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



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

<u>MEMORAI</u>	<u>NDUM</u>				r
TO:	Robert Hubbard, Director Department of Permitting Serv	ices		# 282	
FROM:	Gwen Wright, Coordinator Historic Preservation		HAW	P# 37/3	3-0ZII
SUBJECT:	Historic Area Work Permit				
~	mery County Historic Preservation or an Historic Area Work Permit.			he attached	<b>X</b>
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A	pproved with Conditions:	· .			
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for a buildin THE BUILI	aff will review and stamp the cons g permit with DPS, and DING PERMIT FOR THIS PROJ	IECT SHALL	BE ISSUED C	ONDITIONA	
	CE TO THE APPROVED HISTO		WORK PERMI	I (HAWP).	
	Jim & Kotherine So		· · · · · · · · · · · · · · · · · · ·	<del></del>	<del></del>
Address: _{_	2805 Westmoreland	Ave, Ti	okoma Pa	nk MD	20910
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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-NATIO

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

HAWP# 37/3-02II

ate: Sept 11,

# **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

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



RETURNTO

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

DPS -#

# HISTORIC PRESERVATION COMMISSION 301/563-3400

2002

# APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: Jim Sebastian
	Daytime Phone No.: (202)671-2331
Tax Account No.: 0107 6460	
Name of Property Owner: JAMES & KATHERINE SEBASTIA	
Address: 6805 Westmoreland Ave Takon Street Number City	
Street Number City	Staet Zip Code
Contractor: AL NUNEZ, LOVER TOKIC	Phone No.: (202) 270 -5000
Contractor Registration No.:	(AK. NONEZ)
Agent for Owner:	Daytime Phone No.:
LOCATION DF BUILDING/PREMISE	<u> </u>
	west moreland Ave
,	
	Walnut
Lot: 10 Block: 18 Subdivision: Pinecre	23T
Liber: Folio: Parcel:	र प्राप्त के अपने के अपने किया है। अब स्थान के <mark>अवस्थित स्था</mark> त
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	APPLICABLE:
	□ Slab □ Room Addition □ Porch □ Deck □ Shed
THE MAN THE REAL PROPERTY AND THE PROPERTY OF THE PROPERTY.	☐ Fireplace ☐ Woodburning Stove ☐ Single Family
	Vall (complete Section 4) Other:
	\$4000, 00 (MATIERIALS)
18. Construction cost estimate: \$ \( \begin{align*} \begin{align*} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
ic. If this is a revision of a previously approved active pennic, see remit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDIT	ONS
2A. Type of sewage disposal: 01 □ WSSC 02 □ Septic	03 Dther:
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well	03
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	1.学习4.选择
3A. Height inches inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the	•
On party line/property line	On public right of way/easement
I hereby certify that I have the authority to make the foregoing application, that the	and insting 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.
The state of the second of the	
Am Alkt	6/27/02
Signature of owner or authorized agent	( Date ( ) and the second of the control of
the state of the s	ing district the second of the control of the contr
Approved: Version regionals and Control of the Second of t	person, Historic Preservation Commission
Disapproved: Signature:	Date: 201 11, 1002
Application/Permit No.: 2000 00000000000000000000000000000000	Filed: Date Issued:

Edit 6/21/99 SE

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-02II

UPS #8

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

OMMISSION	 	

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GENERAL STAY WITHIN THE GUIDES OF THE TEMPLATE AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

## **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.





# HISTORIC PRESERVATION COMMISSION 301/563-3400

# **APPLICATION FOR HISTORIC AREA WORK PERIV**

	Contact Person: Jim Sebastian
	Daytime Phone No.: (202)671-2331
Tax Account No.: 0107 6460	
Name of Property Dwner: JAMES & KATHERINE SEBASTIAN	Daytime Phone No.: (202) 671-2331
Address: 6805 Westmoreland Ave Takom. Street Number City	a Park, MD 20912
Street Number City	Staet Zip Code
Contractor: AL NUNEZ, LOVER TOKIC	Phone No.: (202) 270 -5000
Contractor Registration No.:	
Agent for Owner:	Daytime Phone No.:
LOCATION OF BUILDING/PREMISE	
House Number: 6805 Westmordand Ave Street	Westmoreland Ave
Town/City: Takoma Park Nearest Cross Street:	Walnut
Lot: 10 Block: 18 Subdivision: Pinecre	s <del>/</del>
Liber: Folio: Parcel:	The state of the s
PART ONE: TYPE OF PERMIT ACTION AND USE	300
1A. CHECK ALL APPLICABLE: CHECK ALL	APPLIC ARI F
	<u> </u>
Section of the sectio	
	all (complete Section 4) Other:
	\$4000, 00 (MATTERIALS)
If this is a revision of a previously approved active permit, see Permit #	The state of the s
To. If this is a revision of a previously approved address permit, see the crime in	S. Harrison
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONAL PROPERTY OF THE PART TWO:	<u>ONS</u>
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: inches inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the fo	ollowing locations:
☐ On party line/property line ☐ Entirely on land of owner	On public right of way/easement
<u> </u>	
I hereby certify that I have the authority to make the foregoing application, that the a approved by all agencies listed and I hereby acknowledge and accept this to be a c	application is correct, and that the construction will comply with plans ondition for the issuance of this permit.
	· · ·
1 Class	6/27/02
Signature of owner or authorized agent	Specification and first places are additional to the second second
the restriction of the design of the second	
The state of the same of the state of the st	erson, Historic Preservation Commission
Disapproved:Signature:	Date:
Application/Permit No.: 2000 J Date Fi	iled: St. 0 Date Issued:

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

scription of existing structure(s) and environmental setting, including their historical features a Single family 15 story framed studing historic distinct, as ca 1925. Craf open front porch, over hanging every gayles reves.	bracheteel
gayes reves.	<del></del>
(1.X b)	
w v	

#### 2. SITE PLAN

1.

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).



# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	Own
TAMES . FATTERINE SEGASTAN	
6305 Westmoreland Ave	
Takoma Purk, MD 209/2	

Owner's Agent's mailing address

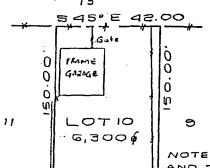
# Adjacent and confronting Property Owners mailing addresses

TOM HARRISON 6804 WESTMORILLAND AVE TAKOMA PARK, MO 20912 ROLF REICHLE & AMY SHUENK MKYER 6803 WESTMORELAND AVE THKOMP PARK, MD 20912

ANTHONY LAGRECA
6807 Westmoreland Are
Takoma Park, MD 20912

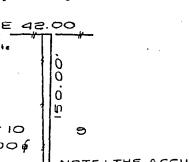
IAN BARBER 6716 ALLEGHENY AVE TAKOMA PARK, MD 20912

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



NOTE: The bit 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 preperty corners found or set unless etherwise noted.



NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2FT. 1.

15' × 20' I STORY ADD'N

42.00 WESTMORELAND AVENUE (30'AIW)

l lu S 4



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 encroactments, if any. This Plat is not for determining properly 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 therato. within six months from date hereof, and as to them I warrant the acquiracy of this Plat.

Michael J. Bazis

RPLS # 10958

THIS SURVEY IS FOR TITLE PURPOSES ONLY

J08∤ 56.0008H	DATE 7-5-96
FIELD O.H.	DLV 13VU
	PB 2 P, 15
	SCALE: 1" = BO'

# R.C. KELLY & ASSOCIATES, INC.

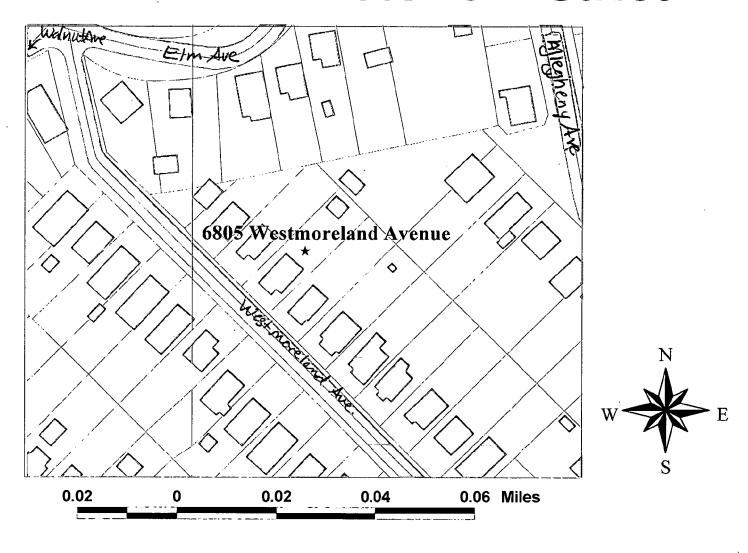
**ENGINEERS & SURVEYORS** TOTAL COLESVILLE HOAD, SUITE 133

SILVER SPRING, MARYLAND 20901 1301) 593 8005 FAX: |301) 681-7216





# **Takoma Park Historic District**





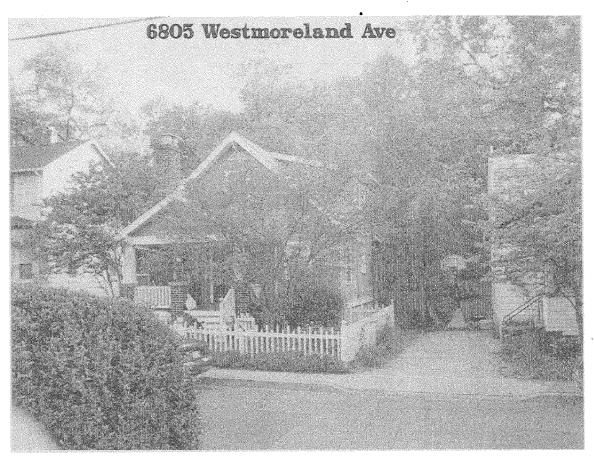


East side



West side view





Front view



Rean view

bp solar

about us

about solar power

products & services

DD ove2

solar applications

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

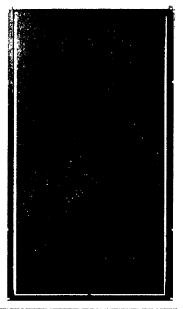
Type: High Performance Thin Film

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.

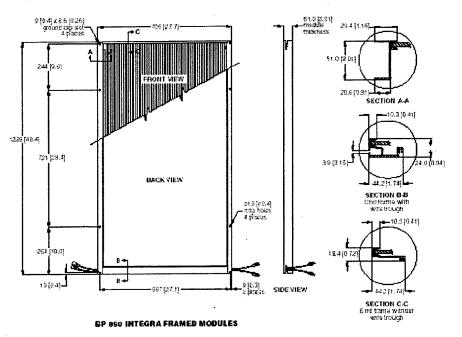


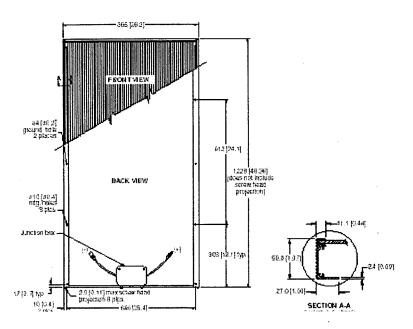
# **Specifications**

	BP 850	BF 845
Maximum power! (P <sub>max</sub> )	50W	45W
Voltage at P <sub>max</sub> (V <sub>mp</sub> )	78V	75V
Current at P <sub>max</sub> (I <sub>mp</sub> )	0. <del>6</del> 4A	Фъ.0
Short-circuit current (I <sub>SC</sub> )	0.78A	0.75A
Open-circuit voltage (V <sub>oc</sub> )	101V	100V
Warranted minimum power	45W	40.5W
Design max V <sub>oc</sub> t	117V	117 <b>V</b>
Nominal voltage	48V	48V



# Drawing







pl benefit to a consumer only insolar as it 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.

545° E 42.00 Gate 0 EMME 0 GARAGE 0 ó 0

NOTE: The folishown berson does not be within the limits of the 100 year flood plain as shown on FIRM Panel No. 200 Dale of Map: 8/5/91 Flood Zone: - -

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

10 11 LOT 10 ©'300€ NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2FT. 1. 15' × 20' I STORY ADD'N 6 ! SETBACK 2- story OFFSET Ø 4 42.00 Nas

WESTMORELAND AVENUE (30'RIW)



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

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THIS SURVEY IS FOR TITLE PURPOSES ONLY

Michael J. Bazis

RPLS # 10958

J08 / 36.0808 H	DATE 7-5-96
FIELD O.H.	DLO 13AND
	PB. 2 PJ 15
	SCALE: 1" - 30'

# R.C. KELLY & ASSOCIATES, INC.

**ENGINEERS & SURVEYORS** 

10111 COLESVILLE ROAD, SUITE 133 SILVER SPRING, MARYLAND 20901 13011 593 8005 FAX: [301] 681-7216

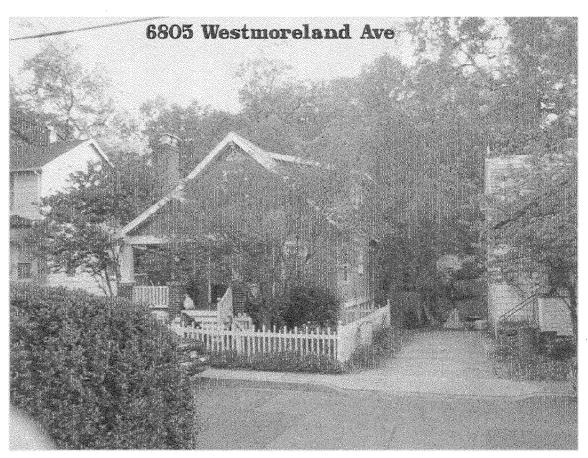




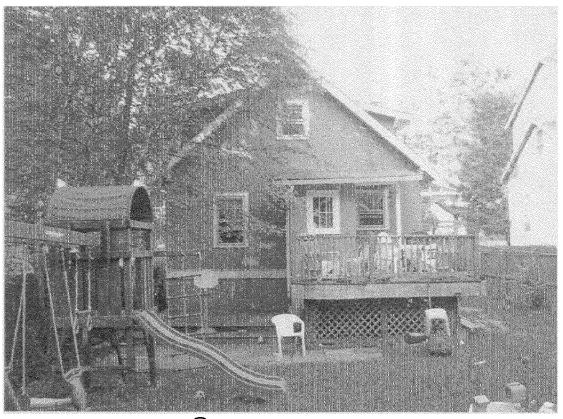
East side



West side view



Front view



Rear view

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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Owner's mailing address	
TAMES + FATTERINE	SEBAL

6305 Westmoreland Ave Takoura Rick, MD 20912 Owner's Agent's mailing address

# Adjacent and confronting Property Owners mailing addresses

TOM HARRISON 6804 WESTMORILAND AVE TAKOMA PARK, MD 20912 ROLF REICHLE & AMY SHUENK MKYER 6803 WESTMORELAND AVE TAKOMA PARK, MD 20912

ANTHONY LAGRECA
6807 Westmoreland Are
Takoma Park, MD 20912

IAN BARBER 6716 ALLEGHENY AVE TAKOMA PARK, MD 20912 about us

about solar power

products & services

solar applications



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

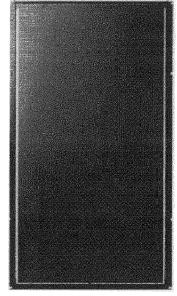
**Type:** High Performance Thin Film

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.

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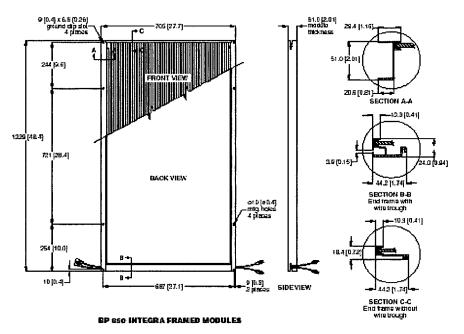
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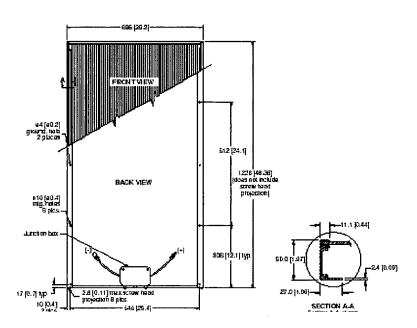


# **Specifications**

	BL 820	RI, 842,	
Maximum power (P <sub>max</sub> )	50W	45W	
Voltage at P <sub>max</sub> (V <sub>mp</sub> )	78V	75V	
Current at Pmax (Imp)	0.64A	0.6A	
Short-circuit current (I <sub>sc</sub> )	0.78A	0.75A	
Open-circuit voltage (V <sub>oc</sub> )	101V	100V	
Warranted minimum power	45W	40.5W	
Design max V <sub>oc</sub> ¹	11.7V	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

Phone: 202 671 2331 Fax: 202 671 0617

Email: jim.sebastian@dc.gov

James R. Sebastian Bicycle Program Manager District Division of Transportation 2000 14th Street, NW Washington, DC 20009

Phone: 202 671 2331 Fax: 202 671 0617

Email: jim.sebastian@dc.gov