MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7210 Spruce Avenue, Takoma Park  
Meeting Date: 07/25/2018

Resource: Contributing Resource  
Report Date: 07/18/2018
(Takoma Park Historic District)

Public Notice: 07/11/2018

Applicant: Miki Matsuura  
Tax Credit: Partial

Review: HAWP  
Staff: Rebeccah Ballo

Case Number: 37/03-18XX

PROPOSAL: Lighting installation, new lattice, new electrical box.

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25

Fig. 1: 2017 Aerial of Subject Property.
PROPOSAL

The applicants propose the following work items at the subject property:

- Repair of existing lattice between piers on front porch. Removal of inappropriate vinyl lattice from locations between front porch piers and replace with new wood lattice fabricated to match historically appropriate latticework on the western side of the porch, per attached images.
- Installation of new light fixtures on porch (3) and above door on the west elevation (1).
- Installation of new concealed electric box.

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 24A), 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

There are two very general, broad planning and design concepts which apply to all categories. These are:

- 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance.
as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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.

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF DISCUSSION**

The subject property is a c.1915-1925 Craftsman Bungalow in the Takoma Park Historic District. The applicant is proposing to repair and replace latticework between the piers and stairs of the front porch, install three recessed lights in the ceiling of the front porch, install a gooseneck style light over an existing door on the west elevation, and install a recessed electric box in an obscured location of the fascia near the front porch. The repair and replacement of the latticework will repair historic materials and remove non-historic vinyl in locations that will then have new wood lattice installed. The proposed lights will all be in keeping with the style of the house. The recessed lights will not be readily visible and are a minor alteration to the front porch. The new light on the west elevation is of a style that is appropriate for the Craftsman style house and is a downward facing fixture that will minimize light pollution. The electrical box will be recessed into the fascia and covered by a recessed panel that will be colored to match the surrounding wood. These are all very minimal alterations that will not alter any historic materials and are all appropriate for this house and the surrounding district.

In accordance with *Standards #2 and #9*, staff finds that the proposed work items will not remove or alter character-defining features of the subject property.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9 and Takoma Park Historic District Guidelines outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
**APPLICATION FOR HISTORIC AREA WORK PERMIT**

**Contact Email:** miki.matsuura39@gmail.com  
**Contact Person:** Ms. Miki Matsuura  
**Daytime Phone No.:** (202) 714-4611

**Tax Account No.:**  
**Name of Property Owner:** Ms. Miki Matsuura  
**Address:**  
- **Street Number:** 7210  
- **City:** Takoma Park  
- **State:** Spruce Avenue  
- **Zip Code:** 20912

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

**LOCATION OF PROPOSED WORK:**  
- **House Number:** 7210  
- **Street:** Spruce Avenue  
- **Town/City:** Takoma Park  
- **Nearest Cross Street:** Tulip Avenue  
- **Lot:** 37  
- **Block:** 8  
- **Subdivision:** District 13  
- **Parcel:**

**PART ONE: TYPE OF PERMIT/WORK AND USE**

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<td>Install</td>
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**1B. Construction cost estimator:** Unknown  
**1C. If this is a revision of a previously approved active permit, see Permit No:**

**PART TWO: CONSTRUCTION DETAILS: MATERIALS AND EXISTING CONDITIONS**

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<th>Septic</th>
<th>03</th>
<th>Other</th>
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<td>02</td>
<td>Well</td>
<td>03</td>
<td>Other</td>
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**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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<th>3A. Height in feet and inches</th>
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<td>3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:</td>
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<td>□ On party line/property line</td>
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

**Signature of owner or authorized agent:**  
**Date:** June 22, 2018

**Approved:**  
**For Chairperson, Historic Preservation Commission:**

**Disapproved:**  
**Signature:**  
**Date:**

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

**SEE REVERSE SIDE FOR INSTRUCTIONS.**
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      See attached documents.

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

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. 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.

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 façade 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 at or 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.

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.
Existing Property Condition Photographs (duplicate as needed)

Detail: Figure 1. Front of house showing trellis / lattice work referenced in this document.

Detail: Figure 2. Original trellis / lattice on west side to be used as template and replaced. Note that there are vertical and horizontal bars missing due to deterioration rather than design.

Applicant: Miki Matsuura
Detail: Figure 3. East side trellis / lattice to be changed; location of new outdoor electric box.
Detail: **Figure 4.** Existing porch lighting as viewed close up from east side.
Detail: **Figure 5.** Location of 3 new recessed lighting fixtures shown.
Detail: Figure 6. Location of exterior lighting fixture to be installed (west side of house)

1. Written description of the project

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

Craftsman bungalow in Takoma Park Historic District with deteriorating exterior trim features in need of repair, replacement, and/or preservation.

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

The project includes a number of minor repairs and updates:

1. Replace trellis / lattice work around front porch on eastern side of house. See Figure 1. The current trellis lattice work on the eastern side is of low cost builders grade vinyl trellis with a diagonal pattern and not of original design, materials, or period correct appearance; See Figure 3. The western side of the house contains original trellis / lattice work (deteriorating; will be used as a template and replaced) with period correct horizontal and vertical gridding that will be used as a template for fabricating replacement pieces from wood for the eastern side; See Figure 2. Replacement of the east side trellis / lattice will restore the home to its original and/or period correct appearance and enhance the value of the home as a historic resource.

Applicant: Miki Matsuura
2. Update and add above grade exterior electrical fixtures:

   a. Install an exterior light to the western side of the house to improve nighttime safety and security in the driveway (see indicated location on Figure 6). The fixture will be of small form factor to blend with existing trim. A small hole will be drilled in the trim board for electrical wiring to pass through. The fixture will be mounted to the trim board with screws. No structural changes to exterior or significant alteration of the historic features of the house will be involved. See attached image of fixture with dimensions at end of document.

   b. Install three recessed lighting fixtures in the ceiling of the front porch to improve nighttime safety and security of porch area and yard. These fixtures have the benefit of projecting useful yet non-obtrusive halos of light in needed areas in a manner which will not affect abutters enjoyment of nighttime darkness and the nocturnal environment. The recessed lighting fixtures are not clearly visible from the sidewalk view of the home, and only become visible upon walkup to the porch. Three holes (~ 4-6 inch diameter) will be drilled in the ceiling wood of the porch to allow installation of fixtures; See Figure 5. For existing porch lighting arrangement see Figure 4. No structural changes to exterior or significant alteration of the historic features of the house will be involved. See attached image of fixture with dimensions at end of document.

   c. Install a single-gang outdoor electrical outlet to the home front of the home as indicated in Figure 3 for utility purposes. This outlet will be fitted with an outdoor cover which is colored so as to blend in with the existing paint scheme and is sized so as to be non-obtrusive. A small hole will be drilled in the siding for electrical wiring to pass through. The fixture will be mounted to the trim board with screws. No major structural changes to exterior or significant alteration of the historic features of the house will be involved.
Core value LED downlight for new construction and remodel applications that installs in many existing residential and commercial applications.

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<th>Ordering guide</th>
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**Features**

1. Reflector/Flange: One piece self flange cast aluminum, powder coated, non yellowing, white baffle and flange.

2. Lens: High transmittance lens allowing for smooth, diffused light pattern.

3. Power supply: Class II driver. Factory wired electronic LED driver (see Electrical section for specifications).

4. LED board: Light emitted source.

5. Friction spring: Stainless steel.

6. Power connection: Trim features quick connect plug installed as standard installation into CPSRN and CPSRR housings with mating connector. Trim ships with a medium base socket adapter whip for installation into 5" incandescent housings with medium base sockets.

7. Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).

**Electrical**

Electronic power supply: RoHS compliant*
Class 2 power unit for use in dry and damp locations. Complies with FCC.

Dimming: All luminaires are intended for use with TRIAC type dimmers. Go to http://www.lightolier.com/MKACatpdfs/LED-DIM. PDF for the latest dimming switch capability information. 10%-100% dimming range.

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Performance data based on 80 CRI 3000K.

* Restrictions on Hazardous Substances (RoHS) is a European directive (2002/95/EC) designed to limit the content of 6 substances (lead, mercury, cadmium, hexavalent chromium, polychlorinated biphenyls (PCB), and polychlorinated dibenyl ethers (PBDE)) in electrical and electronic products. For products used in North America compliance to RoHS is voluntary and self-certified.
CP5  CorePro LED Downlight
Attractive, affordable, and easy to install 5\" downlight

**CP5RN: 5" IC/Airseal frame-in kit housing**

**Housing** - Constructed of formed aluminum. For use in direct contact with thermal insulation. Adjusts vertically in plaster frame to accommodate ceilings 1/2" to 1-1/2" thick. Ceiling opening 5-1/2".

**Electrical Connection** - LED quick-connect adapter

**Junction Box** - galvanized steel with two snap-on covers and grounding pigtail. Knockouts for 1/2" & 3/4" conduit and Romex knockouts with strain relief

**Bar Hangers** - Pre-installed pre-nailed style bar hangers telescope from 16" to 24". Vertical design of interlocking bar hangers prevents sagging even at full 24" extension. Style bar hangers may be used on either long or short axis of housing.

**IC frame-in Kit** - Housing is cULus Listed for direct contact with thermal insulation cULus Listed for Damp Locations and Through Branch Wiring, 4 in/4 out.

**AirSeal™**: Fixture is AirSeal™ rated according to ASTM E283 to no more than 2.0 cubic feet of air per minute at 75 pascals. Fixture meets Washington State Energy Code and Energy Conservation Code.

**CP5RR: 5" IC/Airseal Remodeler Housing**

**Housing** - Constructed of formed aluminum. Adjusts vertically in plaster frame to accommodate ceilings 1/2" to 1-1/4" thick. Housing can be pulled through plaster frame for access to junction box. Ceiling opening of 5-3/8".

**Electrical Connection** - LED quick-connect adapter

**Junction Box** - galvanized steel with two snap-on covers and grounding pigtail. Knockouts for 1/2" & 3/4" conduit and Romex knockouts with strain relief

**IC Frame-in Kit** - Housing is cULus Listed for direct contact with thermal insulation cULus Listed for Damp Locations and Through Branch Wiring, 4 in/4 out.

**AirSeal™**: Fixture is AirSeal™ rated according to ASTM E283 to no more than 2.0 cubic feet of air per minute at 75 pascals. Fixture meets Washington State Energy Code and Energy Conservation Code.
CP5 CorePro LED Downlight
Attractive, affordable, and easy to install 5" downlight

Dimensions

E26 Compatibility*

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<th>Manufacturer</th>
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*CPSRN: IC c/w LED Connector
New Construction Housing

*CPSRR: IC c/w LED Connector
Remodeler Housing

*Any other luminaires meeting these dimensions as shown are also compatible.
# CP5 CorePro LED Downlight

Attractive, affordable, and easy to install 5" downlight

## CP5RB08830W

<table>
<thead>
<tr>
<th>Candela Curves</th>
<th>Angle</th>
<th>Mean CP</th>
<th>Lumens</th>
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**Single unit data**

- **Height to Lighted Plane**: initial center beam foot-candles per sq ft.
- **Beam dia. (ft)**: 5', 6', 7', 8', 9'

**Coefficients of utilization**

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**Report**: BTS165313

- **Output Lumen**: 956 lm/w
- **Input Watts**: 12.4 W
- **Spacing Criteria**: 1.2

- **Efficiency**: 77 lm/w
- **CCT**: 3000 K
- **CR**: >80

**38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

## CP5RB08930W

<table>
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<th>Candela Curves</th>
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**Single unit data**

- **Height to Lighted Plane**: initial center beam foot-candles per sq ft.
- **Beam dia. (ft)**: 5', 6', 7', 8', 9'

**Coefficients of utilization**

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<th>Ceiling</th>
<th>80%</th>
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**Report**: BTS165314

- **Output Lumen**: 872 lm/w
- **Input Watts**: 12.2 W
- **Spacing Criteria**: 11

- **Efficiency**: 72 lm/w
- **CCT**: 3000 K
- **CR**: >90

**38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

2. Wattage: controlled to within 5%

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Tel. 855-486-2216

Philips Lighting Canada Ltd.
291 Hillmount Rd., Markham, ON, Canada L6E 2S3
Tel. 800-668-9008
HUBBELL TAYMAC

1-Gang Horizontal or Vertical Weatherproof Universal Device Flip Lid Covers

- Used wherever weatherproof protection is needed for a receptacle
- Heavy duty die-cast metal construction
- Includes attached gasket and mounting hardware

$3.73/each

Choose Your Options

White

Trade Size (in.)
Other
Hampton Bay >

1-Light Zinc Outdoor Wall Lantern

- Hand-painted for quality and attention to detail
- Included hardware for convenient installation
- Backed by a 3-year limited manufacturer warranty

$29.97 /each

LET'S PROTECT THIS.
Add a 2-year Home Depot Protection Plan for $7.00
Learn More
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

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<tr>
<th>Owner’s mailing address</th>
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<tr>
<td>7210 Spruce Avenue</td>
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</tr>
<tr>
<td>Takoma Park, MD</td>
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<tr>
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