MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4920 Griffith Rd., Gaithersburg  Meeting Date: 08/16/17
Resource: Edgehill  Report Date: 08/09/17
Master Plan Site
Review: HAWP  Public Notice: 08/02/17
Case Number: 23/17-17A  Tax Credit: None
Applicant: Becker Frances Elizabeth Et. Al.  Staff: Dan Bruechert
Proposal: Ground Mounted Solar Panel Array Installation

RECOMMENDATION
Staff recommends that the Historic Preservation Commission approve the HAWP application.

PROPERTY DESCRIPTION
SIGNIFICANCE: Individually Listed Master Plan Site
STYLE: Greek Revival
DATE: c.1780, Mid 1800, 1841

From *Places From the Past*:
Edgehill Farm is a rare surviving example of an intact and cohesive complex of domestic and agricultural buildings from the 18th and 19th centuries. The property includes a telescope-type farmhouse and several outbuildings, including a log slave quarters, log smokehouse, a frame chicken house, a cornerib, a bank bar rebuilt in 1933, and a 20th century dairy building. In addition, there are three cemeteries on the property.

Henry Griffith II, one of the largest landowners in the county, built the oldest section of the house c1780-5. The frame house was a room-over-room dwelling. The structure may contain brick noggin used for insulation and stability. Set on a low foundation, the house has a gable roof with a brick chimney. A shed porch extends across the full width of the front elevation. At the south end of this original building is the kitchen, originally constructed as a one-story, detached frame structure, and sharing the chimney of the house. About 1841, Henry’s grandson, Thomas Griffith, expanded the house with a side-passage, Greek Revival frame section built about 1841. The house, which retains a high degree of original features, is, especially on the interior, a lesson in vernacular Greek Revival detailing. The kitchen was later raised to two stories mid-19th century. The Griffith family of Edgehill donated land for St. Bartholomew’s Church, dedicated in 1819.

The complex of outbuildings on the property are well maintained and contribute greatly to the overall significance. They are excellent examples of period ancillary agricultural
structures and are today rarely found intact.

**PROPOSAL.**
The applicant proposes to install a ground mounted solar array with 66 solar panels.

**APPLICABLE GUIDELINES**
Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation. Rehabilitation is defined 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.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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 proportions, 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.

*Montgomery County Code, Chapter 24A Historic Resources Preservation*

(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

**STAFF DISCUSSION**
The applicant is proposing to install a 66-panel, ground mounted, solar array several hundred feet from the historic house. The array will be placed to the north of a two-acre fenced-in field and will not be visible from the historic house. The panels will be connected to the house through a buried conduit.
The solar array will not have a significant impact on the historic character of the historic house in compliance with Standard 2. Additionally, the panels will be installed on a framework that could be removed at a future date with no impact on the site, per Standard 10. The design and placement of this array are consistent with the set of best-practices the Historic Preservation Commission has adopted (Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland, General Rehabilitation Design Guidelines, 9.0 Solar Panels, page 68). Staff supports this proposal.

**STAFF RECOMMENDATIONS**
Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that the **applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: permitting.nd@trinitysolarsystems.com  
Contact Phone: ( ) Josh Smith  
Daytime Phone No.: 410-571-4488
Tax Account No.: 01 - 00009088
Name of Property Owner: BECKER FRANCES ELIZABETH ET AL  
Daytime Phone No.: (301) 253-2688
Address: 4920 Gaithersburg  
Griffith Road  
20882-2011
Street Number:  
City:  
State:  
Zip Code:  

Contractor: Trinity Solar  
Phone No.: 410-571-4488
Contractor Registration No.: NHIC109285, ME222985, ER222989
Agent for Owner: Agent: Joshua Benaux  
Daytime Phone No.: 410-571-4488

LOCATION OF BUILDING PREMISES
House Number: 4920  
Street: Griffith Road  
Nearest Cross Street: Damascus Road

Lot:  
Block:  
Subdivision: 0001
Lbr:  
Pole:  
Pac: P900

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE:  
☐ Construct ☐ Exterior ☐ Alter/Remove ☐ AC ☐ ID ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wind/Rain ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other

1B. Construction cost estimate: $ 56,430.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADD/IONS
2A. Type of sewage disposal:  
☐ WSSC  ☐ Septic  ☐ Other:
2B. Type of water supply:  
☐ WSSC  ☐ Well  ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height N/A  
Inches N/A
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/assessment

I hereby certify that I have the authority to make this 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:

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

807925
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:
      Open field on 10+ acre farm surrounded by trees with home built in 1960 nearby. Field and residence are off of a back road.

   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 panel ground mount system to provide green energy for residence in open field with trees surrounding field still. Solar system will not be visible from the road nor any nearby properties due to trees. Existing house on property will not be affected.

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 (sections), 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. PHOTOGRAPHICS
   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 limit of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line 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 CONFLICTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and conflicting 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 INTO MAILING LABELS.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
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<tbody>
<tr>
<td>Frances Becker</td>
<td>Trinity Solar</td>
</tr>
<tr>
<td>4920 Griffith Road</td>
<td>7455 New Ridge Road</td>
</tr>
<tr>
<td>Gaithersburg, MD</td>
<td>Hanover, MD</td>
</tr>
<tr>
<td>20882-2011</td>
<td>21076</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Richard Ellison</td>
</tr>
<tr>
<td>5025 Griffith Rd</td>
</tr>
<tr>
<td>Gaithersburg, MD</td>
</tr>
<tr>
<td>20882</td>
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<tr>
<td>Evan Nudd</td>
</tr>
<tr>
<td>4920 Damascus Rd</td>
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<td>Gaithersburg, MD</td>
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<tr>
<td>20882</td>
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<tr>
<td>Nicole Noland</td>
</tr>
<tr>
<td>4900 Damascus Rd</td>
</tr>
<tr>
<td>Gaithersburg, MD</td>
</tr>
<tr>
<td>20882</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: View of Field looking west

Detail: View of Field looking south

Applicant: Joshua Bertaux
Existing Property Condition Photographs (duplicate as needed)

Detail: View of Field looking north

Detail: View of Field looking east

Applicant: Joshua Bertaux
Site Plan

Solar panels

Shade portion to indicate North

Applicant: Joshua Bertaux

Page: 6 of 8
Site Plan

(FENCED-IN 2 ACRE FARM)

Shade portion to indicate North

Applicant: Joshua Bertaux
Site Plan

Shade portion to indicate North

Applicant: Joshua Bertaux
INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM
4920 GRIFFITH ROAD, GAITHERSBURG, MD 20882

SATELLITE VIEW
SCALE: 1" = 50' 0"

VICINITY MAP
SCALE: N/S

RICHARD B. GORDON, P.E.
NICE LAKE, LIC. # 37741

PROPOSED PV SOLAR SYSTEM

DRAWING TITLE: INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM

DRAWING SHEET: R1

PV-1 COVER SHEET W/ SITE INFO & NOTES
PV-2 LAYOUT PLAN W/ MODULE LOCATIONS (NEAR)
PV-3 LAYOUT PLAN W/ MODULE LOCATIONS (FAR)
PV-4 ELECTRICAL 3 LINE DIAGRAM
PV-5 ELECTRICAL 3 LINE DIAGRAM
PV-6-8 STRUCTURAL DETAILS
APP APPENDIX

TRINITY SOLAR®

TRINITY SOLAR

10100 WILSON BLVD, STE 4-500
LAKESIDE, VA 22085
PHONE 703.452.3550
FAX 703.452.3555
MATERIAL LIST
(FOR INTERNAL USE ONLY)

JOB NAME: BECKER, FRANCES
ADDRESS: 4920 GRIFFITH ROAD, GAITHERSBURG, MD 20882

129.25 ESTIMATED MAN HOURS
- 66 HANWHA 285's (18.81KW)
- 1 ARRAY
- 0 PORTRAIT & 66 LANDSCAPED
- NO PIPES OR VENTS BEINGS RELOCATED OR REMOVED
- 2 INVERTERS INSTALLED OUTSIDE
- 400' TRENCH

5.39 DAYS (3 MEN) 4.04 DAYS (4 MEN) 2.69 DAYS (6 MEN)

ESTIMATED  SENT TO JOB  USED

- HANWHA 285 (Q.PEEK-BLK G4.1 285) --- P300 SE OPTIMIZERS 66  ---  ---
- SE7600A-US 1  ---  ---
- SE7600A-US 1  ---  ---
- 4-SPACE SUBPANEL (OUTDOOR) 1  ---  ---
- 100A INDOOR FUSED DISCONNECT W/ (2) 80A FUSES 1  ---  ---
- 2p40A BREAKER 1  ---  ---
- 2p40A BREAKER 1  ---  ---
- (CASH) METER AND METER PAN 1  ---  ---
- 100A OUTDOOR NON-FUSED DISCONNECT 1  ---  ---
- SOLADECK BOX(ES) & HAYCO CONNECTOR(S) 1  ---  ---
- 14' SECTIONS OF RAIL 0  ---  ---
- INSULATED BUG BITES (LINE TAPS) 2  ---  ---
- FLASHINGS 132  ---  ---
- CASE(S) OF BLACK SPRAY PAINT 3  ---  ---
- CASE(S) OF TAR 3  ---  ---
- PV LEAD WIRE 200'  ---  ---
- T-BOLTS ---  ---  ---
- MID CLIPS ---  ---  ---
- END CLIPS ---  ---  ---
- SPLICE KITS ---  ---  ---
- GROUND LUGS ---  ---  ---
SolarEdge Single Phase Inverters
For North America

The best choice for SolarEdge enabled systems
- Integrated anti-rollback protection for NEC 2014 690.12 compliance
- Signal stand-alone for NEC 2014-690.12
- Superior efficiency 98.9%
- Small, lightweight design
- Installation at various locations
- Modbus simple interface via Ethernet or Wireless
- Outdoor and indoor use
- Overload and short circuit protection
- Input voltage range 90-140 VAC
- 3.5 kW output power
- 5 years limited warranty
- CE listed
- RoHS compliant

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POWER DISTRIBUTION

BUG-BITES™
Insulation Piercing Connectors

GROUNDING CONNECTORS
TYPE: LI Lay-In Connector

COMC® LI-S ground connectors are manufactured from high strength 6061-T6 aluminum alloy to ensure both maximum strength and conductivity. They are dual-rated for both copper and aluminum conductors and are electrode plated to provide low contact resistance and protection against corrosion. They are designed for use on reverse grounding washers. The spin-form design allows the installer to quickly lay-in the grounding conductor as a jumper to multiple conductors with no break in the ground conductor.

GUTTER TAP CONNECTORS
Multi-lug aluminum alloy 6061-T6 lugged

GP SERIES

For copper-to-copper, copper-to-aluminum, aluminum-to-aluminum.

GPC SERIES

For indoor use only.

Catalog Number Fig. No. Cond. Range AWG Dual Size* B Weight, L Dimensions, Inches
LI-305 1 4-14 0.12 0.76 0.28 0.87
LI-125 1 4-14 0.27 1.17 0.6 1.5
LI-200 2 10-6 0.33 1.76 0.8 2
LI-252 2 250-6 0.33 1.79 0.8 2.2