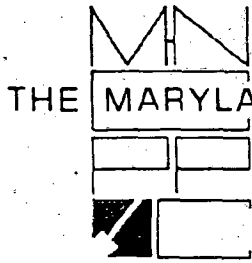


37/3-02KK 6805 Westmoreland Ave
(Takoma Park Historic District)

II-L Corri



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Sept. 11, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 282027
HAWP # 37/3-02II

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

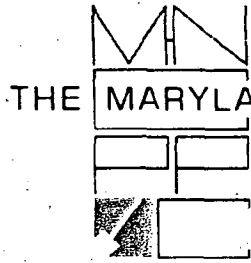
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Jim & Katherine Sebastian

Address: 6805 Westmoreland Ave, Takoma Park MD 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Sept. 11, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS# 282027

HAWP# 37/3-02II

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

JUL 3 2002

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jim Sebastian
Daytime Phone No.: (202) 671-2331

Tax Account No.: 01076460

Name of Property Owner: JAMES + KATHARINK SEBASTIAN Daytime Phone No.: (202) 671-2331

Address: 6805 Westmoreland Ave Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: AL NUNEZ, LOYRE TOKIC Phone No.: (202) 270-5000
(MR. NUNEZ)

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6805 Westmoreland Ave Street: Westmoreland Ave

Town/City: Takoma Park Nearest Cross Street: Walnut

Lot: 10 Block: 18 Subdivision: Pinecrest

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- A/C
- 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: \$ \$1000.00 (LABOR) \$4000.00 (MATERIALS)

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

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] Signature of owner or authorized agent 6/27/02 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: Sept 11, 2002
Application/Permit No.: 082007 Filed: 9/8/02 Date Issued: _____

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

HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

301/263-3400

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

Single family 1.5 story framed stucco bungalow in historic district, circa 1925. Craftsman features open front porch, overhanging eaves, bracketed gable eaves.

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

Installation of solar panels flat on the dormer roof. Minimal impact because the panels will not be visible from nearby properties or the 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 no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- 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 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.
SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6805 Westmoreland Avenue	Meeting Date:	09/11/02
Applicant:	Jim & Katherine Sebastian	Report Date:	09/04/02
Resource:	Takoma Park Historic District	Public Notice:	08/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-02II	Staff:	Corri Jimenez
PROPOSAL:	Solar Panel installation		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: c. 1910-20

PROPOSAL

The applicant proposes to:

1. Install solar panels on two flat roof shed dormers on the north & south elevations.

STAFF DISCUSSION

6805 Westmoreland Avenue is a contributing resource to the Takoma Park Historic District as a c. 1910-20s bungalow. The homeowner wants to install two solar panels on each side of the shed dormers, located on the north and south elevations. Since the dormers are more or less flat with the existing roof ridge, these panels will not be visible from the street or any neighboring properties.

Staff understands that installation of solar panels varies from case-by-case, and is not always approved by the Historic Preservation Commission. However, these panels will have no visual impact because will be practically horizontal with the existing roofline because of their placement on shed dormers. This case for solar panels is

different compared to others the HPC have reviewed, and Staff approves this case as an exception.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

and with the Secretary of the Interior's *Guidelines* #10:

New additions and adjacent or related new construction shall 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.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

JUL 3 2002

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jim Sebastian
Daytime Phone No.: (202) 671-2331

Tax Account No.: 01076460

Name of Property Owner: JAMES + KATHARINA SEBASTIAN Daytime Phone No.: (202) 671-2331

Address: 6805 Westmoreland Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: AL NUNEZ, LOYRE TOKIC Phone No.: (202) 270-5000
(MR. NUNEZ)

Contractor Registration No.: _____ Daytime Phone No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6805 Westmoreland Ave Street: Westmoreland Ave

Town/City: Takoma Park Nearest Cross Street: Walnut

Lot: 10 Block: 18 Subdivision: Pinecrest

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C 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: \$ \$1000.00 (LABOR) \$4000.00 (MATERIALS)

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

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

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

[Signature] 6/27/02
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 982007 Date Filed: 5/8/02 Date Issued: _____

(3)
37/302KK

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

JAMES + FATHERINE SEBASTIAN
6805 Westmoreland Ave
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

TOM HARRISON
6804 WESTMORELAND AVE
TAKOMA PARK, MD 20912

ROLF REICHEL +
AMY SHWENK MYER
6803 WESTMORELAND AVE
TAKOMA PARK, MD 20912

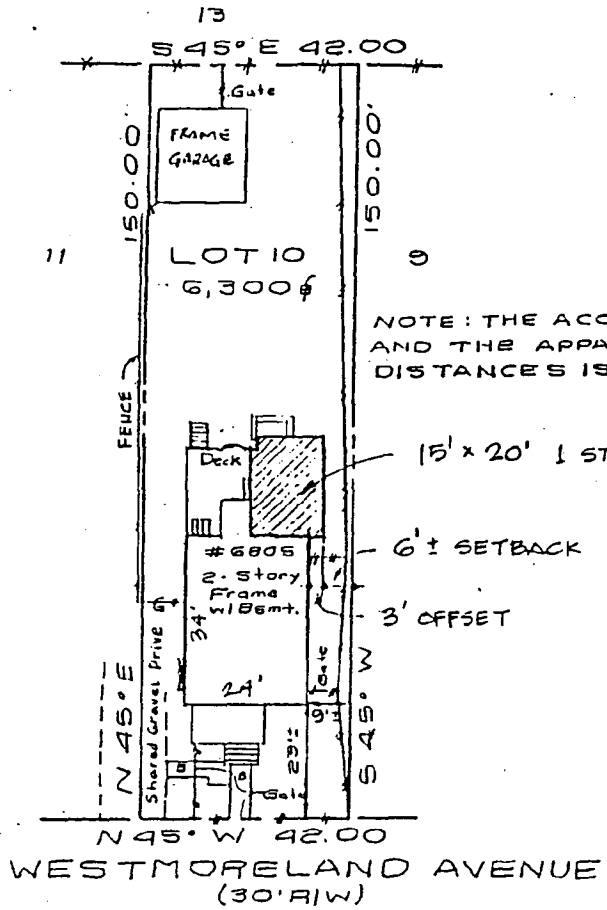
ANTHONY LA GRECA
6807 Westmoreland Ave
Takoma Park, MD 20912

IAN BARBER
6716 ALLEGHENY AVE
TAKOMA PARK, MD 20912

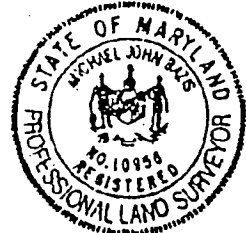
The plat benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing 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.

NOTE: The hatched 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-

NOTE: No property corners found or set unless otherwise noted.



NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2 Ft. +/-.



LOCATION DRAWING
LOT 10 BLOCK 18
PINECREST
MONTGOMERY COUNTY, MD.

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 lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
Michael J. Bazis RPLS # 10958

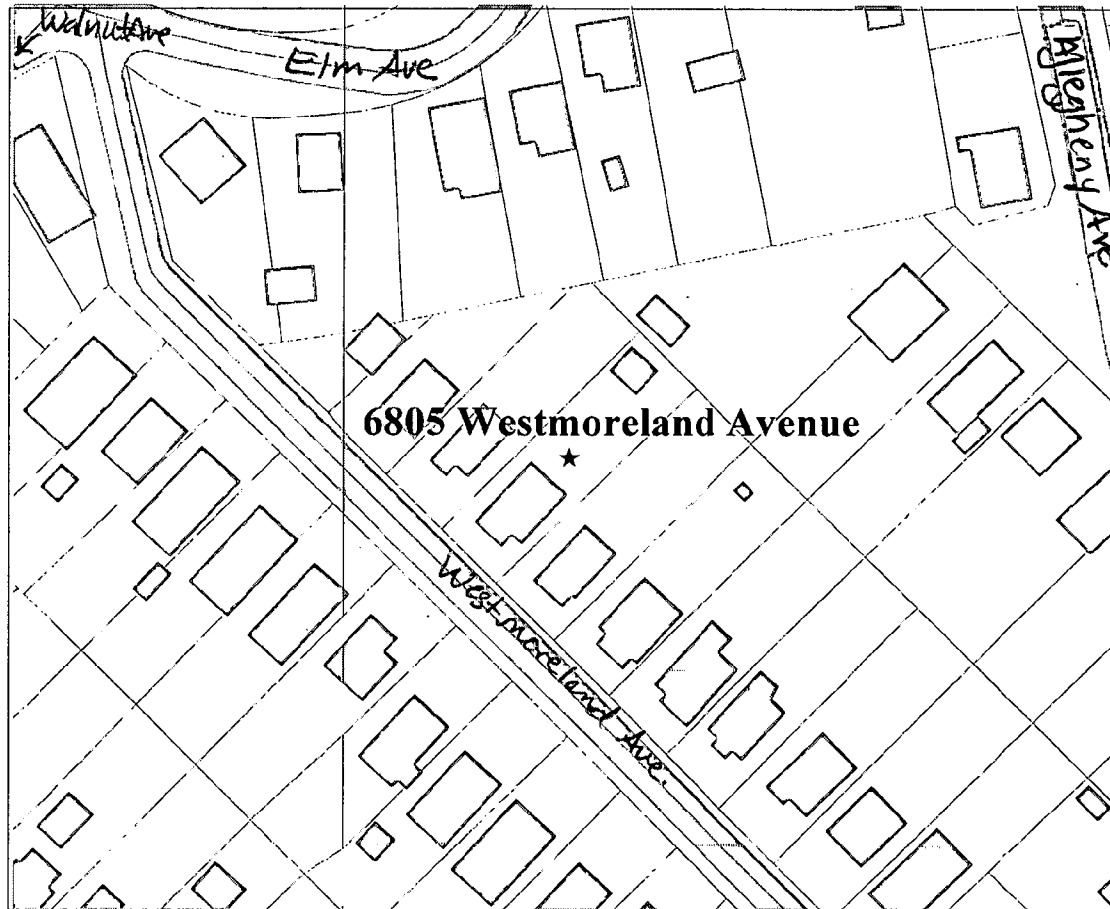
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 96.0808H	DATE 7-5-96
FIELD D.H.	DRAFT DJD
	PB. 2 P. 15
	SCALE: 1" = 30'

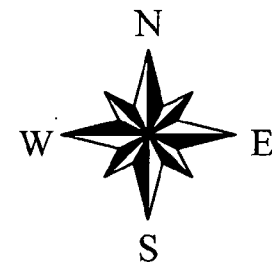
R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 693 8005
FAX: (301) 681-7218

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Takoma Park Historic District

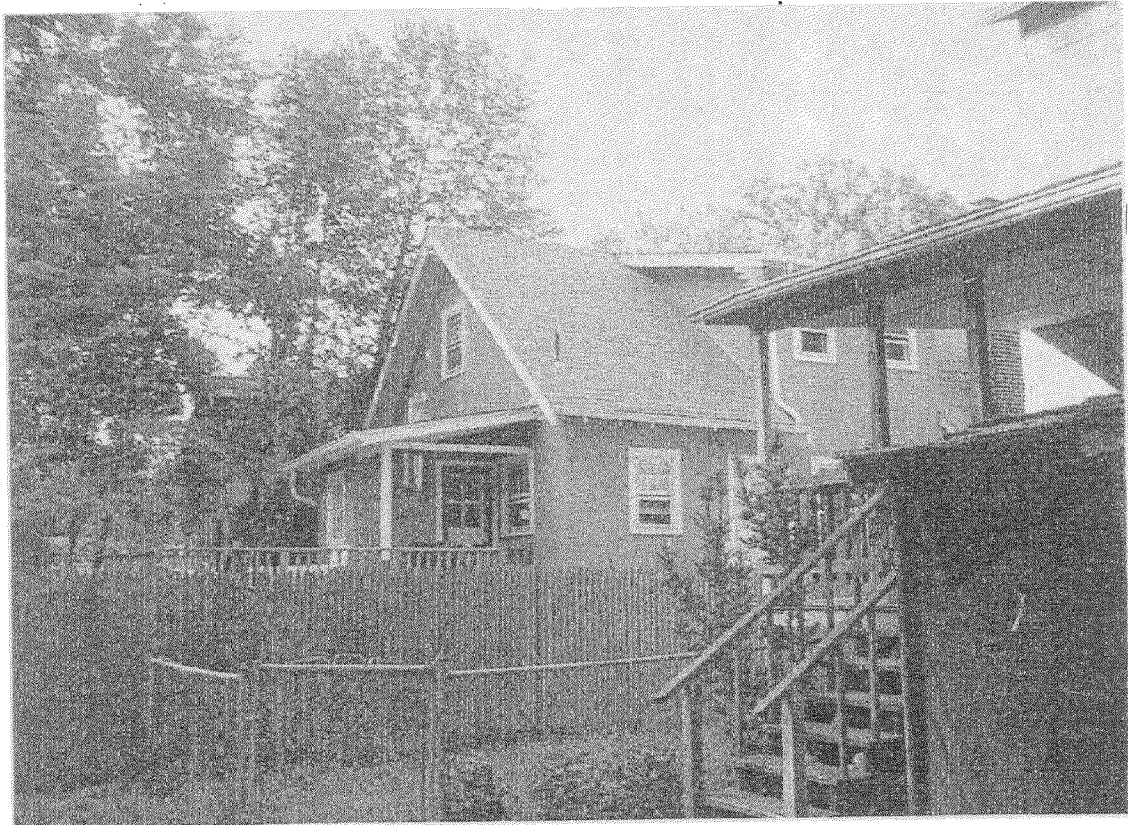


0.02 0 0.02 0.04 0.06 Miles



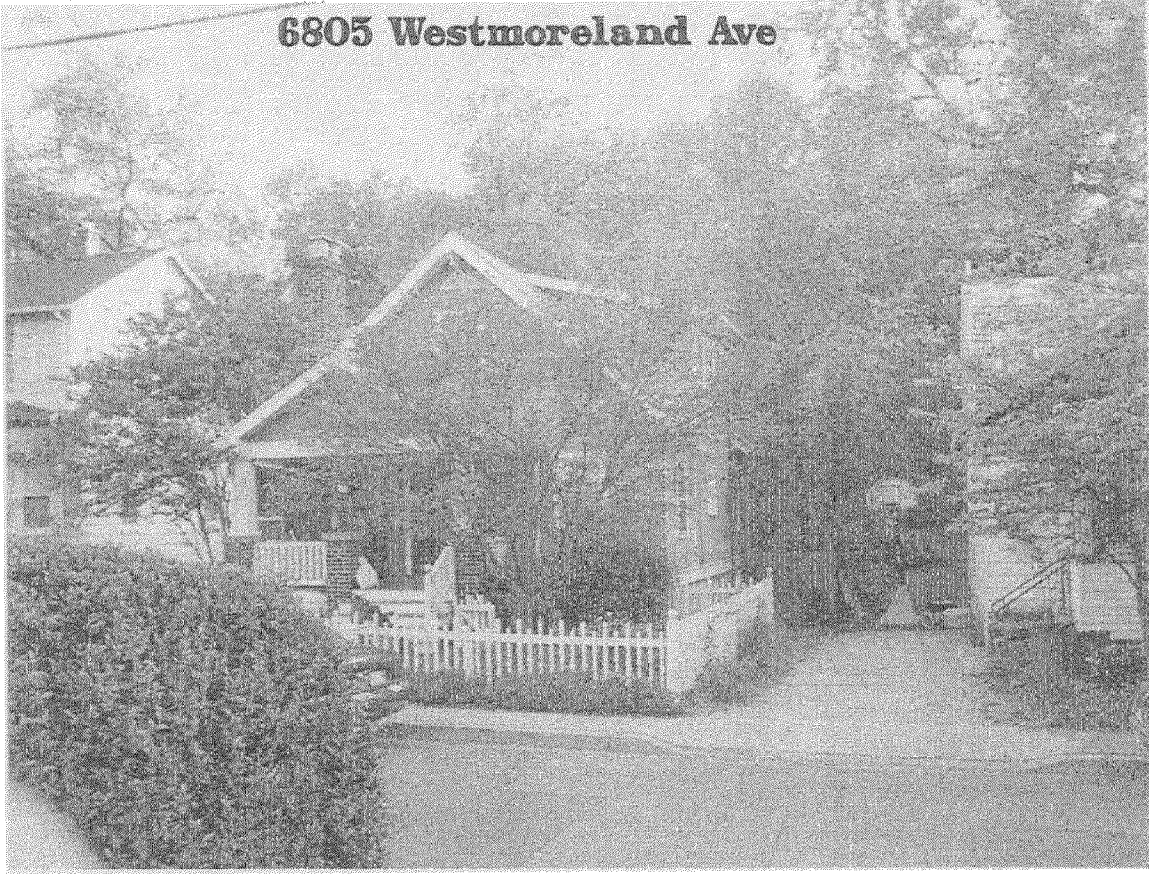


East side



West side view

6805 Westmoreland Ave



Front view



Rear view

[about us](#)[about solar power](#)[products & services](#)[solar applications](#)

bp solar

bp 850

You are here: [BP Solar](#) > [Products & Services](#) > [Solar Products](#) > [BP 850](#)

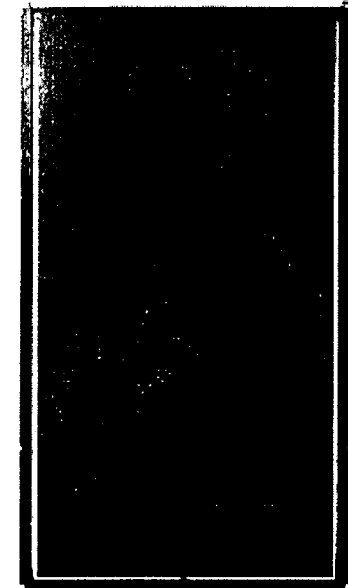
menu

[Solar Products](#)[Product Overview](#)[Product Features](#)[Solar Products](#)[System Accessories](#)**Model:** BP 850**Type:** High Performance Thin Film**Power:** 50 watts

BP Solar's Millennia modules are the most cost-effective photovoltaic option for any application where mounting space is not a constraint. While generating the most power for the lowest cost for large areas such as roofs, they provide superb esthetics to blend with modern architecture. With our patented Integra framing system, the BP 850 is particularly well suited for residential and commercial roofs; its inter-locking frames enable fast installation and a seamless array appearance. Heat-strengthened glass provides improved impact resistance.

BP Solar is an established leader in thin film technology. The Millennia process creates solar cells by depositing thin layers of semiconductor alloys on glass, then forming individual cells by a patented laser-scribing process. Millennia modules enhance efficiency by stacking two silicon solar cells vertically, with each cell tuned for optimum conversion of different segments of the spectrum.

Download the BP 850 data sheet for complete details.

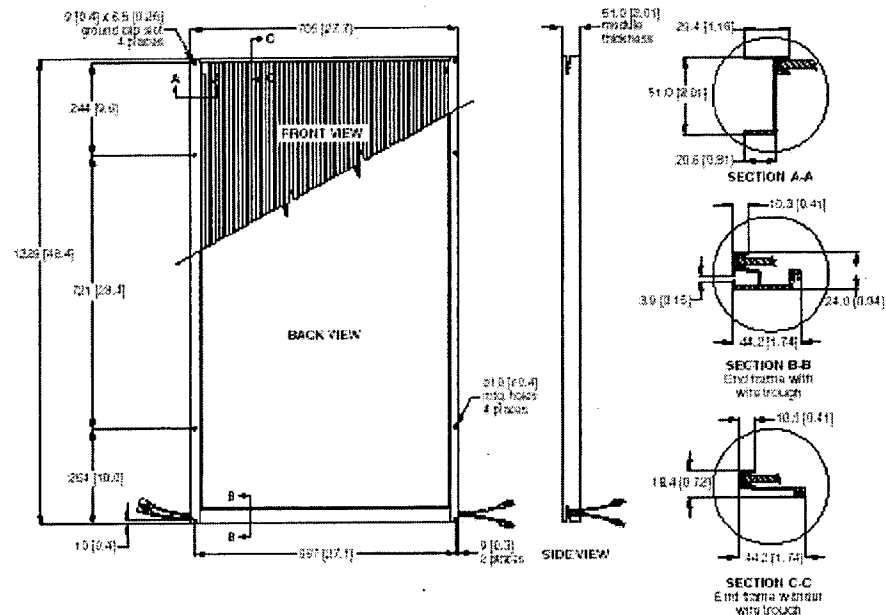


Specifications

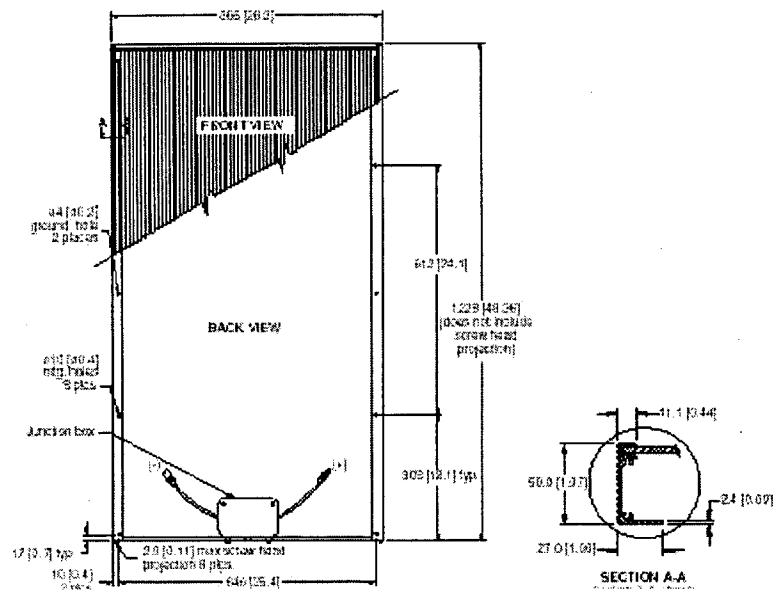
	BP 850	BP 845 ²
Maximum power ¹ (P_{max})	50W	45W
Voltage at P_{max} (V_{mp})	78V	75V
Current at P_{max} (I_{mp})	0.64A	0.6A
Short-circuit current (I_{sc})	0.78A	0.75A
Open-circuit voltage (V_{oc})	101V	100V
Warranted minimum power	45W	40.5W
Design max V_{oc} ²	117V	117V
Nominal voltage	48V	48V



Drawing



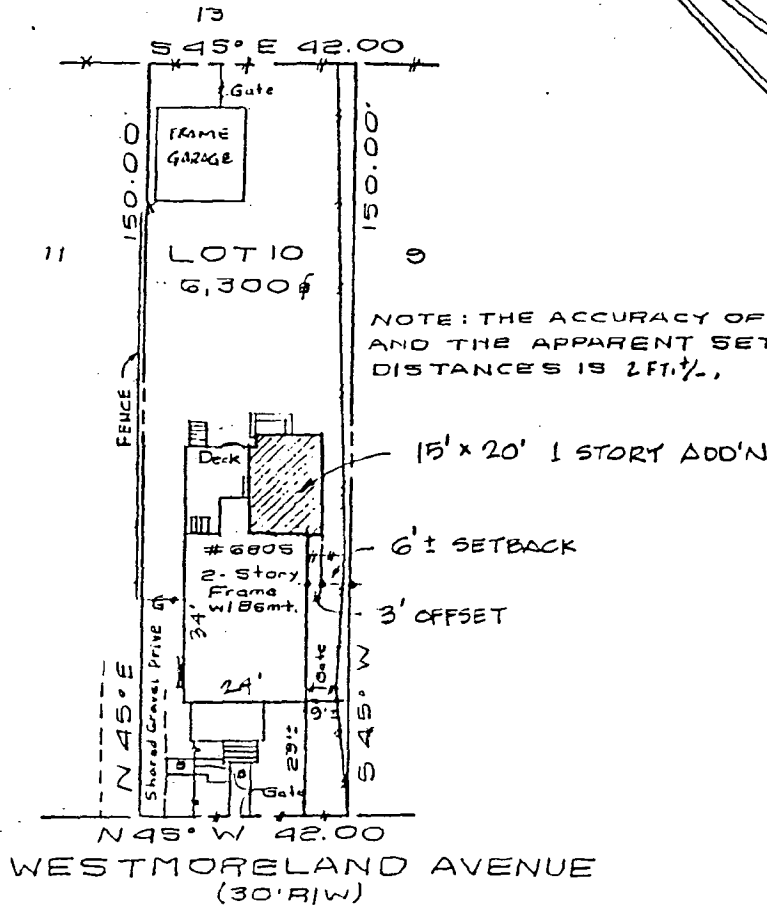
BP 850 INTEGRA FRAMED MODULES



The plot 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.

NOTE: 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"

NOTE: No property corners found or set unless otherwise noted.



NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2 FT. +/-



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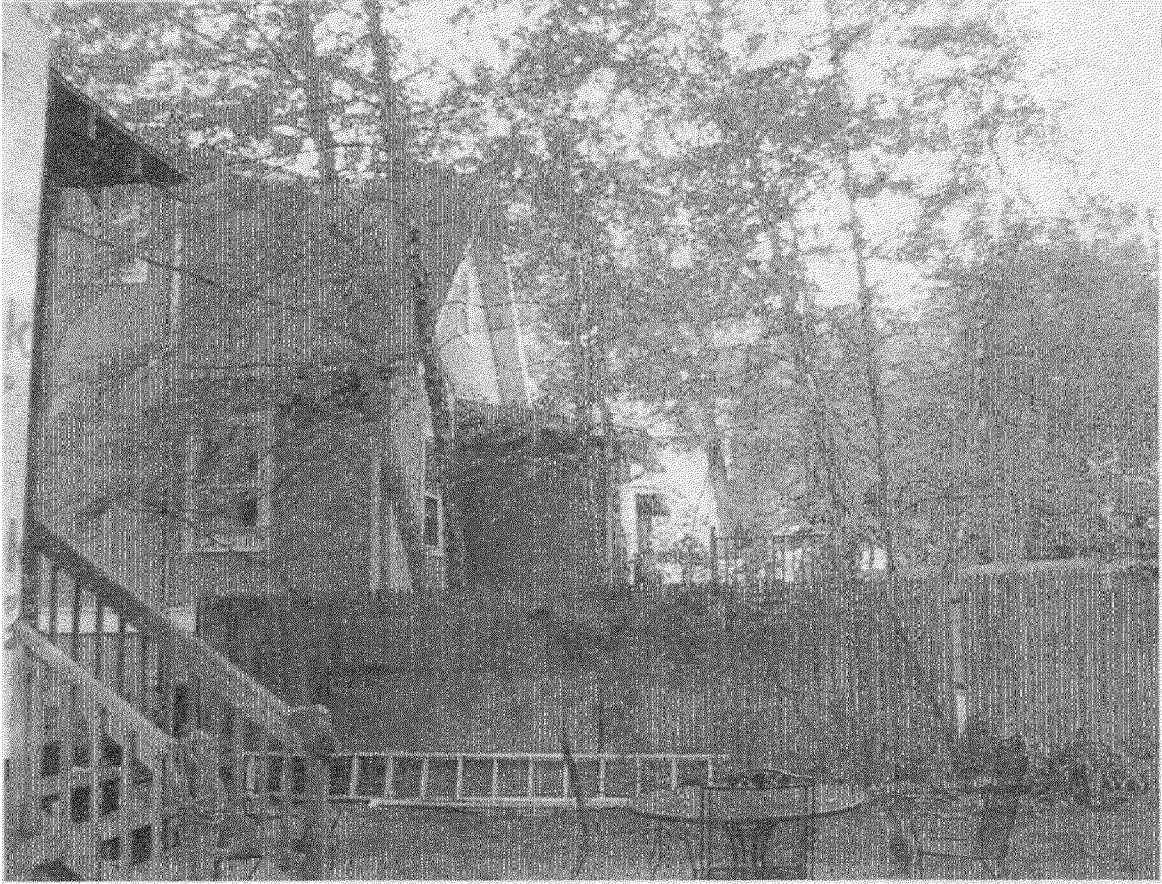
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6

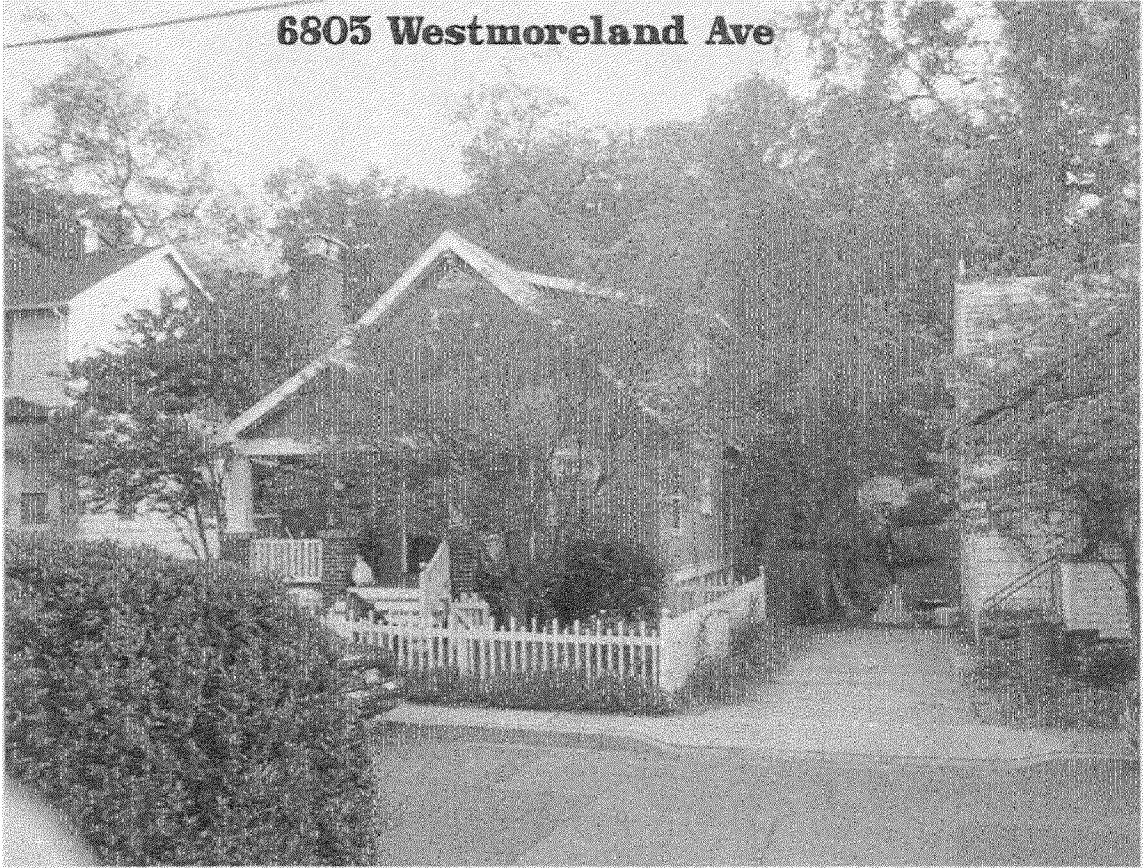


East side



West side view

6805 Westmoreland Ave



Front view

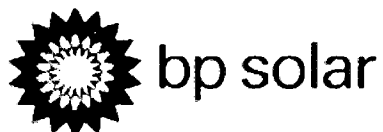


Rear view

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	Owner's Agent's mailing address
JAMES + KATHERINE SEBASTIAN 6805 Westmoreland Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
TOM HARRISON 6804 WESTMORELAND AVE TAKOMA PARK, MD 20912	ROLF REICHEL + AMY SHWENK MYER 6803 WESTMORELAND AVE TAKOMA PARK, MD 20912
ANTHONY LAGRICA 6807 westmoreland Ave Takoma Park, MD 20912	IAN BARBER 6716 ALLEGHENY AVE TAKOMA PARK, MD 20912

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bp 850

You are here: [BP Solar](#) > [Products & Services](#) > [Solar Products](#) > [BP 850](#)

menu

[Solar Products](#)

[Product Overview](#)

[Product Features](#)

[Solar Products](#)

[System Accessories](#)

Model: BP 850

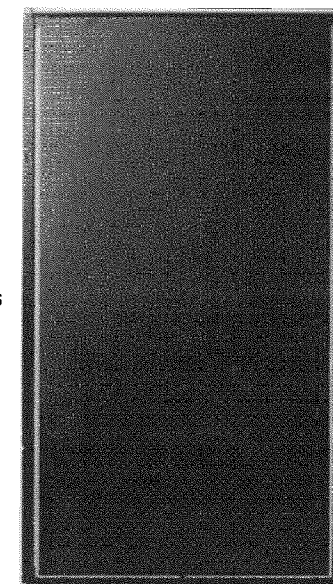
Type: High Performance Thin Film

Power: 50 watts

BP Solar's Millennia modules are the most cost-effective photovoltaic option for any application where mounting space is not a constraint. While generating the most power for the lowest cost for large areas such as roofs, they provide superb esthetics to blend with modern architecture. With our patented Integra framing system, the BP 850 is particularly well suited for residential and commercial roofs; its inter-locking frames enable fast installation and a seamless array appearance. Heat-strengthened glass provides improved impact resistance.

BP Solar is an established leader in thin film technology. The Millennia process creates solar cells by depositing thin layers of semiconductor alloys on glass, then forming individual cells by a patented laser-scribing process. Millennia modules enhance efficiency by stacking two silicon solar cells vertically, with each cell tuned for optimum conversion of different segments of the spectrum.

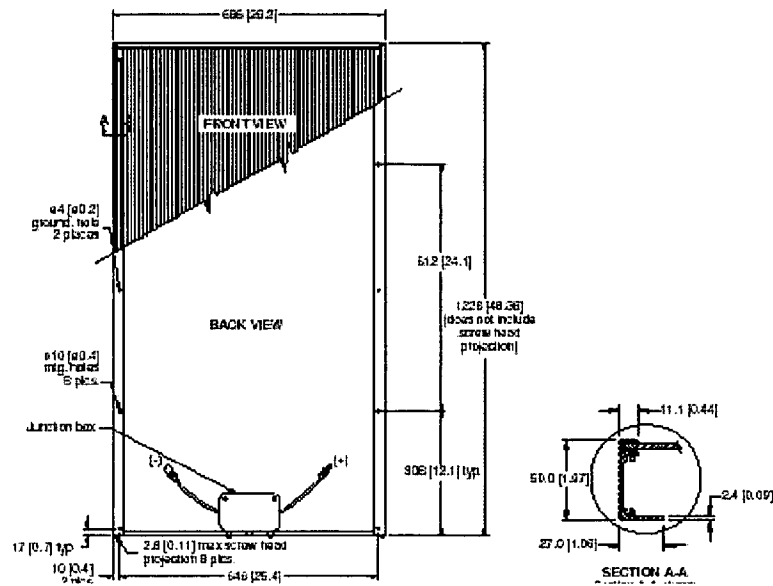
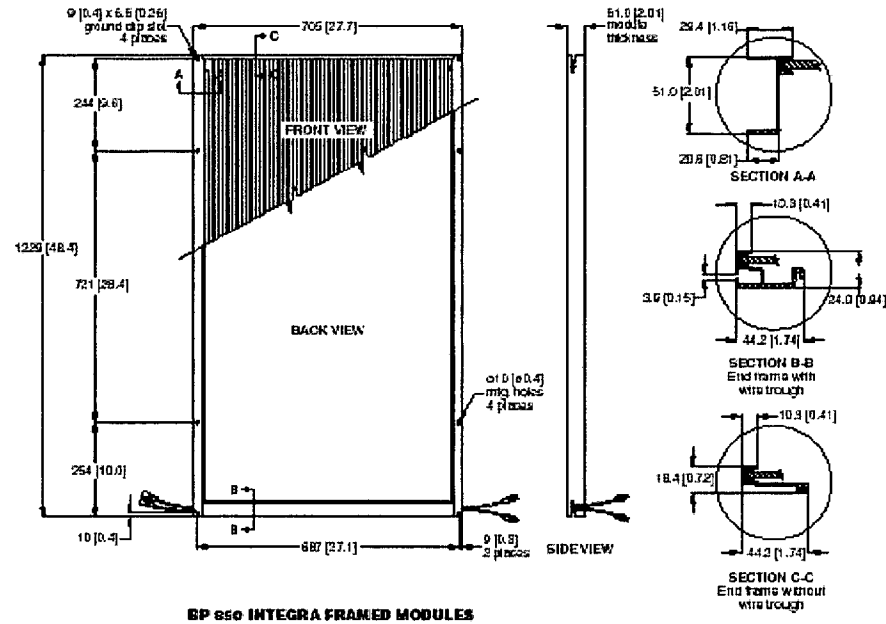
Download the [BP 850](#) data sheet for complete details.



Specifications

	BP 850	BP 845 ¹
Maximum power ¹ (P_{max})	50W	45W
Voltage at P_{max} (V_{mp})	78V	75V
Current at P_{max} (I_{mp})	0.64A	0.6A
Short-circuit current (I_{sc})	0.78A	0.75A
Open-circuit voltage (V_{oc})	101V	100V
Warranted minimum power	45W	40.5W
Design max V_{oc} ¹	117V	117V
Nominal voltage	48V	48V

Drawing



Jimenez, Corri

From: Sebastian, Jim (DPW) [Jim.Sebastian@dc.gov]
Sent: Wednesday, July 31, 2002 4:52 PM
To: Jimenez, Corri
Subject: permission to postpone HAWP case

Dear Ms. Jimenez,

I understand that, due to a full August agenda, the Historic Preservation Commission will not be able to hear my case until September 11. You have my permission to exceed the 45 day review deadline in my Historic Area Work Permit case.

James R. Sebastian
6805 Westmoreland Avenue
Takoma Park, ND 20912

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Fax: 202 671 0617
Email: jim.sebastian@dc.gov

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