIA**  
Broadhurst Architects  
Cell: 301-332-8109  
[hyatsuhashi@broadhurstarchitects.com](mailto:hyatsuhashi@broadhurstarchitects.com)  
[www.broadhurstarchitects.com](http://www.broadhurstarchitects.com)

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**From:** Hisao Yatsuhashi  
**Sent:** Tuesday, February 16, 2010 11:32 AM  
**To:** 'Silver, Joshua'  
**Cc:** Jeffery Broadhurst  
**Subject:** Sebastian Residence - Solar Panels

Josh,  
We are preparing documents for the Sebastian Residence at 7423 Baltimore Avenue in Takoma Park. You met me at the house in December to discuss a proposed second floor addition. We plan to submit HAWP drawings by Wednesday's deadline.

We discussed solar panels on site and you seemed open to them. The homeowner has spoken with a solar panel company and has proposal for solar panels on the south facing roof (dashed in as an option). I've attached a sketch. I would appreciate any feedback on the panel arrangement prior to our submission. The homeowner would like to maximize exposure if possible. The panels are low profile, 1.8" thick, mounted in line with the roof.

I am available at the number below today.

Thank you,

**Hisao J. Yatsuhashi, AIA**

## Silver, Joshua

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**From:** Hisao Yatsunami [HYatsunami@broadhurstarchitects.com]  
**Sent:** Tuesday, March 02, 2010 1:33 PM  
**To:** Silver, Joshua  
**Cc:** Jeffery Broadhurst  
**Subject:** Sebastian Residence - 7423 Baltimore Ave.  
**Attachments:** Sebastian\_Scheme-1.pdf; Sebastian\_Scheme-2.pdf

Josh,

I'd like to bring you up to speed on the Sebastian Residence. The office of zoning has provided us with an interpretation which will not allow us to build directly in line with the north wall of the existing one story addition as we originally intended. In response to this we have developed two schemes that pull back the north wall of the second floor addition approximately one foot away from the property line. I've attached a PDF package to review with you for your comment:

In scheme one we have pulled the wall back a foot and have not the addressed the resultant asymmetry. This is the most straightforward approach and maintains a low impact on the street.

In scheme two we have pulled the wall back a foot and have concealed the asymmetry with a roofed porch off of the master bedroom. This maintains symmetry on the rear façade.

I know you are probably quite busy at this time, but any feedback would be appreciated so that we can keep ourselves on track for the March 24<sup>th</sup> hearing. That being said, what deadline should we be working toward to make sure you have enough time to review changes for your report to the commission?

There are some additional changes that we will be introducing as well, but they are not at the forefront of our concern at this time: maintaining the original orientation of the third floor shed dormer roof, and the solar panel arrangement.

Thanks,

**Hisao J. Yatsunami, AIA**  
**Broadhurst Architects**  
306 First Street  
Rockville, MD 20851  
Ph: 301-309-8900  
[hyatsunami@broadhurstarchitects.com](mailto:hyatsunami@broadhurstarchitects.com)  
[www.broadhurstarchitects.com](http://www.broadhurstarchitects.com)

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7423 Baltimore Avenue, Takoma Park	<b>Meeting Date:</b>	4/14/2010
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	4/7/2010
<b>Applicant:</b>	James R. and Katherine L. Sebastian (Jeffery Broadhurst, Architect)	<b>Public Notice:</b>	3/31/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-100	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	2 <sup>nd</sup> story rear addition		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1920

**PROPOSAL**

The applicants are proposing to construct a 276 s.f. second floor addition on the rear (east) elevation above an existing (c.2003) one-story addition. The proposed addition will be located entirely within the existing building footprint. No foundation work, site disturbance or additional lot coverage is proposed for the project.

Material treatments for the proposed addition include wooden shingle siding, an asphalt shingle roof and wooden windows and doors.

The proposed work also includes the installation of a solar panel array on the south-facing roof slope of the proposed addition.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- major additions should, where feasible should be placed to the rear of the existing structure so that they are less visible from the public right-of-way;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

Staff supports the proposed construction of a second floor addition and alterations at the subject property. The proposed addition is confined to the rear of the subject resource, and has minimal visibility from the public right-of-way, as such would have negligible impact on the streetscape or on the historic resource. Although staff generally does not support new construction with ridgelines that meet the ridgeline of the historic massing, staff is not opposed to the proposed design. The proposed second floor design is distinguished from the historic massing by a significant inset and the ridgeline will not be visible from the public right-of-way. The proposed material treatments are compatible with those of the primary structure.

The proposed solar array location on the roof slope of the addition is an appropriate location for avoiding any impact to the historic massing and will not be visible from the public right-of-way.

Further, these alterations are consistent with guidance for new additions and solar panel installation found in *Design Guidelines for Historic Sites and District in Montgomery County, Maryland*, which recommends:

**9.0 Solar Panel**

- 9.1 Reduce the visual impact of solar panels as seen from the public right-of-way

**18.0 Design of New Additions**

- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.2 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure

- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Staff finds that the proposal is consistent with the HPC's review criteria referenced above and recommends that the Commission **approve** the HAWP application.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



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RECEIVED FEB 17 2010

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1B. Construction cost estimate: \$ 125,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 01 [X] WSSC 02 [ ] Well 03 [ ] Other:

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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.

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- 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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3. PLANS AND ELEVATIONS

- a. The scale, north arrow, and date;
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  - c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
- 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.

2. SITE PLAN

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

THE EXISTING STRUCTURE IS A 1927 2 1/2 STORY FRAME RESIDENCE WITH A 2007 ONE STORY REAR ADDITION. THE BUILDING SITS ON ITS ORIGINAL 0.720 SQ FT LOT. THE FRONT AND SIDE FACADES OF THE ORIGINAL BUILDING HAVE NOT BEEN SIGNIFICANTLY MODIFIED OVER TIME.

1. WRITTEN DESCRIPTION OF PROJECT

TO BE SENSITIVE TO THE ORIGINAL PLAN, AND THE 2007 ADDITION.



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

<p><b>Owner's mailing address</b>                  James R. &amp; Katherine L. Sebastian                  7423 Baltimore Avenue                  Takoma Park, Md. 20912-4102</p>	<p><b>Owner's Agent's mailing address</b>                  Jeffery S. Broadhurst, AIA                  306 First Street                  Rockville, Md. 20851</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Robert D. Gelfeld (Owner)                  Elizabeth A. Dahlslien (Mailing Address)                  7422 Baltimore Ave.                  Takoma Park, Md. 20912</p>	<p>Lawrence H. Gold (Owner)                  Linda E. Kahn (Mailing Address)                  7421 Baltimore Ave.                  Takoma Park, Md. 20912</p>
<p>John W. Rogers &amp; Sarah L. Kaufman                  7425 Baltimore Ave.                  Takoma Park, Md. 20912</p>	<p>Mary A. Waigand                  501 New York Ave.                  Takoma Park, Md. 20912</p>
<p>Robert Engelmann &amp; Colleen Cordes                  500 New York Avenue                  Takoma Park, Md.                  20912-4120</p>	<p>William B. &amp; K. Dorman                  13 Cleveland Avenue                  Takoma Park, Md.                  20912-4123</p>

AIA, p'ruukh'gans. 2 p'ush'p'at  
k'sn't? t'st' d'os  
1280s .kM, shov' amoskat

naft'at'se. J. sin'v'it'lad'. A. 2 smat'  
sun'va sin'v'it'lad' 854T  
501A-51P0s .kM, shov' amoskat

(ven'ud) k'lad'. N. sin'v'it'lad'  
(1280kha p'ul'it'lad') n'ak. S. sh'v'it'  
.v'v' sin'v'it'lad' 154T  
51P0s .kM, shov' amoskat

(ven'ud) k'lad' p'. D. t'v'od'ad'  
(p'ul'it'lad') n'ail'lad'. A. n'p'os'it'k'  
(1280kha  
.v'v' sin'v'it'lad' 854T  
51P0s .kM, shov' amoskat

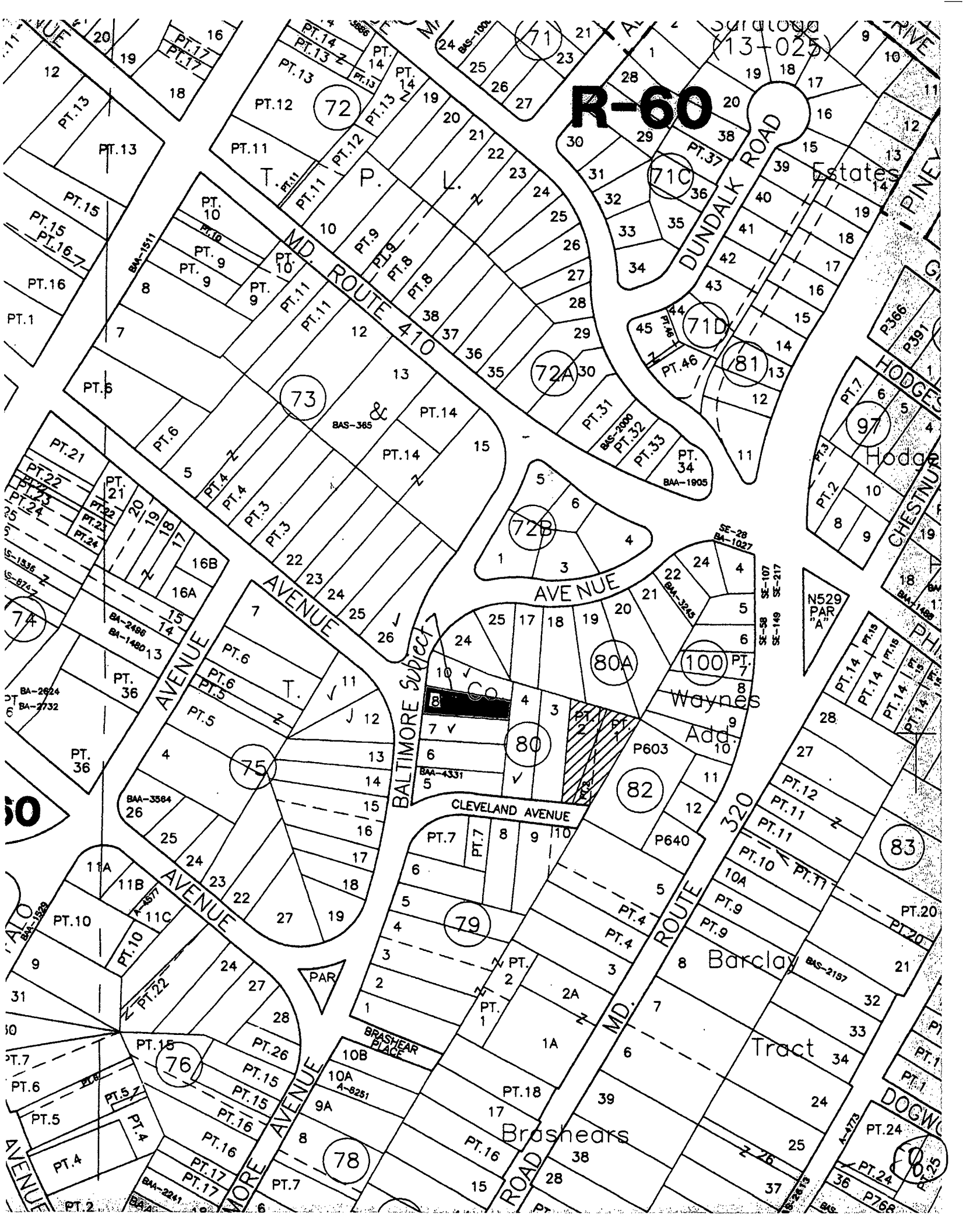
k'm'p'is'si. A. p'v'v'v'  
.v'v' t'v'ol' v'v'v' 105  
51P0s .kM, shov' amoskat

naft'at'se. J. sin'v'it'lad'. v'v' n'v'it'  
.v'v' sin'v'it'lad' 254T  
51P0s .kM, shov' amoskat

naft'at'se. N. p'. S. n'v'it'lad'  
sun'va k'm'p'is'si 81  
.kM, shov' amoskat  
851H-51P0s

280s n'v'it'lad' i' n'v'it'lad' t'v'od'ad'  
sun'va shov' v'v'v' 105  
.kM, shov' amoskat  
851H-51P0s

# R-60



72

71C

71D

81

72A

73

72B

74

75

80

80A

100

82

83

79

76

78

80

BALTIMORE SUBJECT

Waynes Add.

Barclay

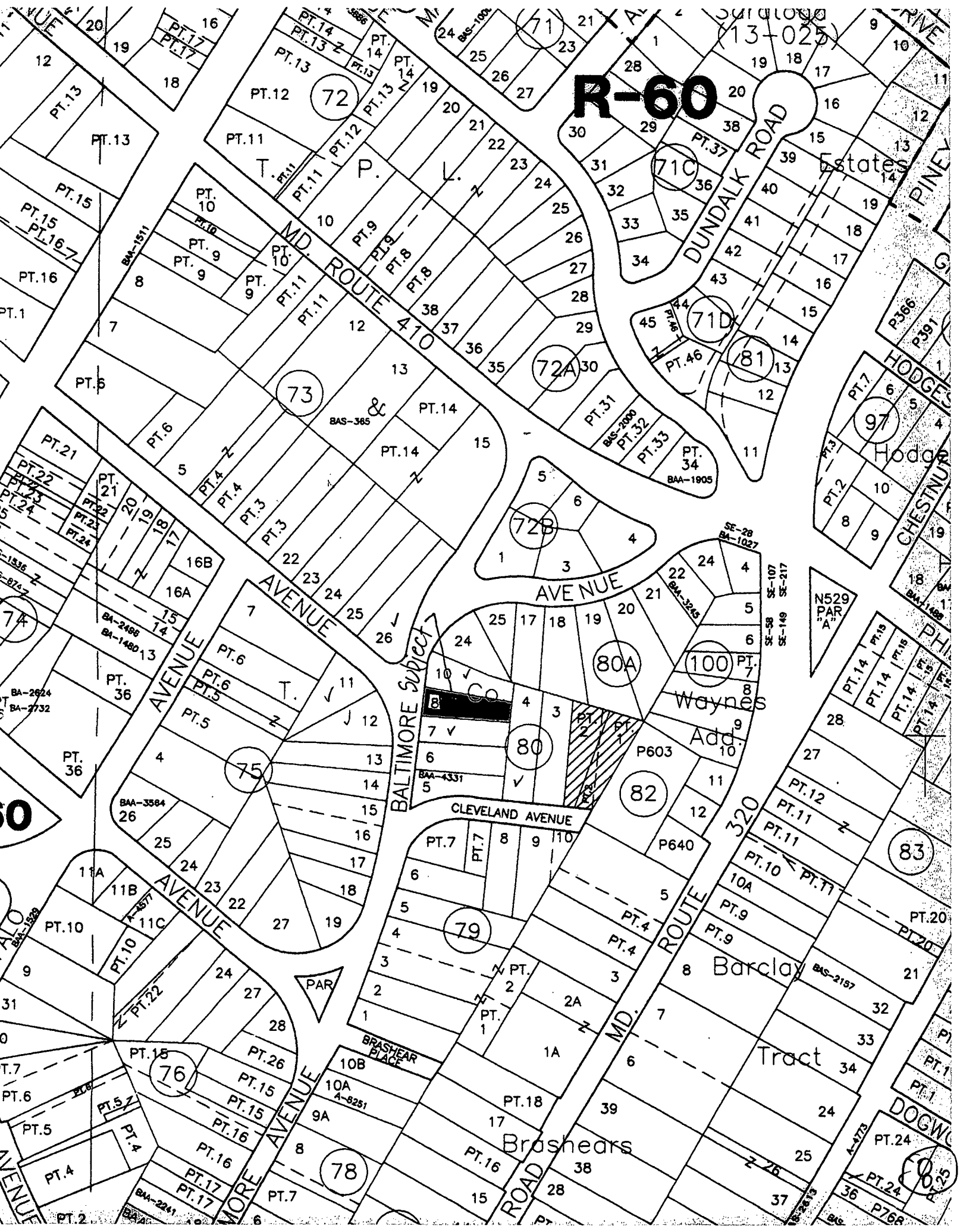
Tract

Brashears

Estates

Hodges

DOGWOOD



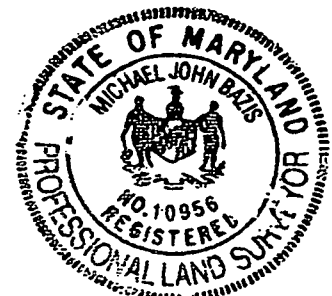
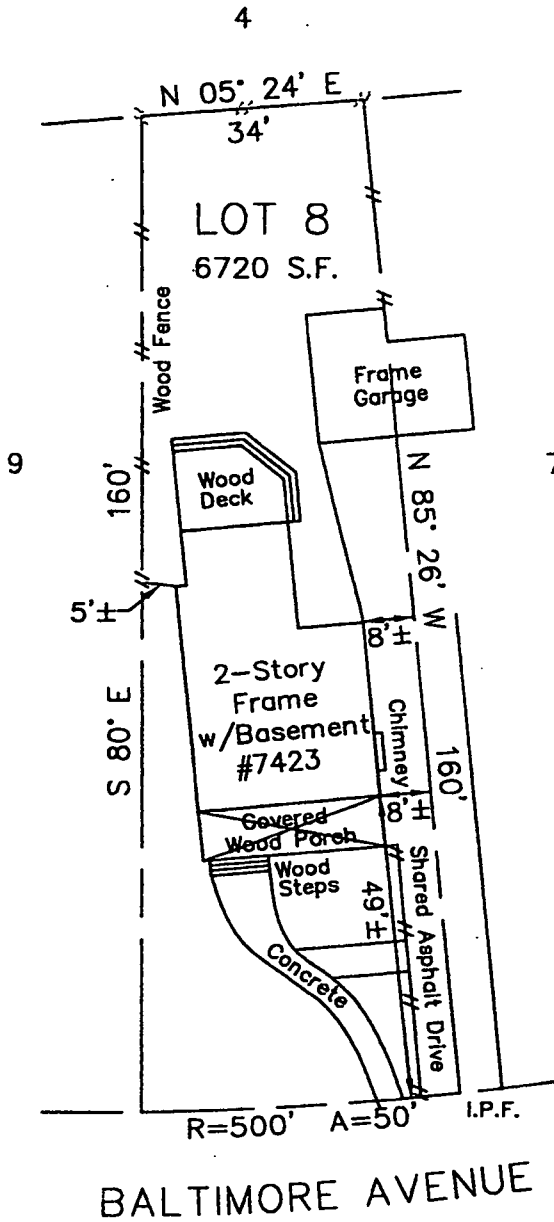
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

**NOTES:**

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
Date of Map: 8/5/91  
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±



**SURVEYOR'S CERTIFICATE**

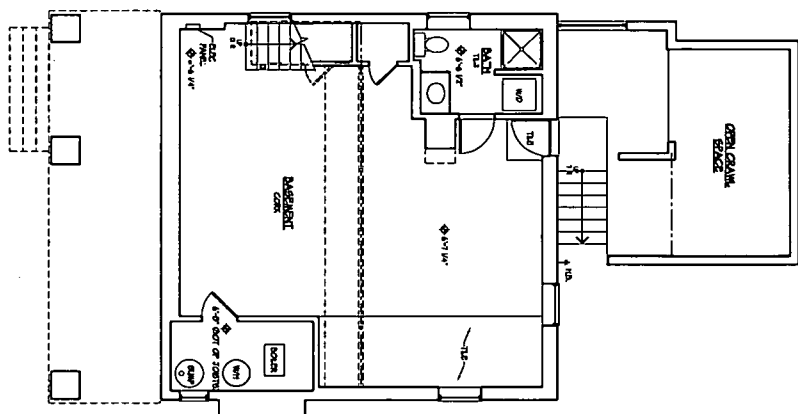
I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This plat is NOT FOR DETERMINING PROPERTY

LOCATION DRAWING  
LOT 8 BLOCK 80  
T.P.L. & T. CO. SUBDIVISION OF

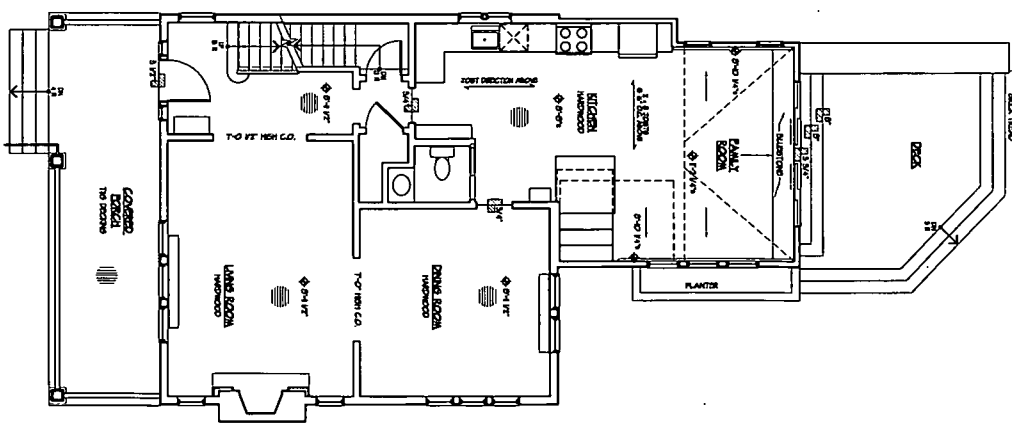
09



11



1 EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROFESSIONAL ARCHITECTURAL FLOOR PLAN  
DATE: 3-26-2010  
DRAWN BY: BROADHURST ARCHITECTS, INC.  
CHECKED BY: BROADHURST ARCHITECTS, INC.  
SCALE: 1/4" = 1'-0"

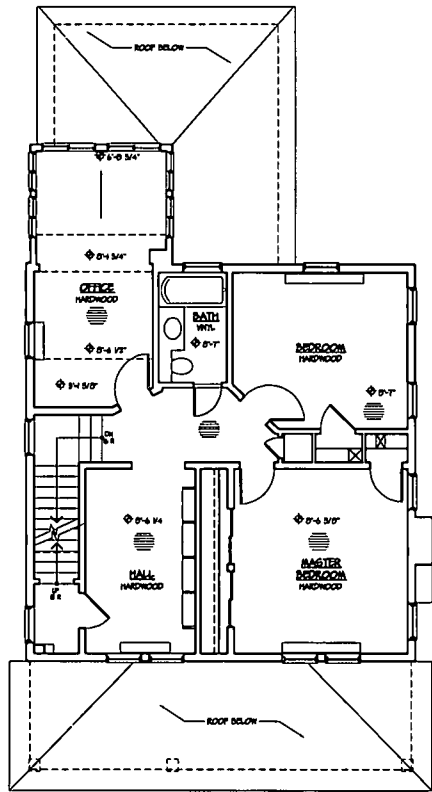
EX-1	DATE	3-26-2010
	DESIGNER	BROADHURST ARCHITECTS, INC.

EXISTING FLOOR PLANS  
SCALE: 1/4" = 1'-0"

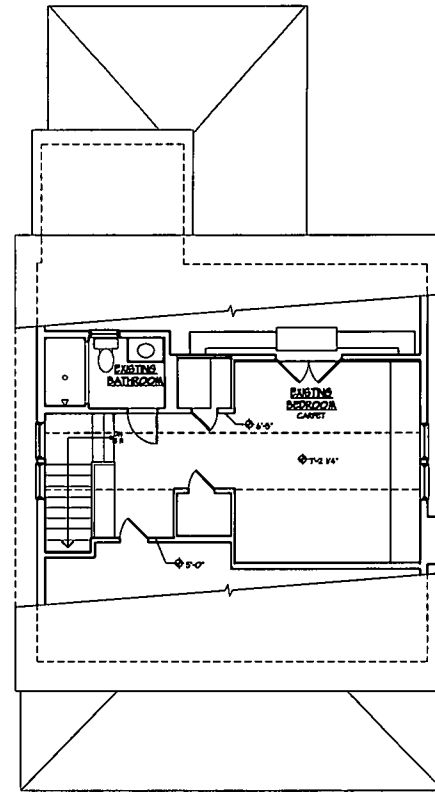


BROADHURST ARCHITECTS, INC.  
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851  
(PH) 301.309.8500 (FAX) 301.309.8915





1  
EA-2  
EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2  
EA-2  
EXISTING THRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



BROADHURST ARCHITECTS, INC.  
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851  
(PH) 301.597.8900 (FAX) 301.597.8925



RENOVATION OF AND ADDITION TO THE  
SEBASTIAN RESIDENCE  
7403 BALTIMORE AVE., TAKOMA PARK, MD 20912

EXISTING FLOOR PLANS  
SCALE: 1/4" = 1'-0"

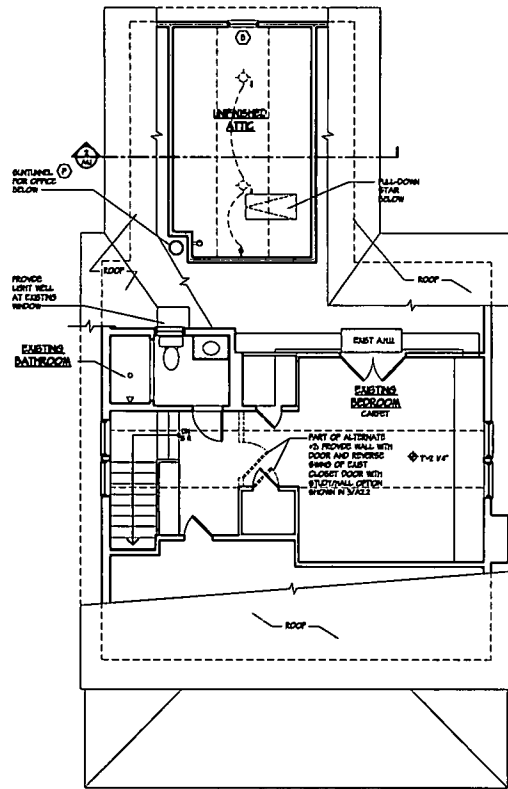
DATE:  
3-24-2010  
DRAWN BY: JEDREBSON

EX-2

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, UNDER NUMBER: 1024. I CONFORM TO THE BOARD'S STANDARDS FOR ETHICAL CONDUCT AND COMPETENCE.

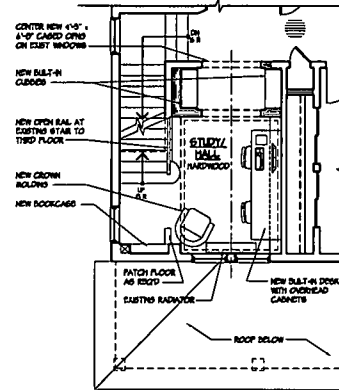
13



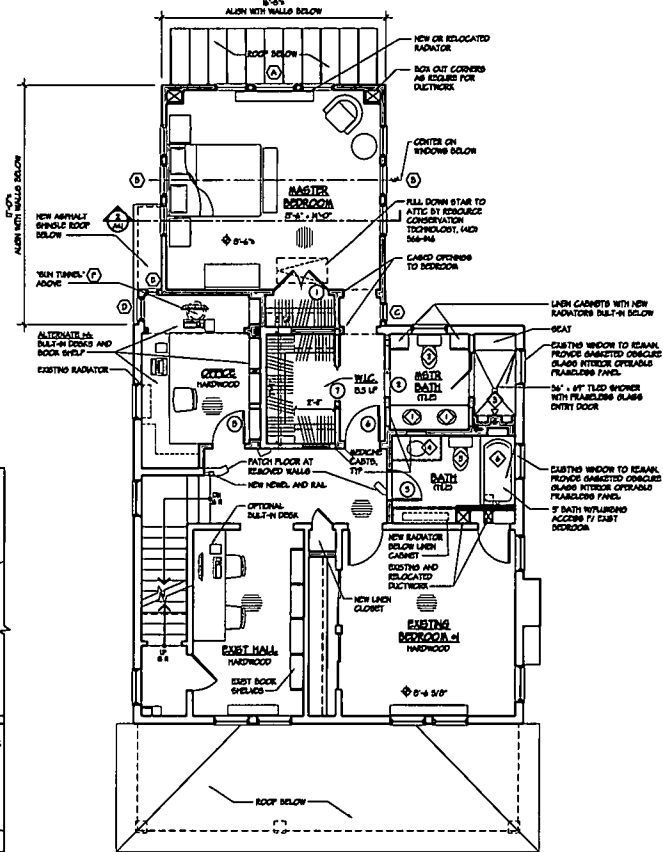


3 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET E2 FOR ELECTRICAL SCHEDULE.



2 ALTERNATE #2:  
PLAN AT STUDY/HALL  
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

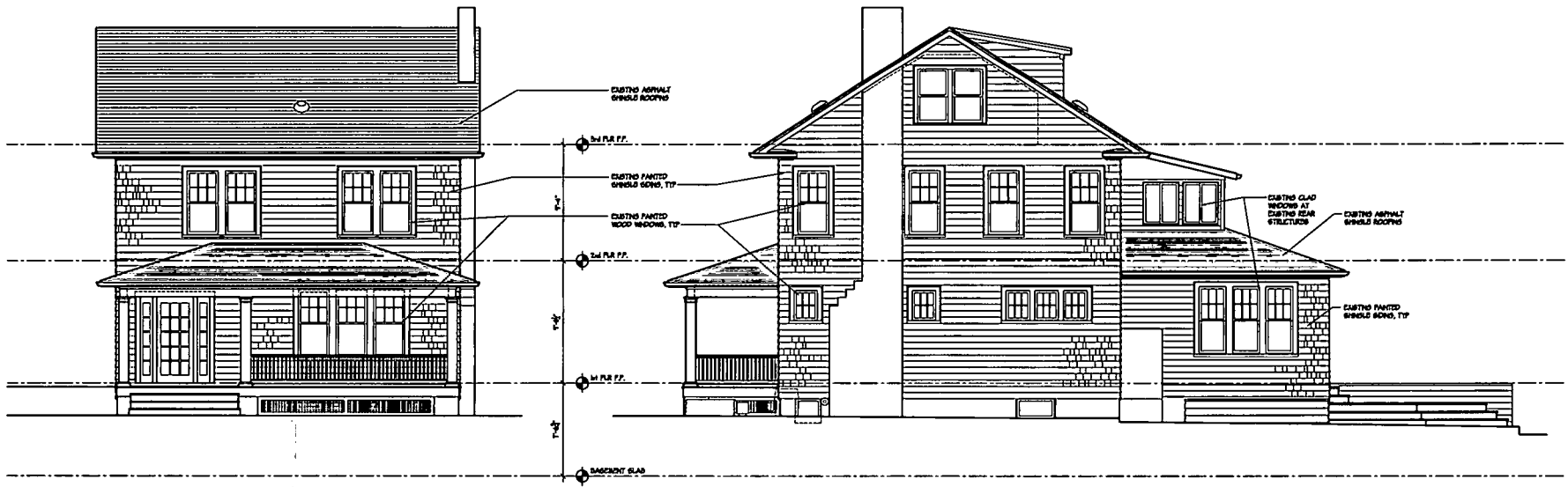
WALL LEGEND



PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRES: 12/31/2010. SEE SHEET E1 FOR ELECTRICAL SCHEDULE.

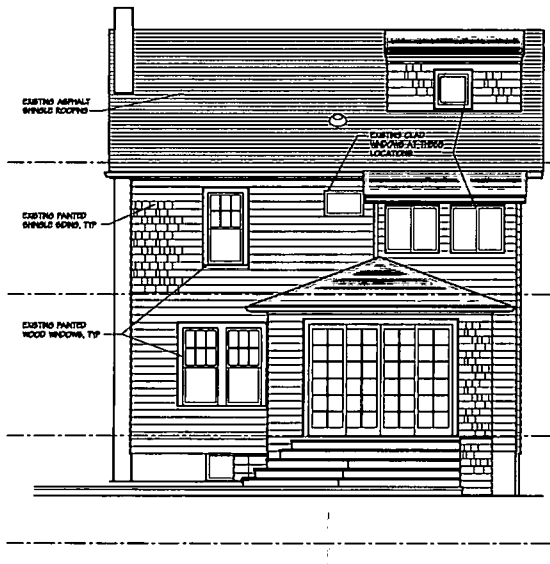


14

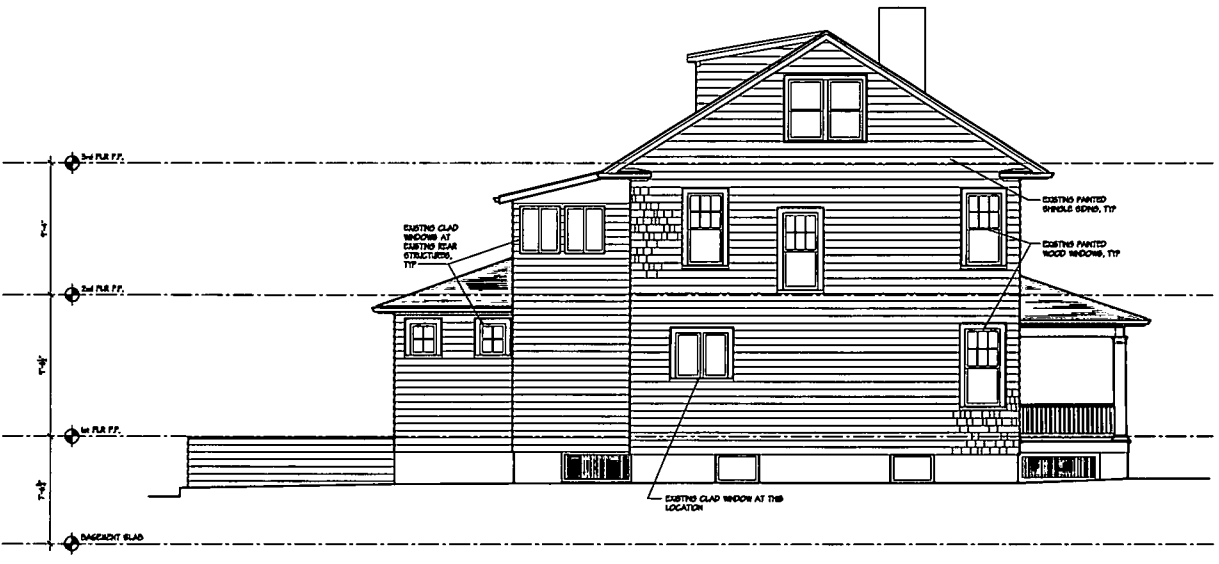


1 EX-3  
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

2 EX-3  
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 EX-3  
EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



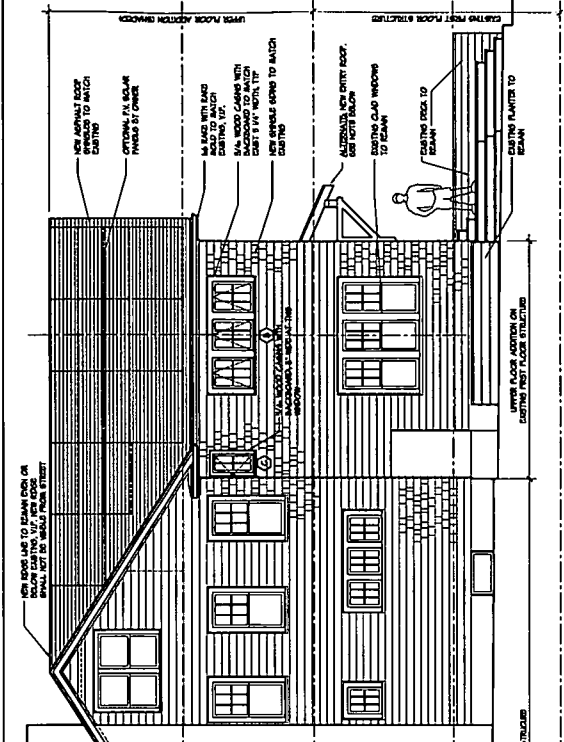
4 EX-3  
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



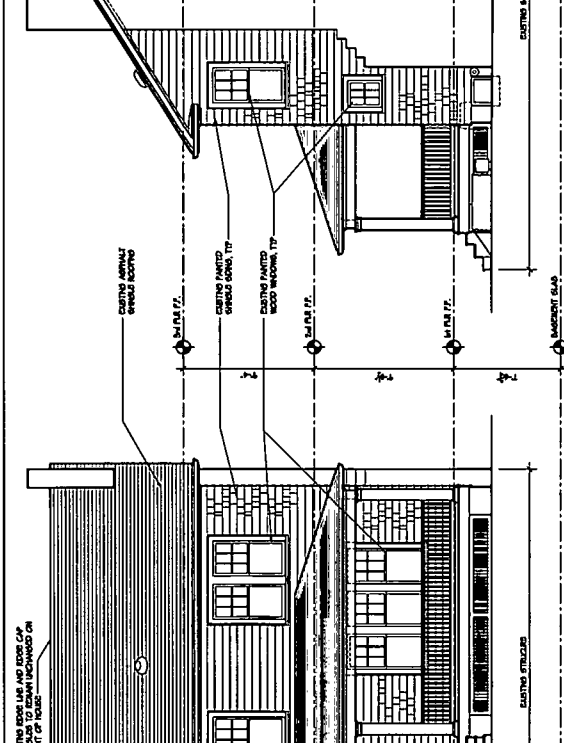
PROFESSIONAL OBSERVATION OF THESE EXISTING DRAWINGS DOCUMENTS WERE PROVIDED BY ARCHITECTS BY THE LAND THAT MAY BE USED TO VERIFY THE LOCATION AND LEVEL OF THE EXISTING STRUCTURE. OWNER SHALL VERIFY EXISTING CONDITIONS BEFORE ANY CONSTRUCTION BEGINS.

15

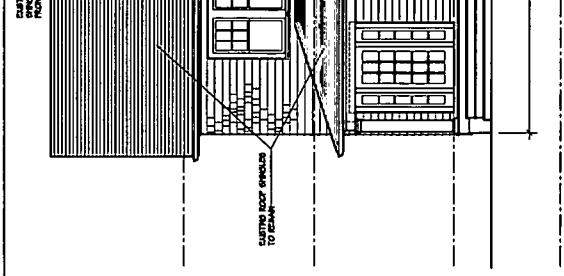
PROFESSIONAL CONTRACTOR SHALL VERIFY THAT ALL INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE AND THAT ALL INFORMATION CONTAINED HEREIN COMES FROM A RELIABLE SOURCE.



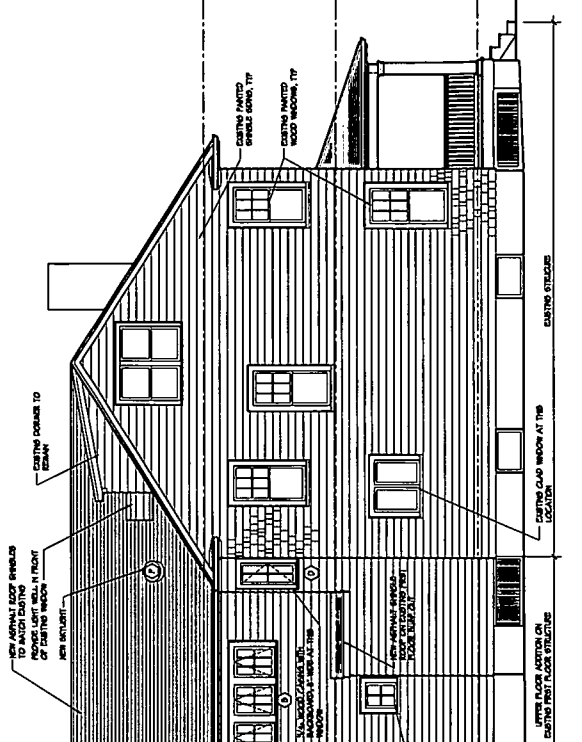
1 PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



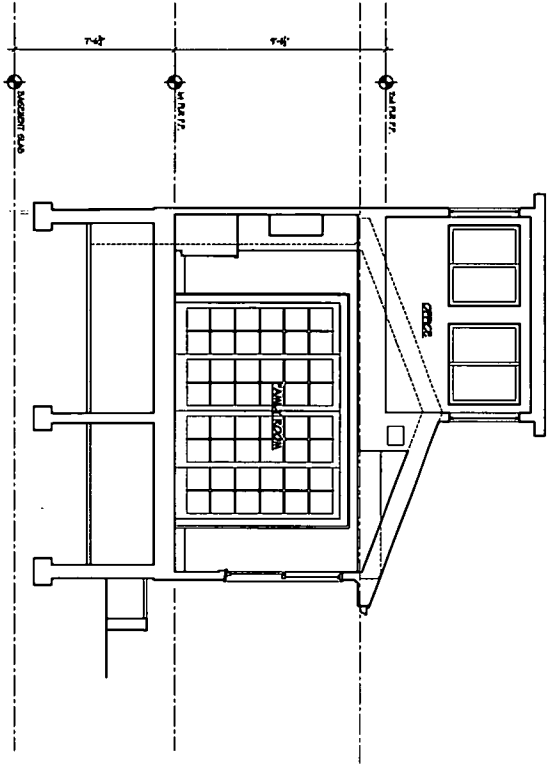
3 PROPOSED EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



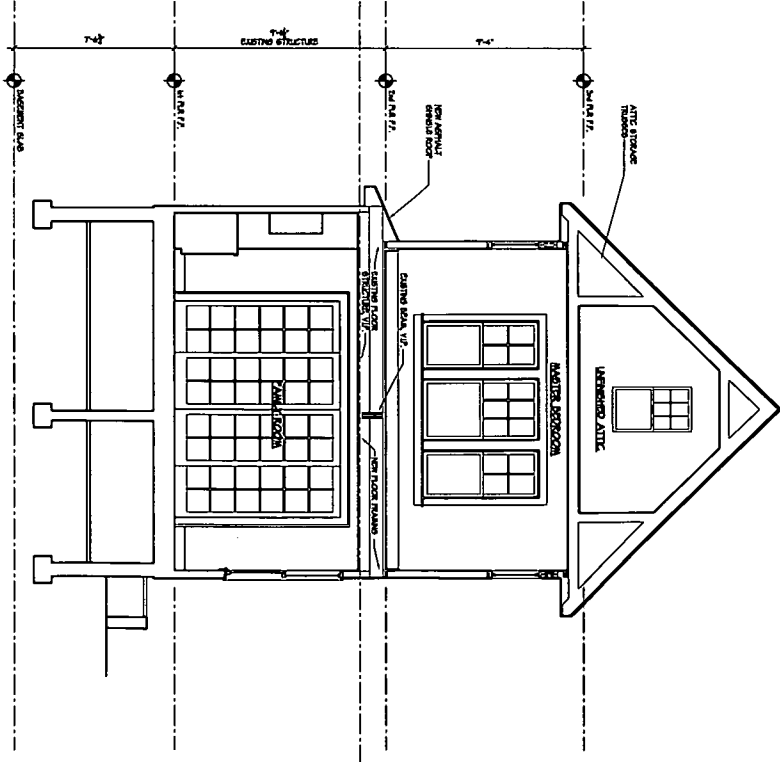
4 PROPOSED NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

tl

1 EXISTING CROSS SECTION  
SCALE: 3/8" = 1'-0"

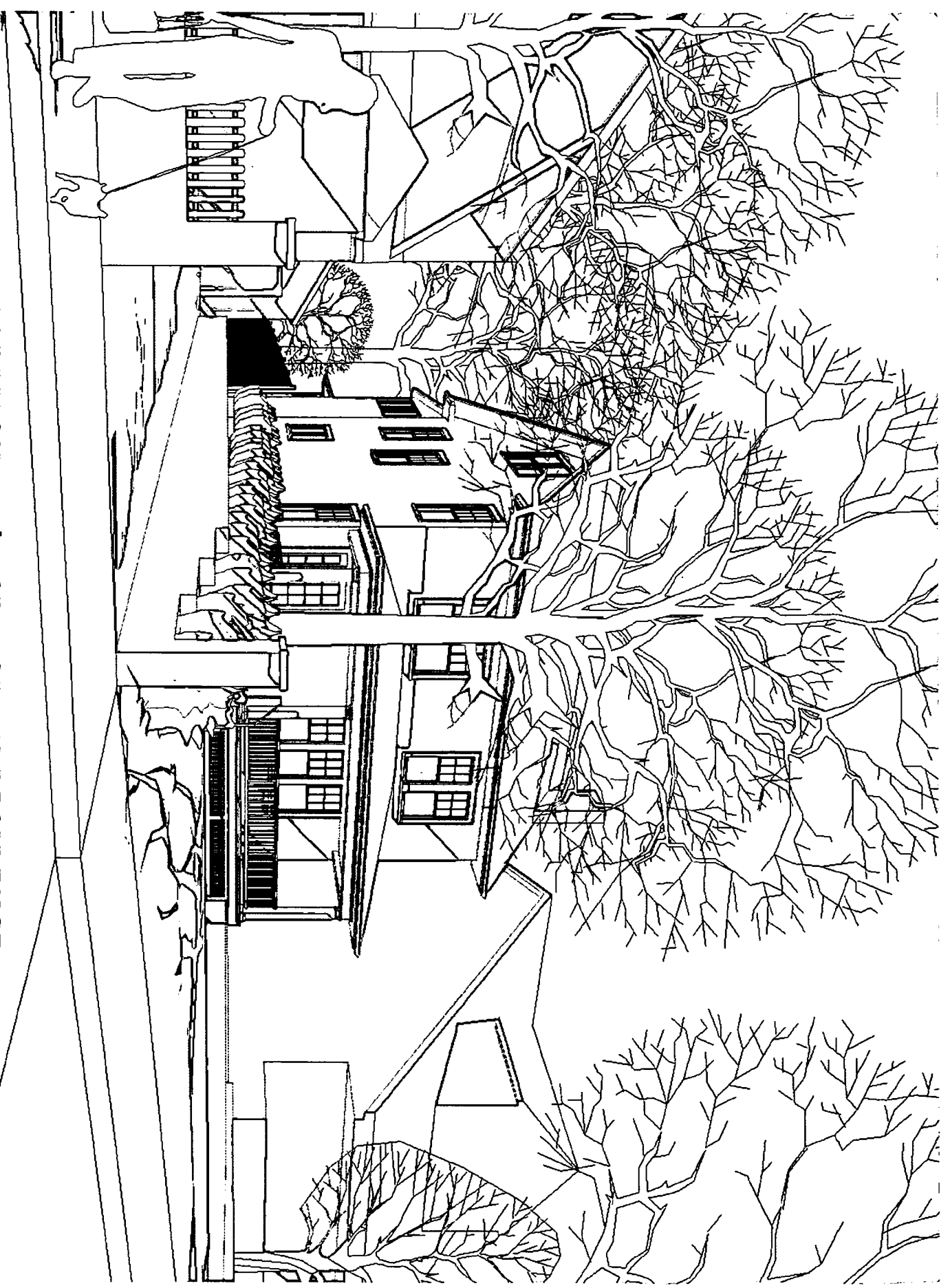


2 PROPOSED CROSS SECTION  
SCALE: 3/8" = 1'-0"



PROFESSIONAL ARCHITECTURAL SEALS  
AND STAMPS ARE REQUIRED FOR ALL PLANS  
AND SHALL BE THE RESPONSIBILITY OF THE  
ARCHITECT. THE ARCHITECT'S SEAL SHALL  
BE PLACED ON THE DRAWING AND THE  
STAMP SHALL BE PLACED ON THE DRAWING.

ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
EXISTING VIEW B





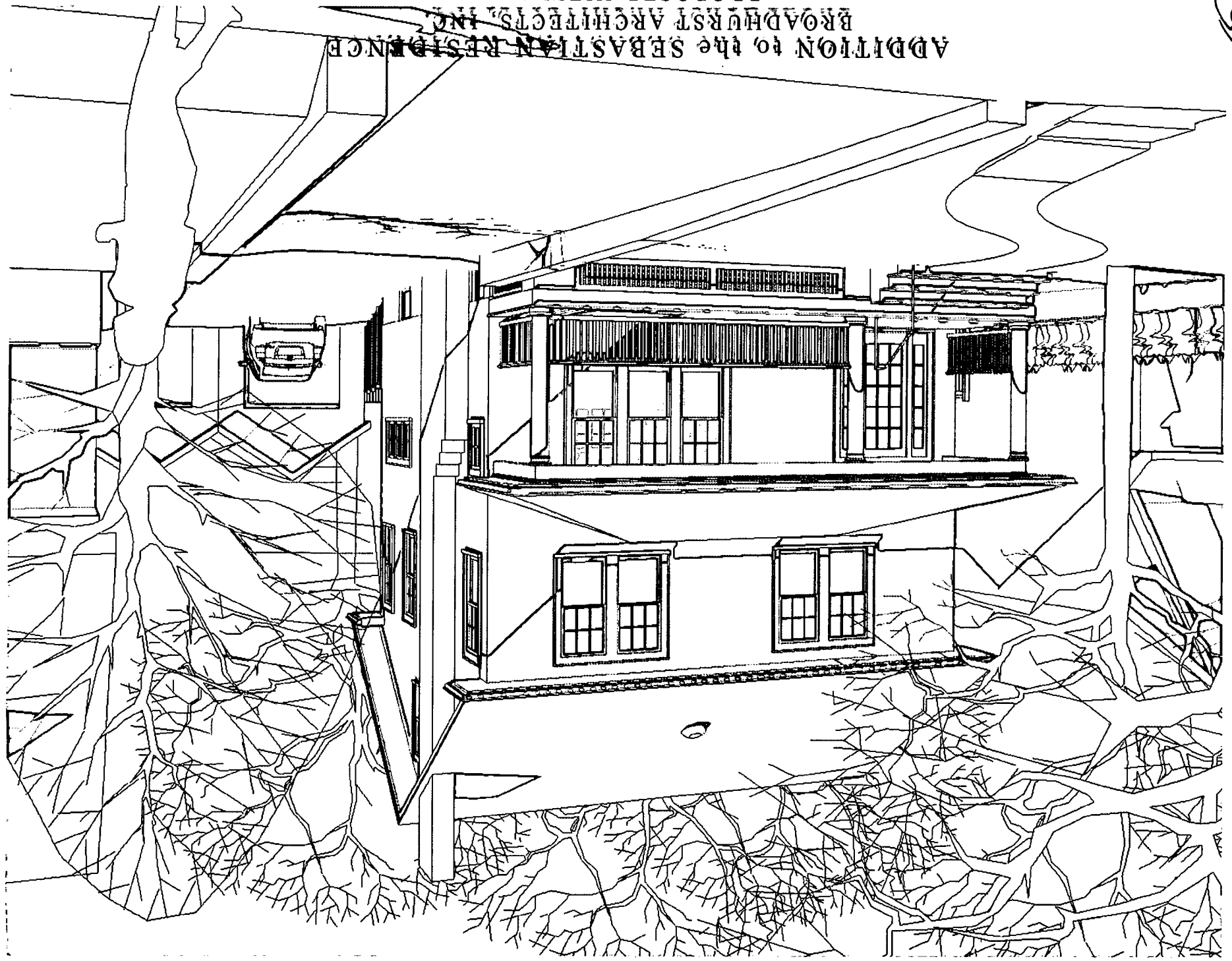
ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW B - SCHEME 2



ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
EXISTING VIEW A

20

ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW A

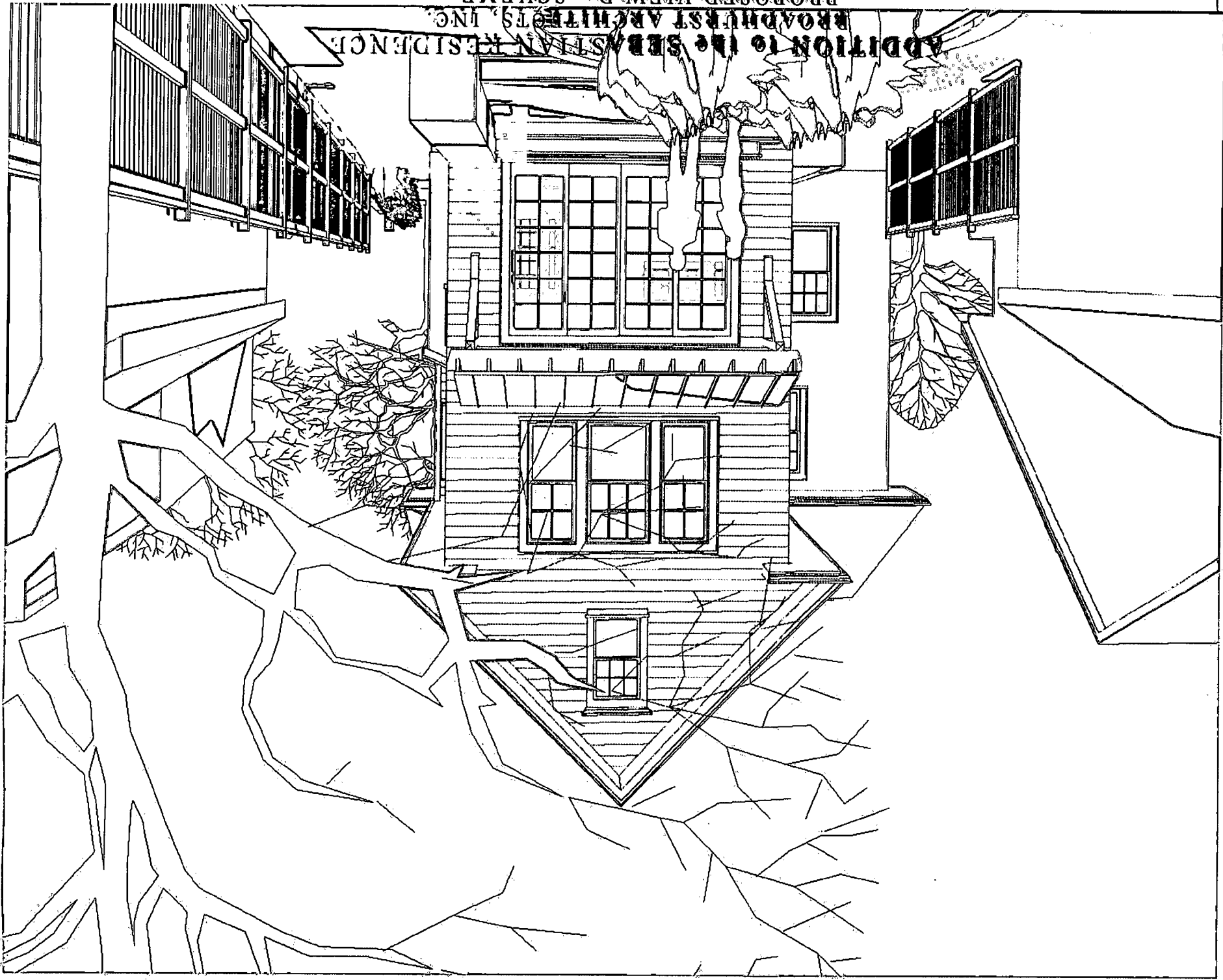




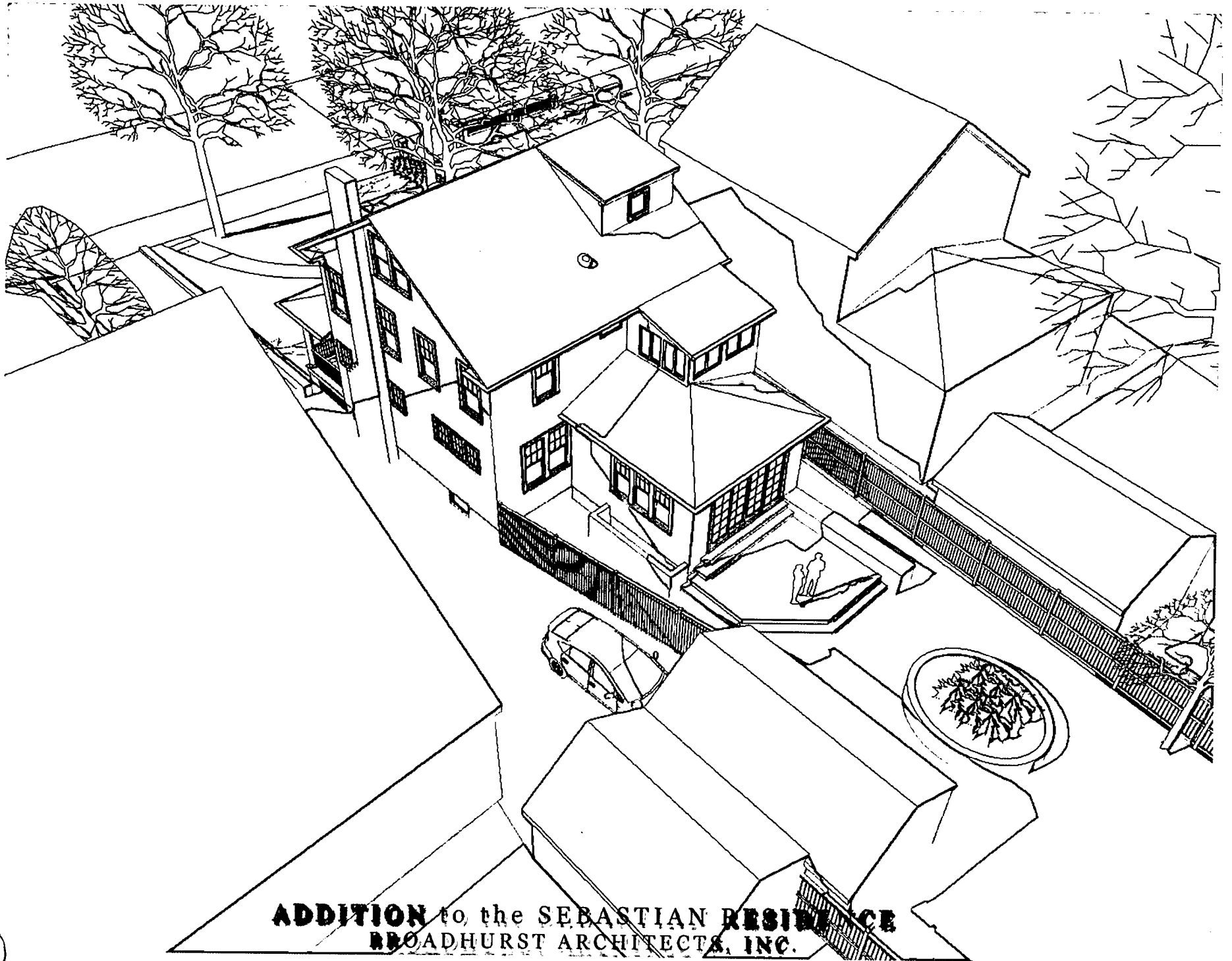


**ADDITION TO THE SEBASTIAN RESIDENCE**  
**BROADHURST ARCHITECTS, INC.**  
**EXISTING VIEW D**

22



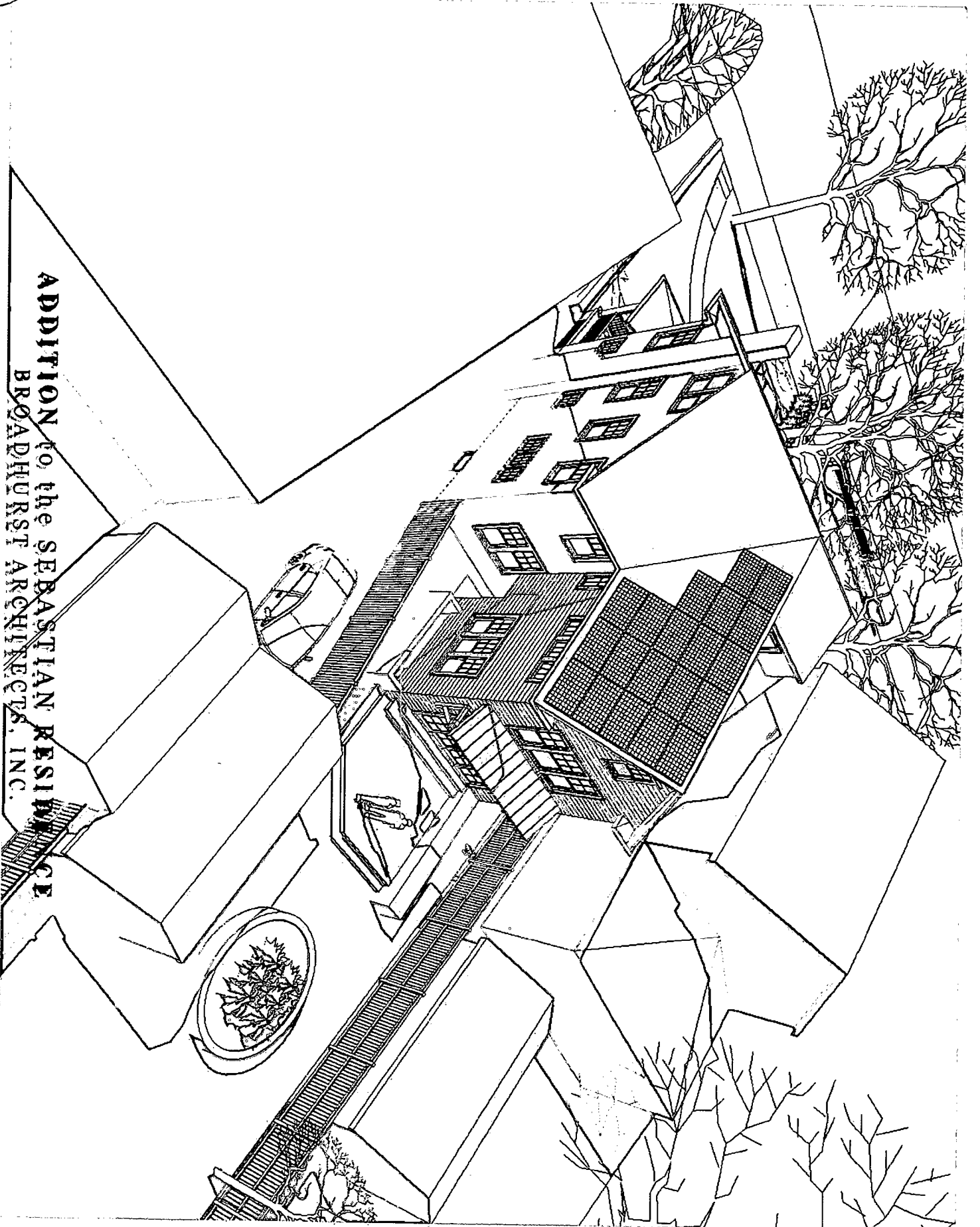
ADDITION TO THE SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW D - SCHEME 2



**ADDITION** to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
EXISTING VIEW C

24

**ADDITION to the SEBASTIAN RESIDENCE**  
**BROADHURST ARCHITECTS, INC.**  
**PROPOSED VIEW ©**



26



7423 Baltimore Avenue, Takoma Park  
Takoma Park Historic District

# PHOTOGRAPHS OF EXISTING CONDITIONS

Sebastian Residence  
7423 Baltimore Avenue, Takoma Park, Maryland 20912



Front (West) Façade from Baltimore Avenue



Front (West) and South Façade from Baltimore Avenue



South Façade of Main House, viewed from the rear



South façade of existing one-story rear addition (built below original sleeping porch ca 2003)





Rear (East) façade



North and Front (West) Façade from Baltimore Avenue

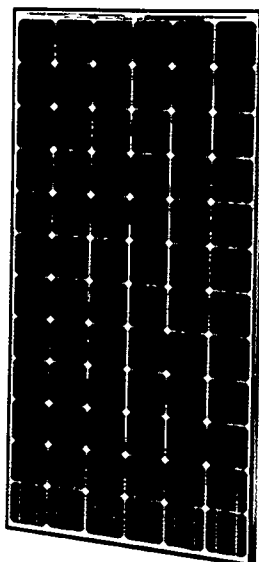
# Think GAIA

For Life and the Earth



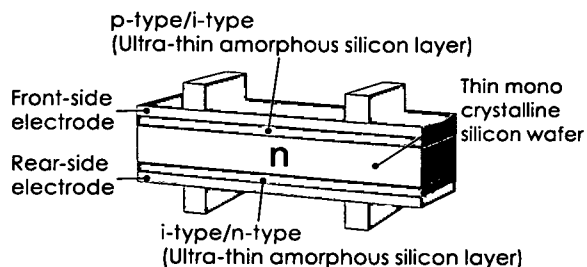
## HIT Photovoltaic Module

**HIT** Power 215N  
Photovoltaic Module



**Module Efficiency: 17.1%**  
**Cell Efficiency: 19.3%**  
**Power Output - 215 Watts**

### SANYO HIT® Solar Cell Structure



### SANYO'S Proprietary Technology

HIT solar cells are hybrids of mono crystalline silicon surrounded by ultra-thin amorphous silicon layers, and are available solely from SANYO.

### High Efficiency

HIT® Power solar panels are leaders in sunlight conversion efficiency. Obtain maximum power within a fixed amount of space. Save money using fewer system attachments and racking materials, and reduce costs by spending less time installing per watt. HIT Power models are ideal for grid-connected solar systems, areas with performance based incentives, and renewable energy credits.

### Power Guarantee

SANYO's power ratings for HIT Power panels guarantee customers receive 100% of the nameplate rated power (or more) at the time of purchase, enabling owners to generate more kWh per rated watt, quicken investments returns, and help realize complete customer satisfaction.

### Temperature Performance

As temperatures rise, HIT Power solar panels produce 10% or more electricity (kWh) than conventional crystalline silicon solar panels at the same temperature.

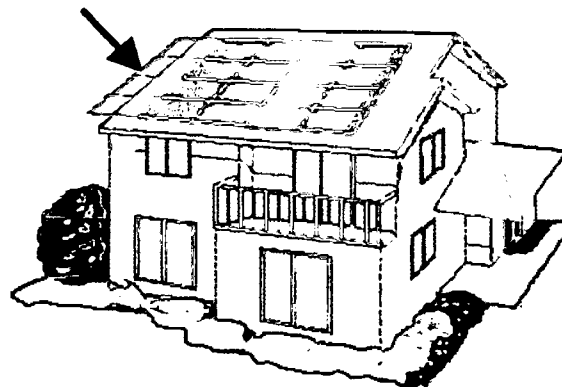
### Valuable Features

The packing density of the panels reduces transportation, fuel, and storage costs per installed watt.

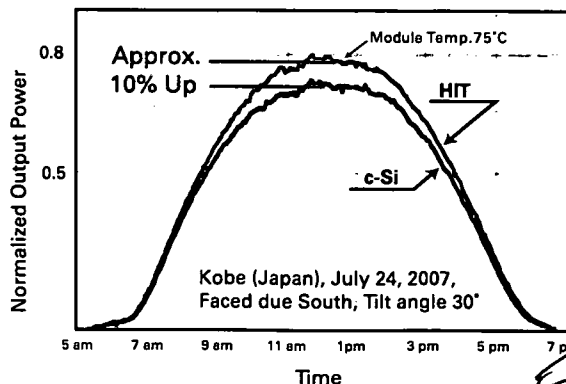
### Quality Products Made in USA

SANYO silicon wafers located inside HIT solar panels are made in California and Oregon (from October 2009), and the panels are assembled in an ISO 9001 (quality), 14001 (environment), and 18001 (safety) certified factory. Unique eco-packing minimizes cardboard waste at the job site. The panels have a Limited 20-Year Power Output and 5-Year Product Workmanship Warranty.

### Unnecessary Section When Using SANYO



### Increased Performance with SANYO



# HIT Power 215N

Photovoltaic Module

## Electrical Specifications

Model	HIT Power 215N or HIP-215NKHA5
Rated Power (Pmax) <sup>1</sup>	215 W
Maximum Power Voltage (Vpm)	42.0 V
Maximum Power Current (Ipm)	5.13 A
Open Circuit Voltage (Voc)	51.6 V
Short Circuit Current (Isc)	5.61 A
Temperature Coefficient (Pmax)	-0.336%/ °C
Temperature Coefficient (Voc)	-0.143 V/ °C
Temperature Coefficient (Isc)	1.96 mA/ °C
NOCT	114.8°F (46°C)
CEC PTC Rating	199.6 W
Cell Efficiency	19.3%
Module Efficiency	17.1%
Watts per Ft. <sup>2</sup>	15.85 W
Maximum System Voltage	600 V
Series Fuse Rating	15 A
Warranted Tolerance (-/+)	-0% / +10%

## Mechanical Specifications

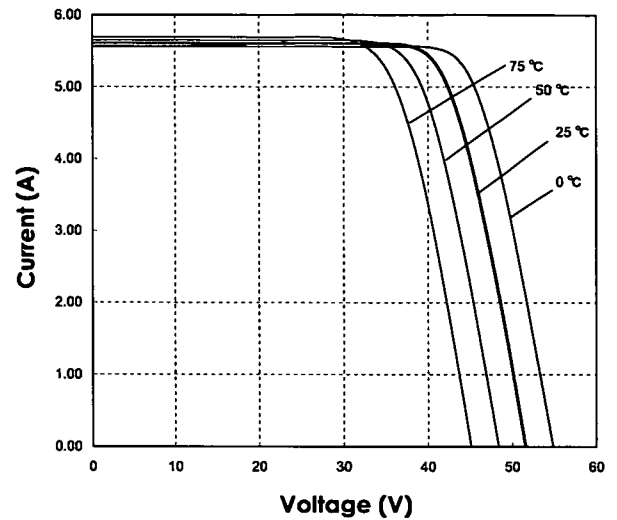
Internal Bypass Diodes	3 Bypass Diodes
Module Area	13.56 Ft <sup>2</sup> (1.26m <sup>2</sup> )
Weight	35.3 Lbs. (16kg)
Dimensions LxWxH	62.2x31.4x1.8 in. (1580x798x46 mm)
Cable Length +Male/-Female	40.55/34.6 in. (1030/880 mm)
Cable Size / Connector Type	No. 12 AWG / MC4™ Locking Connectors
Static Wind / Snow Load	60PSF (2880Pa) / 39PSF (1867Pa)
Pallet Dimensions LxWxH	63.2x32x72.8 in. (1607x815x1850 mm)
Quantity per Pallet / Pallet Weight	34 pcs./1234.5 Lbs (560 kg)
Quantity per 53' Trailer	952 pcs.

## Operating Conditions & Safety Ratings

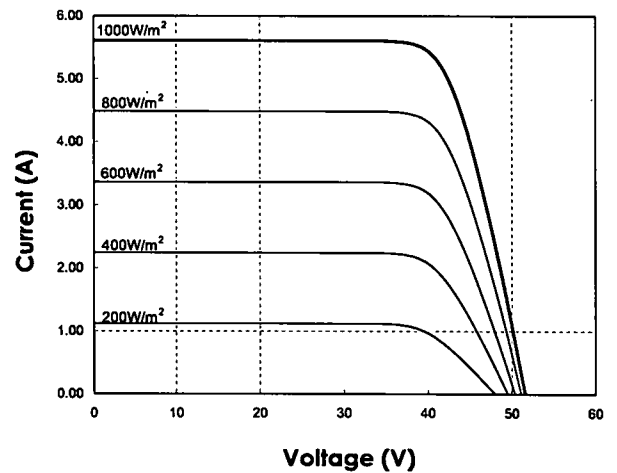
Ambient Operating Temperature	-4°F to 115°F (-20°C to 46°C) <sup>2</sup>
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Fire Safety Classification	Class C
Safety & Rating Certifications	UL 1703, cUL, CEC
Limited Warranty	5 Years Workmanship, 20 Years Power Output

<sup>1</sup>STC: Cell temp. 25°C, AM1.5, 1000W/m<sup>2</sup> <sup>2</sup>Monthly average low and high of the installation site.  
Note: Specifications and information above may change without notice.

## Dependence on Temperature

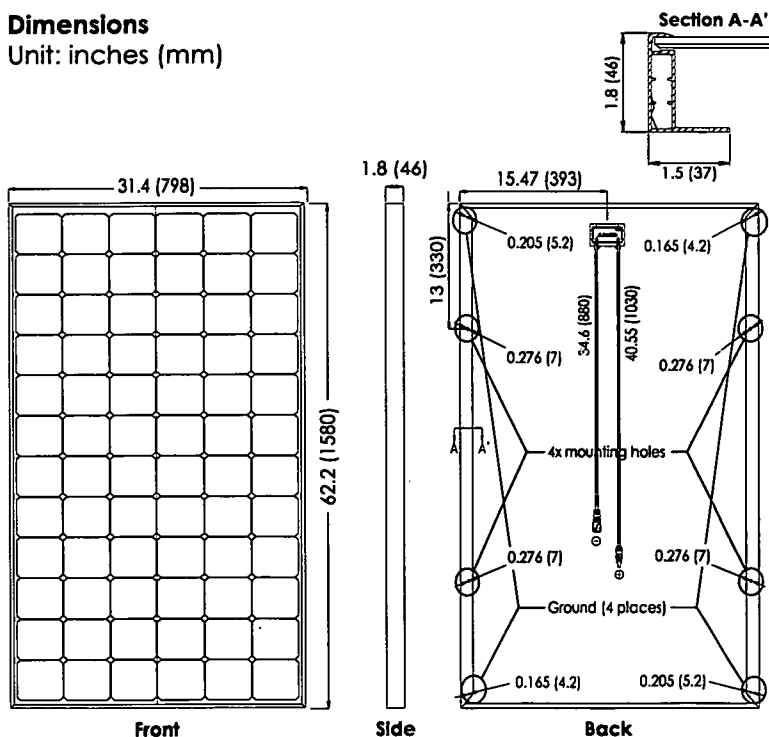


## Dependence on Irradiance



## Dimensions

Unit: inches (mm)



**CAUTION!**

Read the operating instructions carefully before use of these products

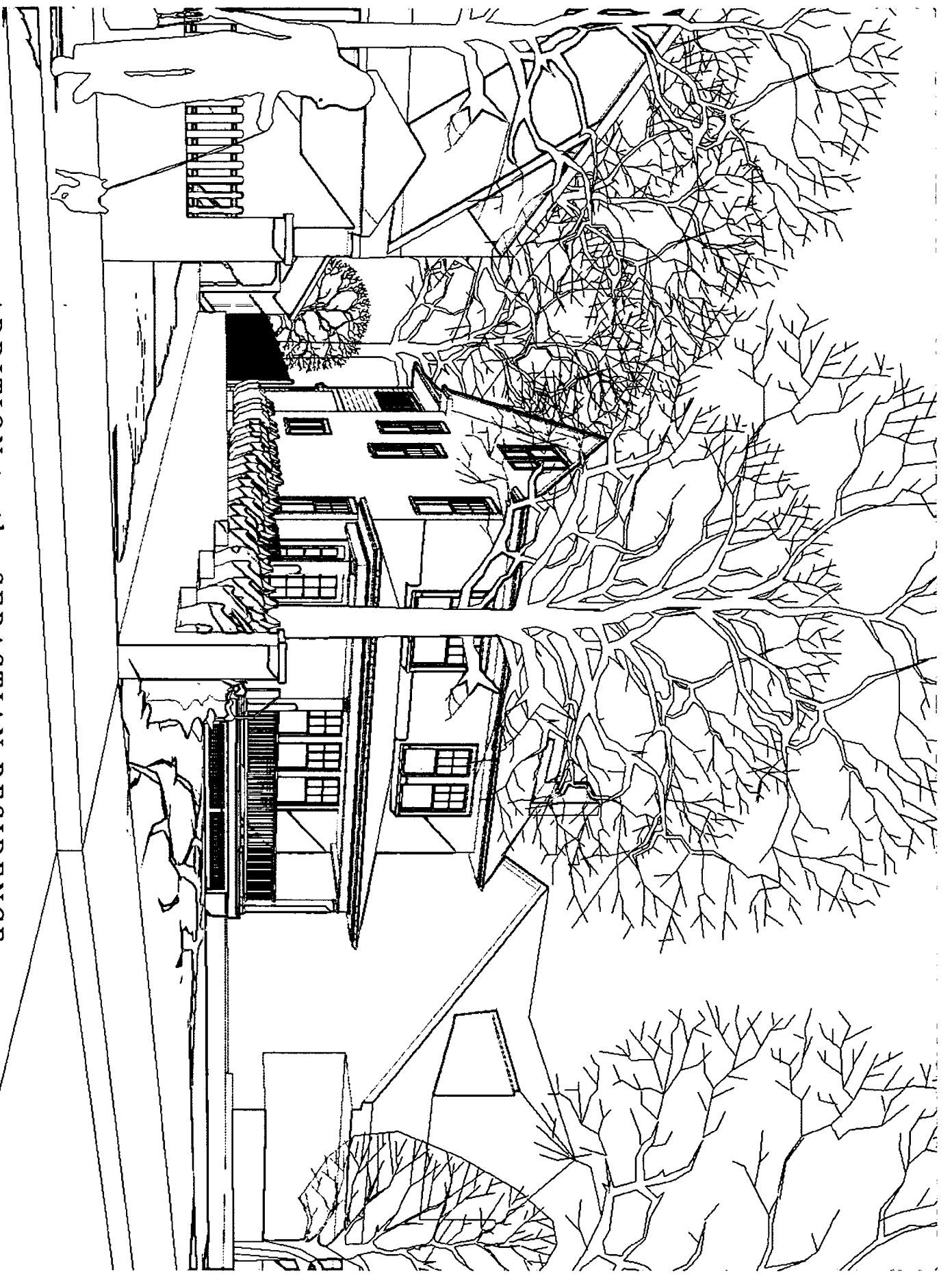
# SANYO

SANYO Energy (U.S.A.) Corp.  
Solar Division

2600 Network Blvd., Suite 600  
Frisco, TX 75034, U.S.A.  
www.sanyo.com/solar  
solar@sec.sanyo.com

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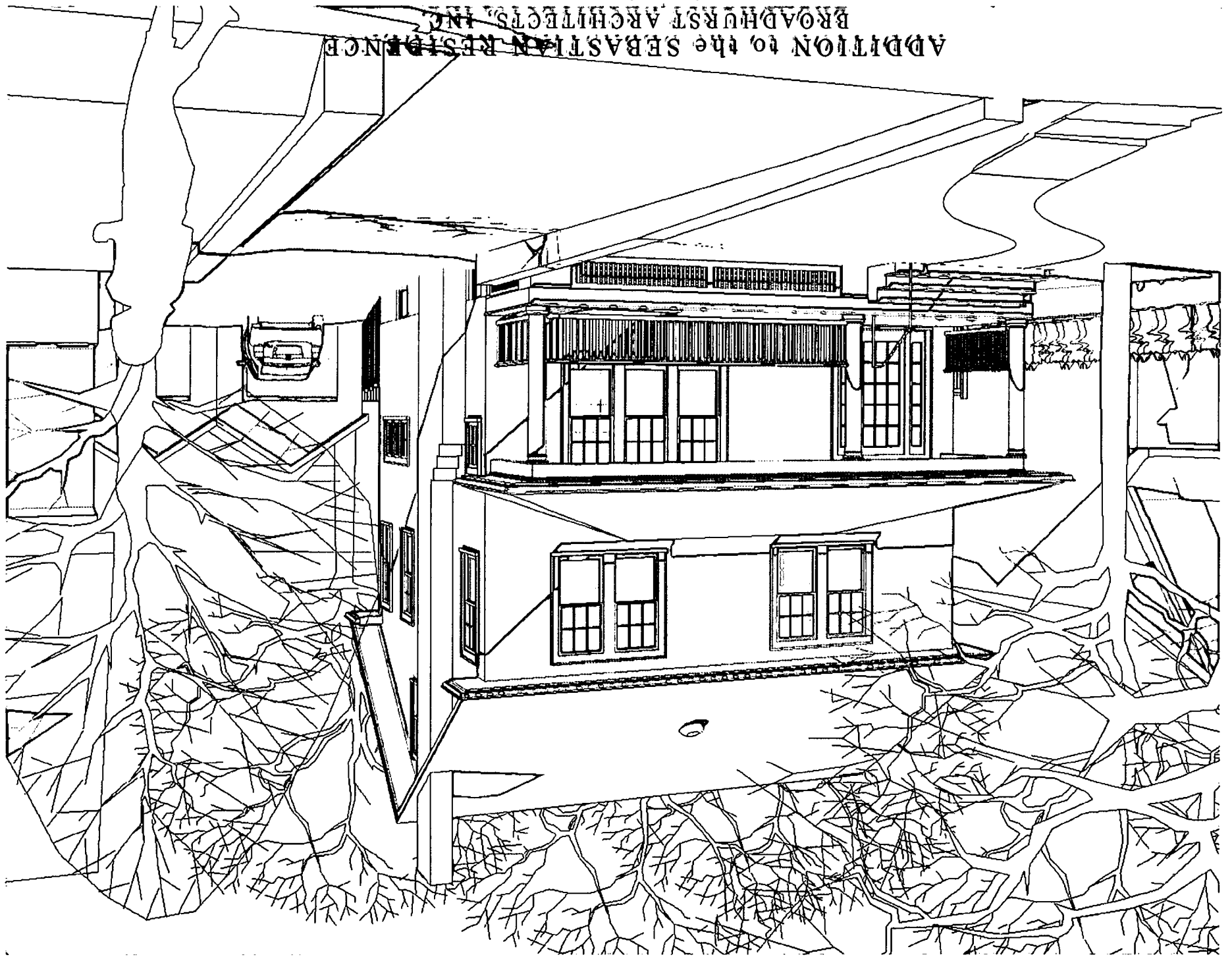
ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW B - SCHEME 1



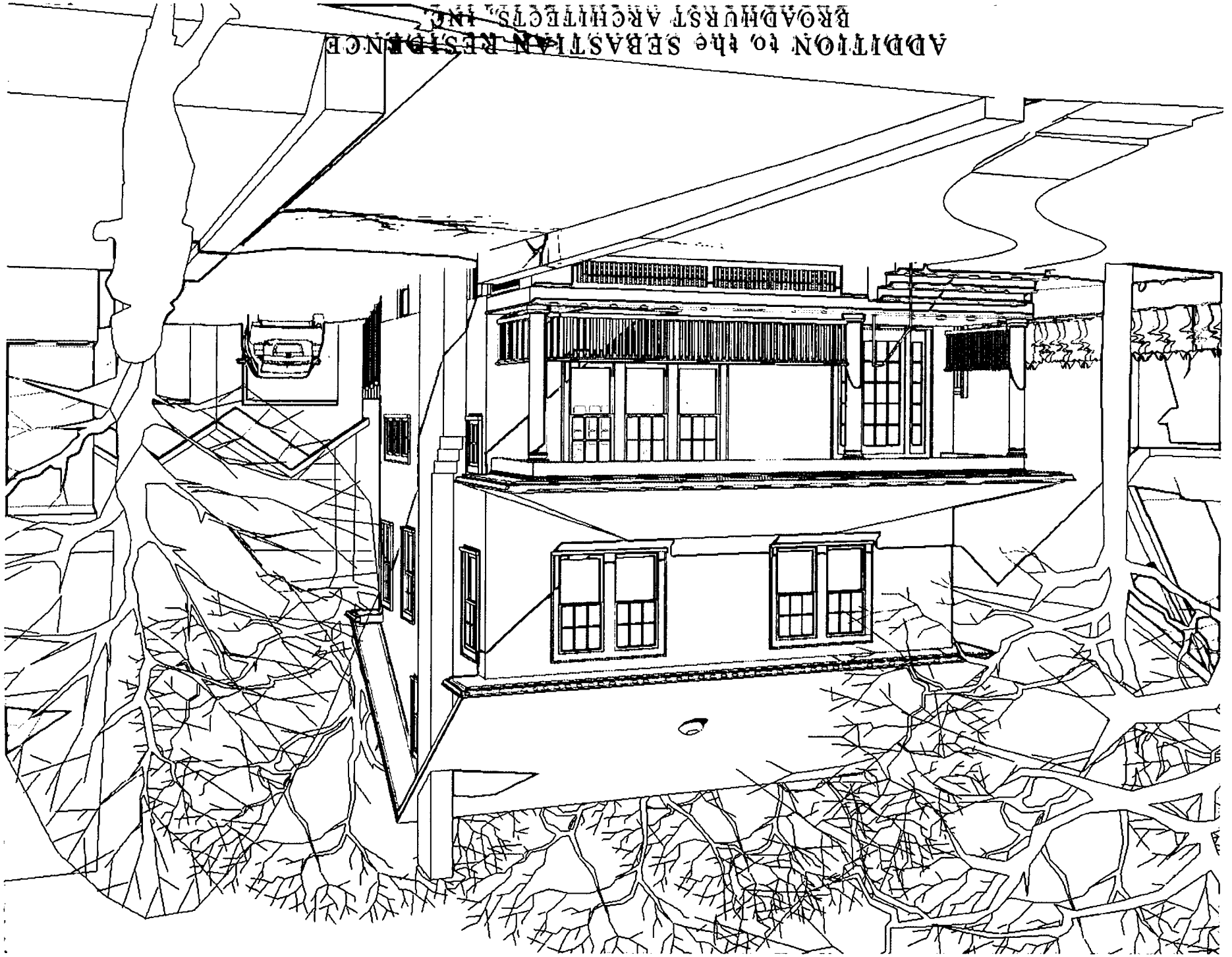
**ADDITION TO THE SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW D - SCHEME 1**



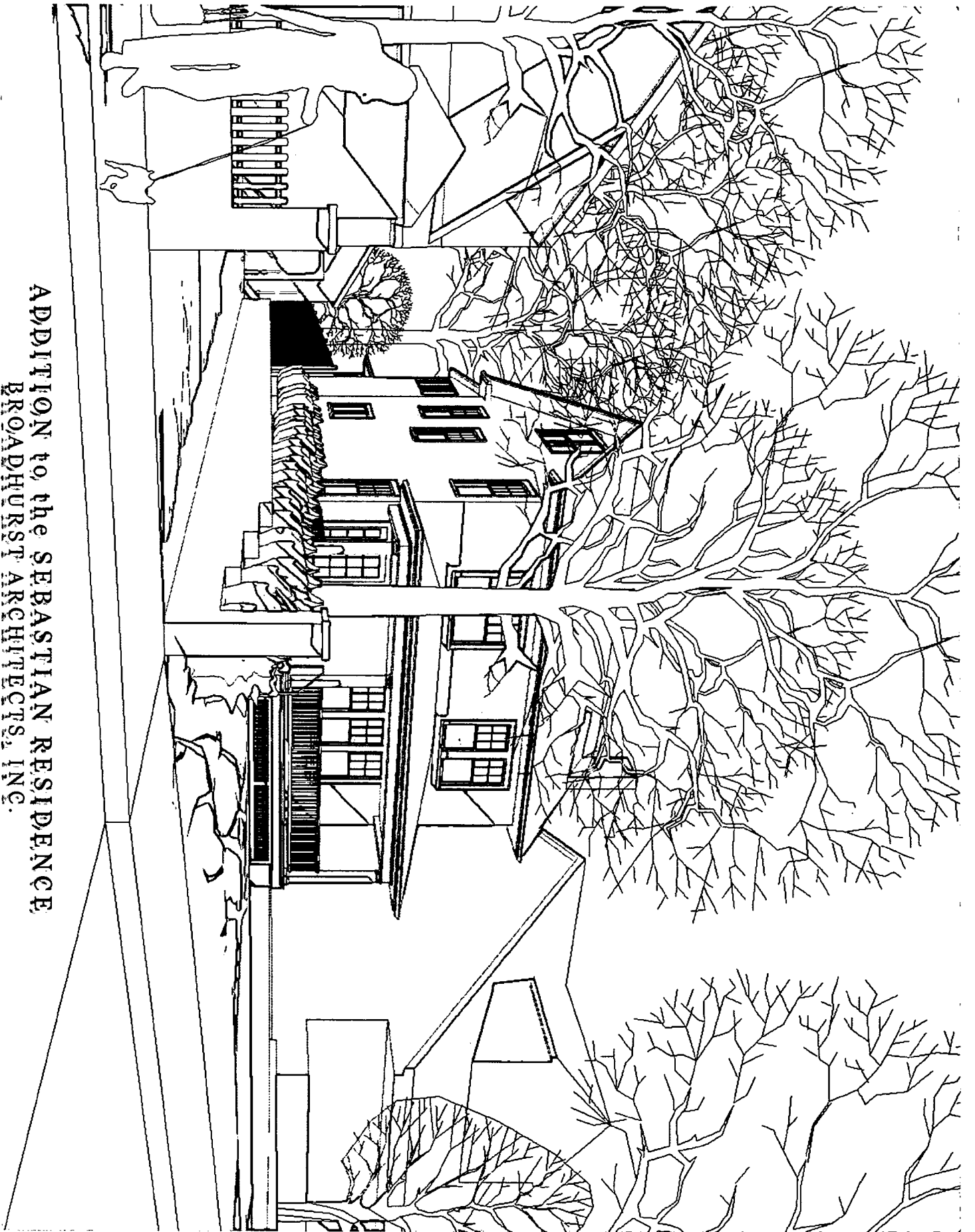
ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
EXISTING VIEW A



ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW A

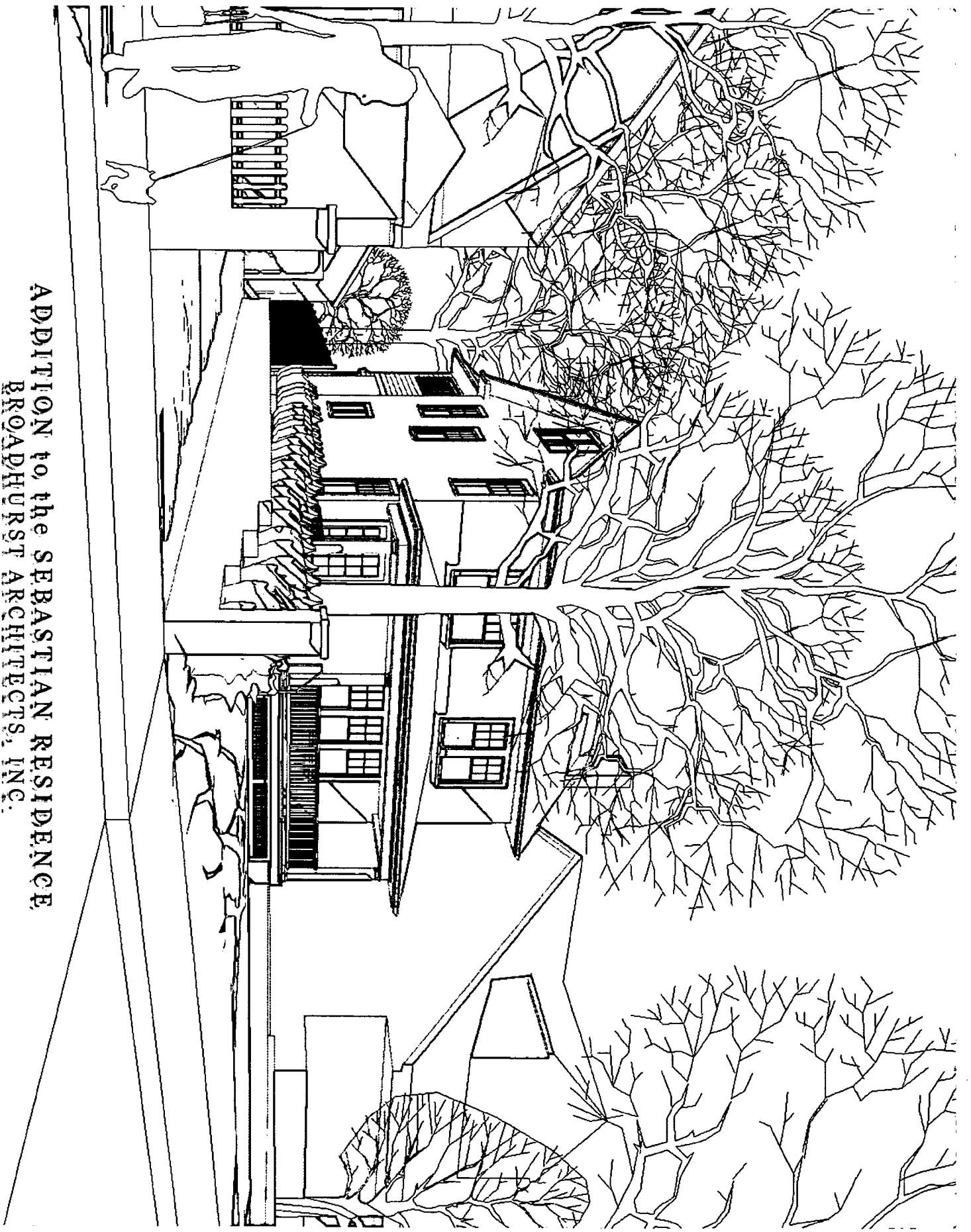


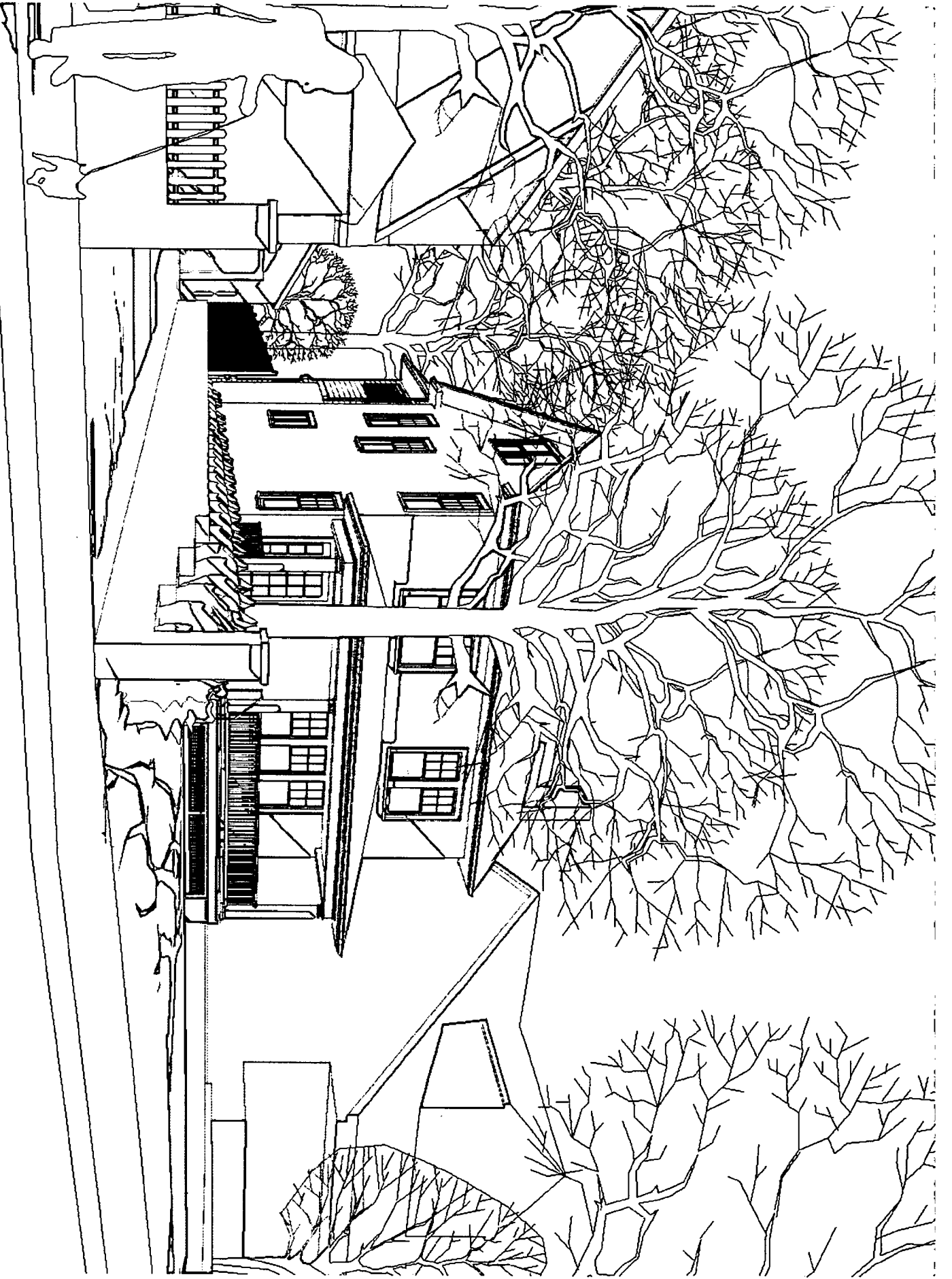
ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
EXISTING VIEW B



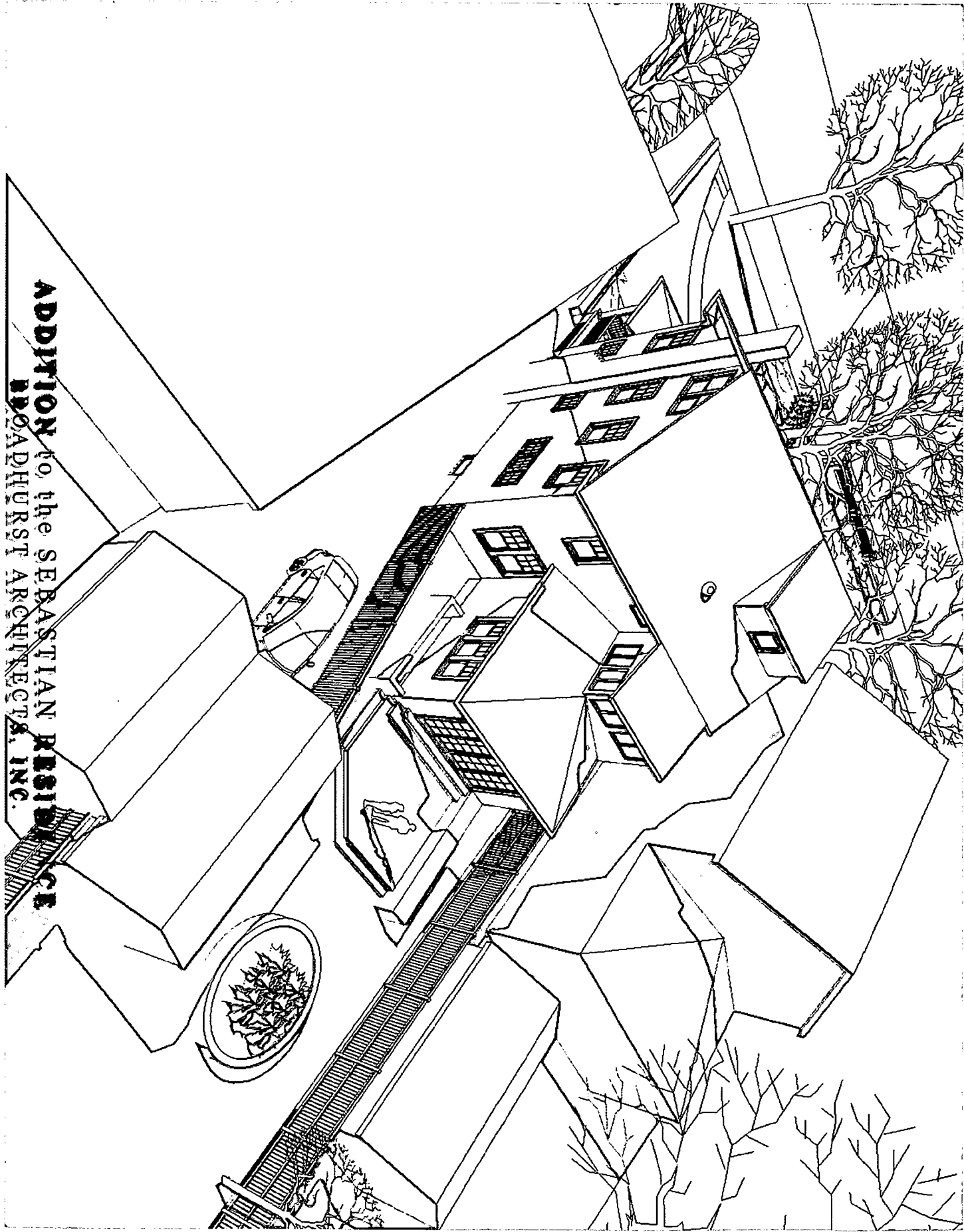


ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW B - SCHEME 1





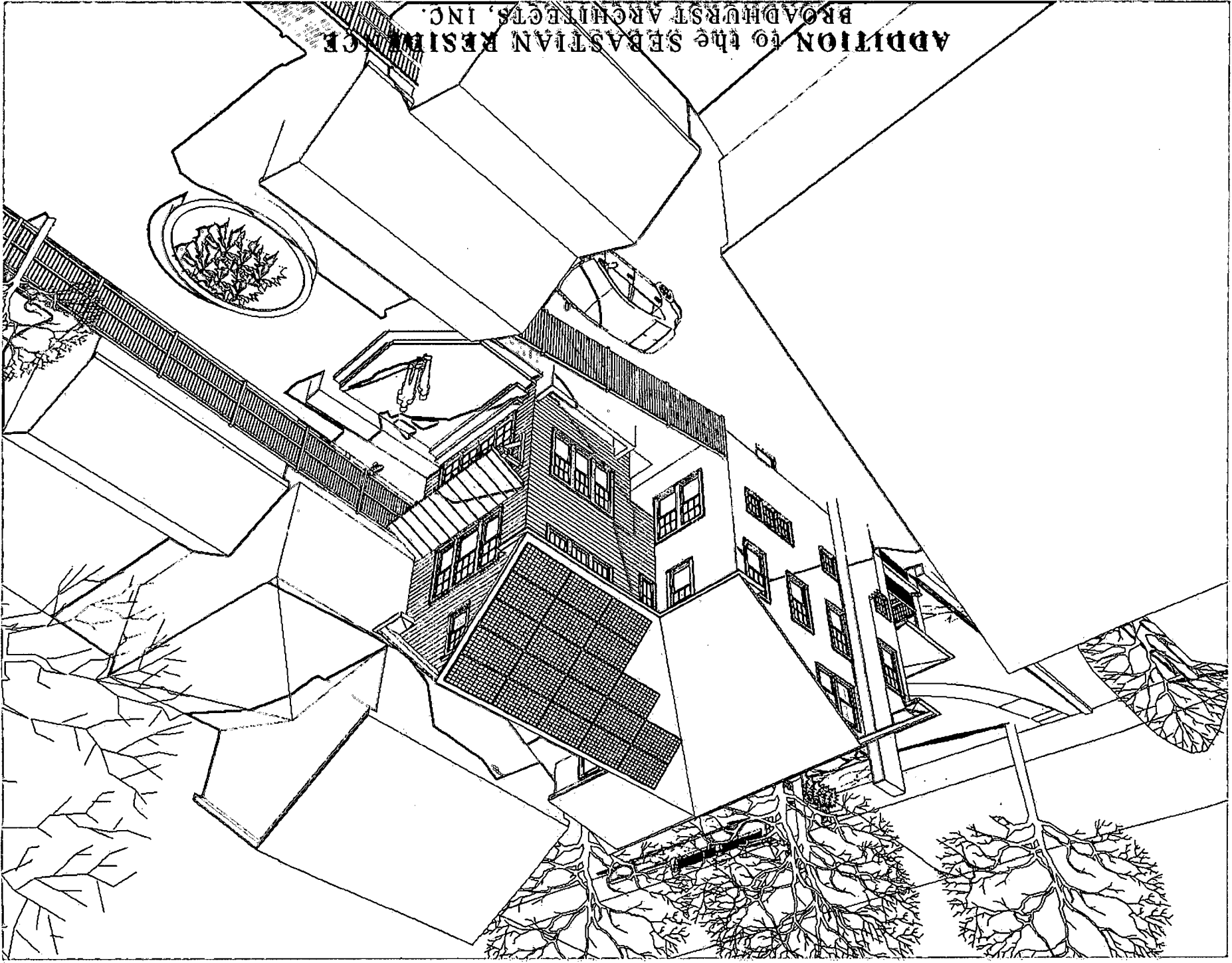
ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW B - SCHEME 2



**ADDITION to the SEBASTIAN RESIDENCE**  
**330 ADHURST ARCHITECTS, INC.**  
**EXISTING VIEW ©**

PROPOSED VIEW 6

ADDITION to the SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.





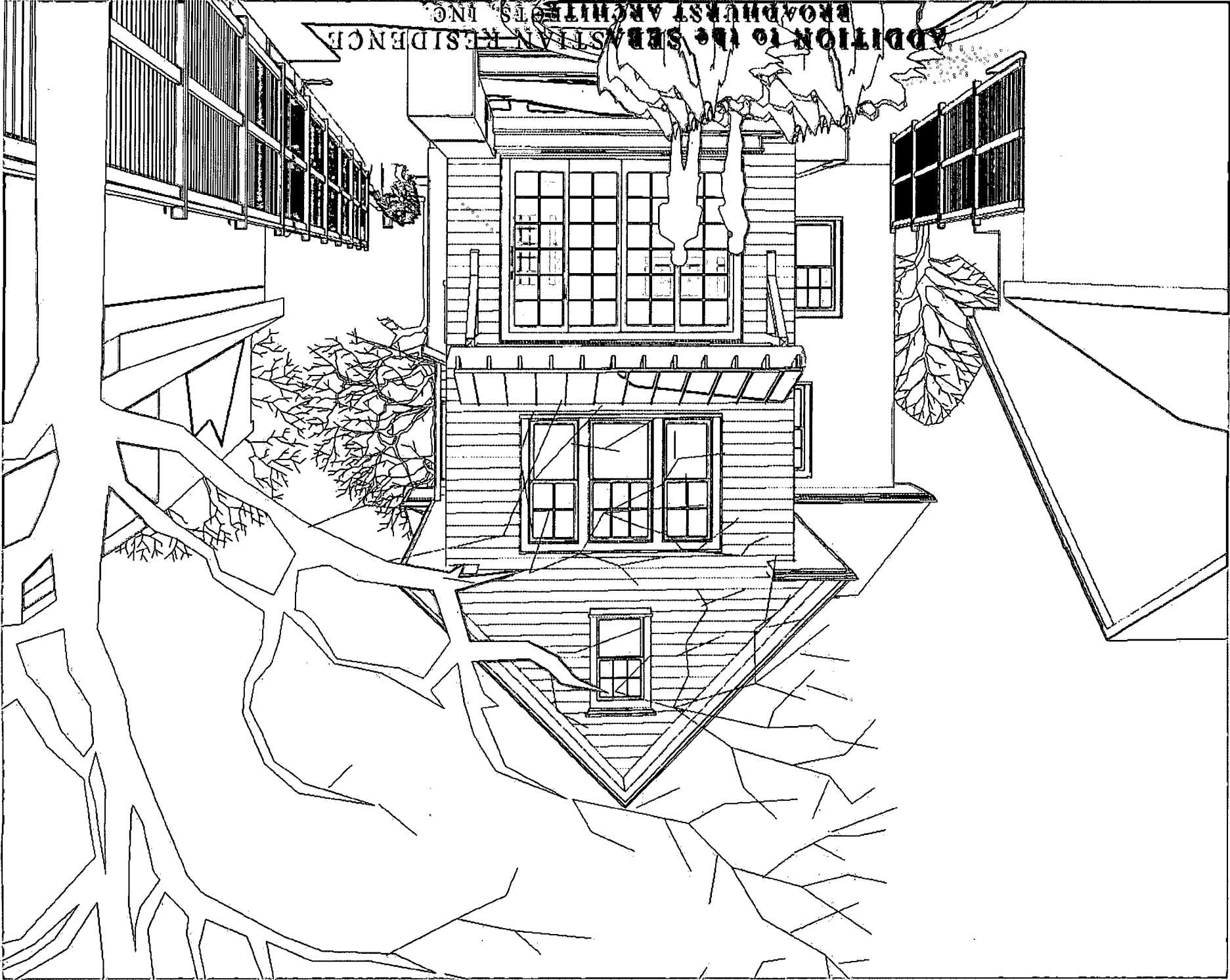
**ADDITION TO THE SEBASTIAN RESIDENCE**  
**BROADHURST ARCHITECTS, INC.**  
EXISTING VIEW D

PROPOSED VIEW D - SCHEME 1  
BROADHURST ARCHITECTS, INC.

ADDITION TO THE SEBASTIAN RESIDENCE



ADDITION TO THE SEBASTIAN RESIDENCE  
BROADHURST ARCHITECTS, INC.  
PROPOSED VIEW D - SCHEME 2



## Silver, Joshua

---

**From:** Hisao Yatsunami [HYatsunami@broadhurstarchitects.com]  
**Sent:** Friday, February 26, 2010 9:17 AM  
**To:** Silver, Joshua  
**Cc:** Jeffery Broadhurst  
**Subject:** 7423 Baltimore Ave. Postponement to March 24th hearing

Josh,

To follow up on our conversation from yesterday, we plan to submit revisions to the design of 7423 Baltimore Ave, based on interpretations we received from Montgomery County Zoning. We ask to postpone our appearance from the March 10<sup>th</sup> to the March 24<sup>th</sup> Commission hearing. I will contact you on Monday or Tuesday to discuss this further.

Thank you,

**Hisao J. Yatsunami, AIA**

**Broadhurst Architects**

306 First Street

Rockville, MD 20851

Ph: 301-309-8900

[hyatsunami@broadhurstarchitects.com](mailto:hyatsunami@broadhurstarchitects.com)

[www.broadhurstarchitects.com](http://www.broadhurstarchitects.com)