

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20529 Riggs Hill Way, Brookeville	Meeting Date:	5/7/2019
Resource:	Master Plan Site #23/148 (<i>Brookeville Woolen Mill Worker's House</i>)	Report Date:	4/30/2019
Applicant:	Jack Buffon	Public Notice:	4/23/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/148-19A	Staff:	Michael Kyne
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #23/69, *Brookeville Woolen Mill Worker's House*
STYLE: 2 1/2-story Stone House
DATE: c. 1810s-1850s

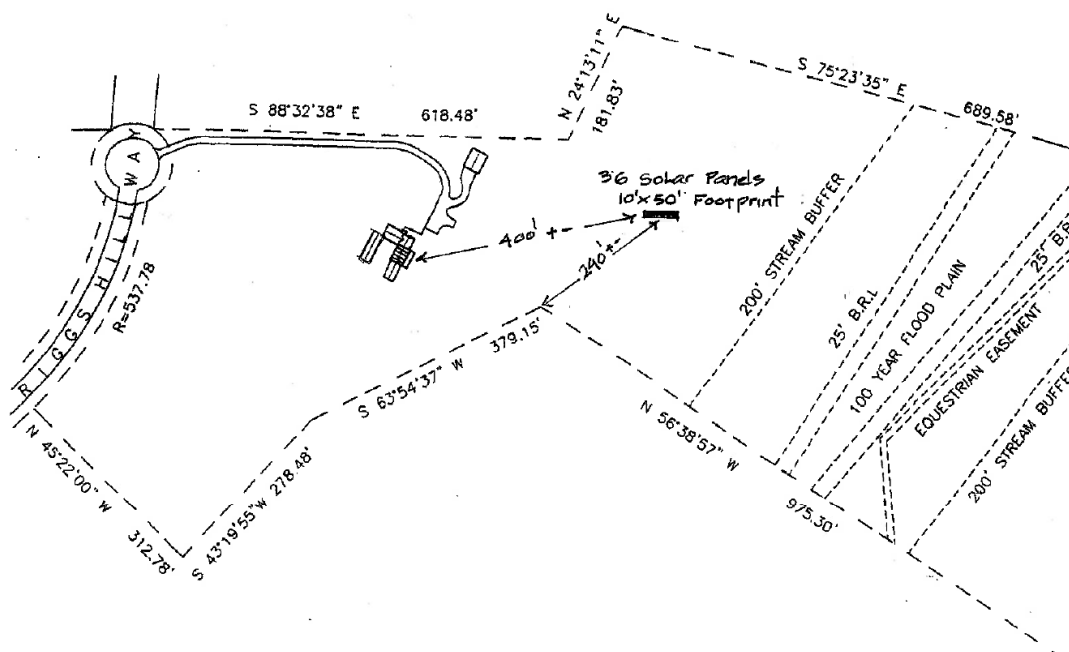


Fig. 1: Proposed site plan.

PROPOSAL:

The applicants propose to install a 36-panel, ground-mounted solar array 400' – 500' east of the historic house in a sheep pasture.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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 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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jack.buffon@gst.com Contact Person: Jack Buffon
Daytime Phone No.: 202-853-6735
Tax Account No.: _____
Name of Property Owner: Jack Buffon Daytime Phone No.: 202-853-6735
Address: _____
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Miche Booz Daytime Phone No.: 301-774-6911

LOCATION OF BUILDING/PROJECT

House Number: 20529 Street: Riggs Hill Way
Town/City: Brookeville Nearest Cross Street: Bordly Drive
Lot: 10 Block: _____ Subdivision: 501
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/WORK

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☒ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Well (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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.

Jack L. Buffon
Signature of owner or authorized agent

4/9/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

The Mill Worker's Stone House is a 2 1/2 story dwelling representative of mid-1700s to mid-1800s plantation environment in central Maryland. It may have held more than one mill worker families. It is located 300 yds SW of the Brookeville Woolen Mill, a structure on the national and Maryland historic registers. It is located on a 25-acre lot that has two multi-acre sheep pastures. It is bordered on the NE by the Hawling's Stream Valley park and on the SW by a 25-acre wood land

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

The proposed project is a 36-panel, ground-mounted solar array located 500 ft. from the stone house in one of the sheep pastures. The solar array would be barely visible from the house and not visible from adjacent or confronting properties or the Hawling's Stream Valley Park. The array is grid-tied and

2. SITE PLAN Connected to the house by an underground cable.

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

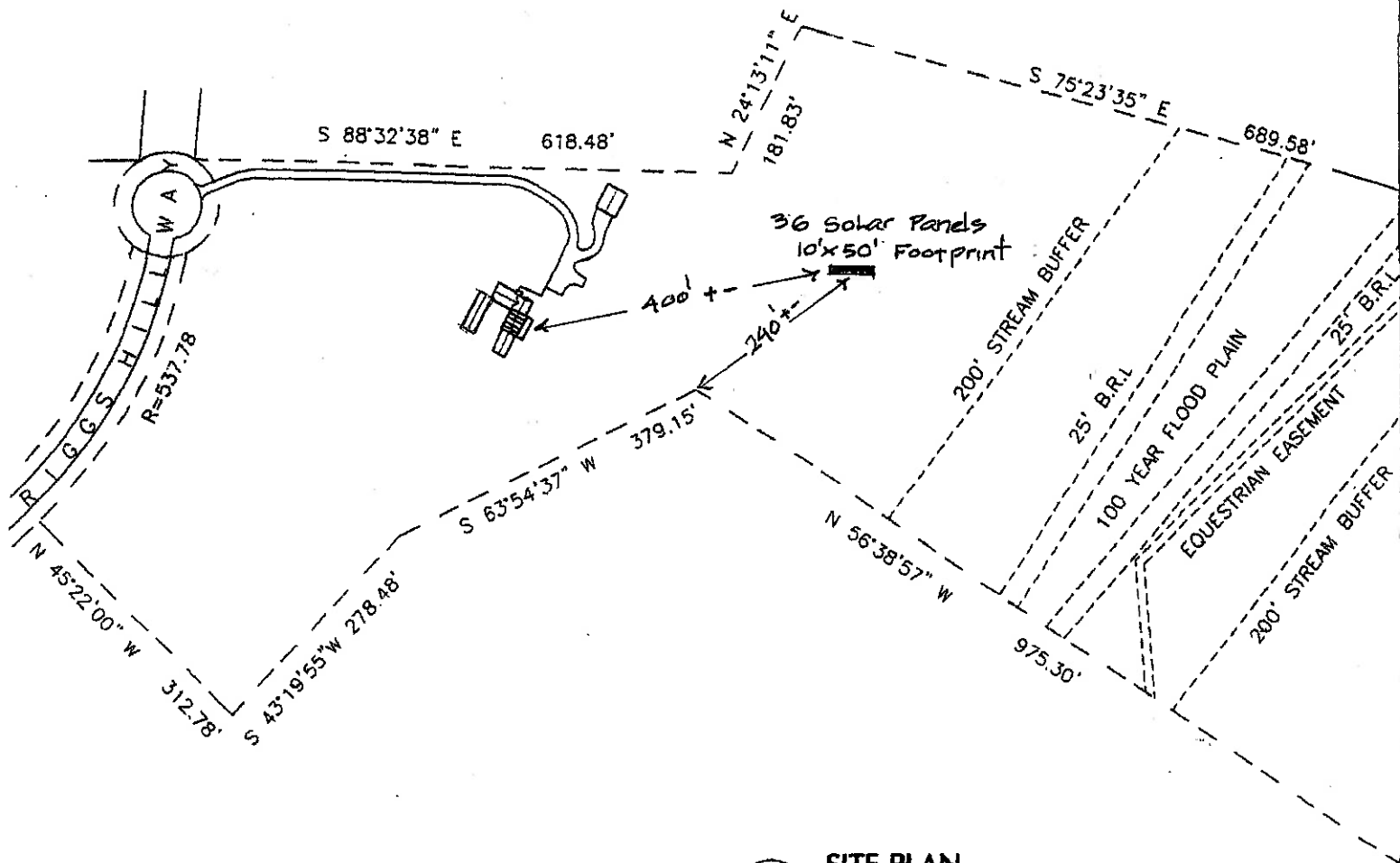
6. TREE SURVEY

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.

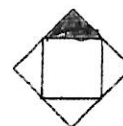
Site Plan



SITE PLAN

1" = 200'-0"

SUBDIVISION RECORD PLAT
LOT 10
HAWLINGS RIVER ESTATES, SUBDIVISION 501
ELECTION DISTRIC NO.8, MAP 13,
MONTGOMERY COUNTY, MARYLAND

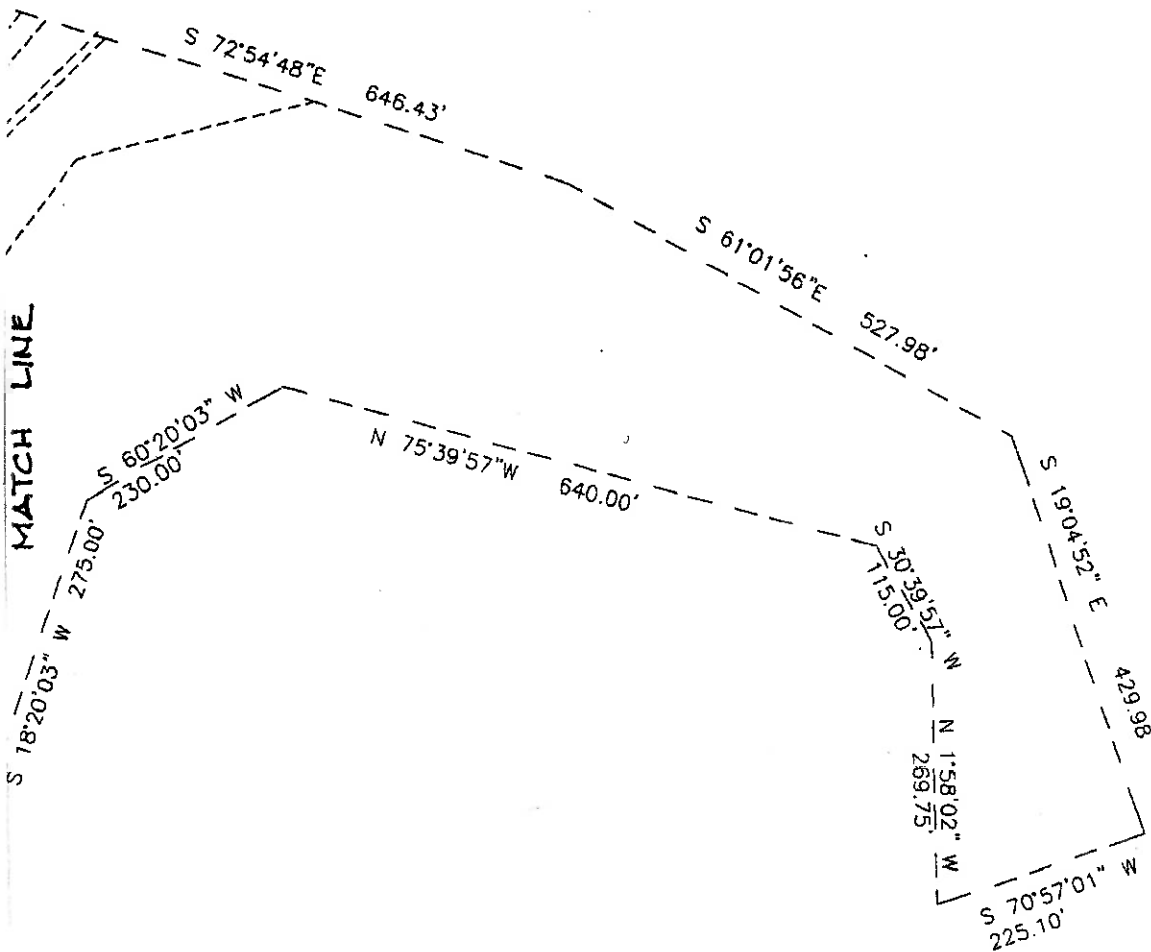


Shade portion to indicate North

Applicant: Jack Bilton

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Site Plan

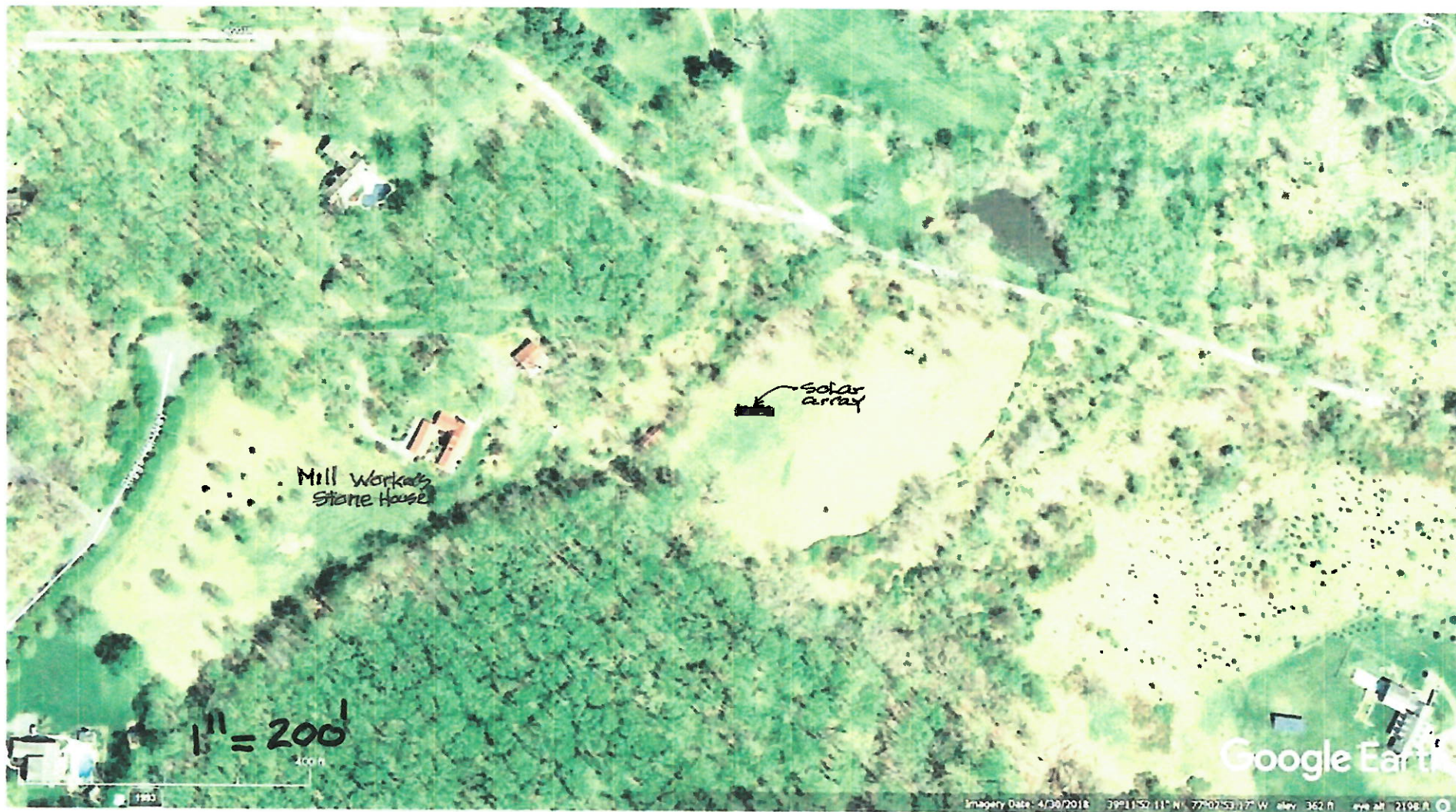


MICHE BOOZ	
ARCHITECT	
CS	208 Market St Brookeville Maryland 20833 (301) 774 6911 fax: 774 1908
Drawings: Site plan	
Consultants: B&A BENNING & ASSOCIATES, INC. 8933 Shady Grove Court Gaithersburg, MD 20877 (301) 948 0940	

Shade portion to indicate North

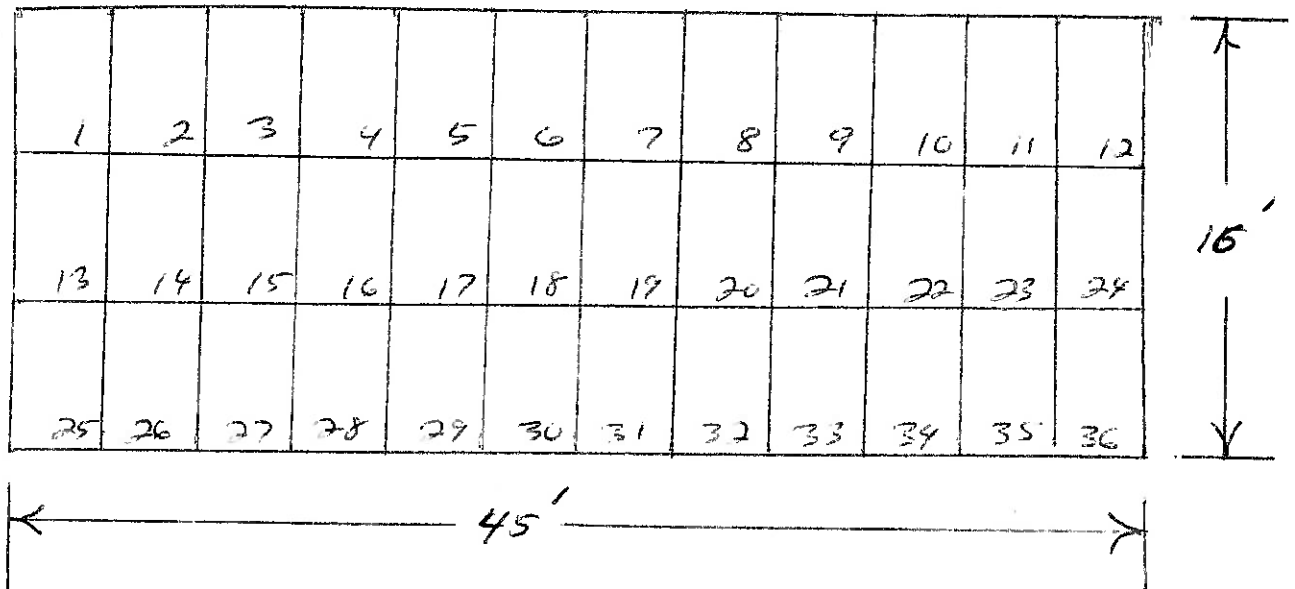
Applicant: Jack Bufton

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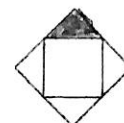
SITE VIEW

SOLAR PANEL ARRAY



NOTES

- Inverter panel located at west end of array
- 500 ft. of underground power cable carrying 240V AC current to house meter
- Array mounted on aluminum frame 40 degrees from horizontal

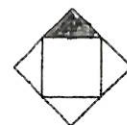


Shade portion to indicate North

ELEVATION VIEW



Example of ground-mounted, 3-row
solar panel array nearby in the neighborhood



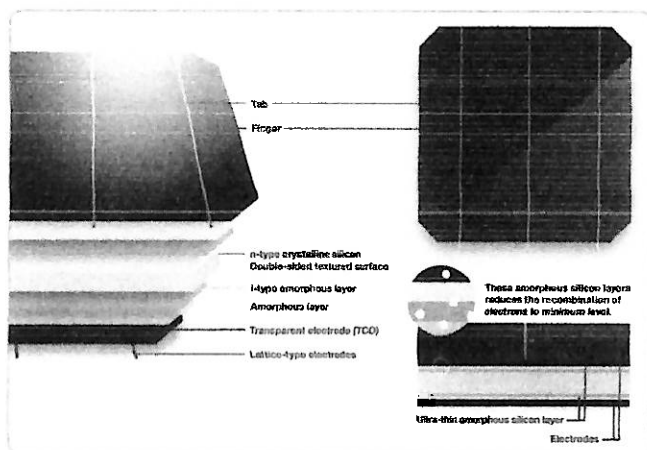
Shade portion to indicate North

Applicant: Jack Button

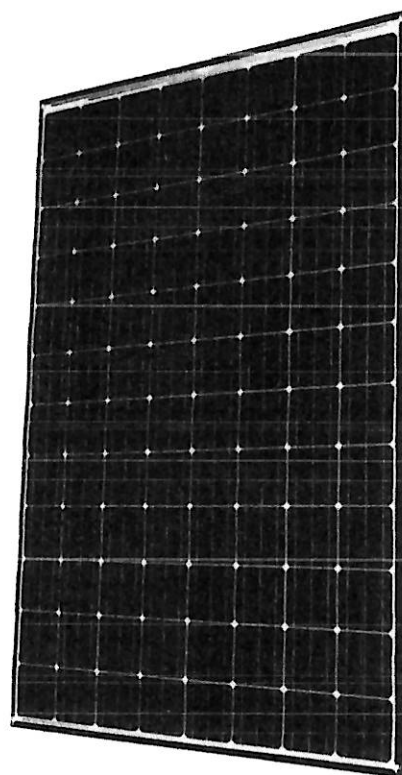
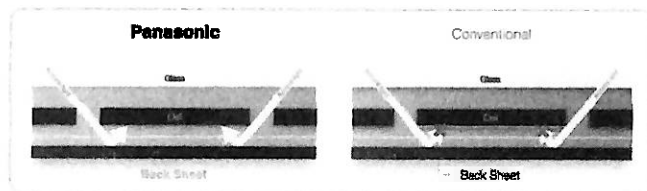
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N330/N325

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.



Advanced bifacial cell designed for increased energy output. The cell utilizes sunlight reflected back from the rear side material which captures more light and converted into energy.



Our competitive advantages



High Efficiency at High Temperatures

As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of $-0.258\% / ^\circ\text{C}$. No other module even comes close to our temperature characteristics. That means more energy throughout the day.



25 Year Product and Performance Warranty**

Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.



Quality and Reliability

Panasonic's vertical integration, 20 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.



Higher Efficiency 19.7%

Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.



Low Degradation

HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.



Enhanced Frame Design

A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group

N330/N325

ELECTRICAL SPECIFICATIONS

Model	VBHN330SA17	VBHN325SA17
Rated Power (P _{max}) ¹	330W	325W
Maximum Power Voltage (V _{pm})	58.0V	57.6V
Maximum Power Current (I _{pm})	5.70A	5.65A
Open Circuit Voltage (V _{oc})	69.7V	69.6V
Short Circuit Current (I _{sc})	6.07A	6.03A
Temperature Coefficient (P _{max})	-0.258%/°C	-0.258%/°C
Temperature Coefficient (V _{oc})	-0.16V/°C	-0.16V/°C
Temperature Coefficient (I _{sc})	3.34mA/°C	3.32mA/°C
NOCT	44.0°C	44.0°C
CEC PTC Rating	311.7W	305.8W
Cell Efficiency	22.09%	21.76%
Module Efficiency	19.7%	19.4%
Watts per Ft ²	18.3W	18.0W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

Model	VBHN330SA17	VBHN325SA17
Internal Bypass Diodes	4 Bypass Diodes	
Module Area	18.02 Ft. ² (1.67m ²)	
Weight	41.89 Lbs (19kg)	
Dimensions LxWxH	62.6x41.5x1.6 in. (1590x1053x40 mm)	
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)	
Cable Size / Type	No. 12 AWG / PV Cable	
Connector Type ²	Multi-Contact [®] Type IV (MC4 [™])	
Static Wind / Snow Load	112 PSF (5400Pa)****	
Pallet Dimensions LxWxH	63.7x42.2x46.4 in. (Malaysia) 65.3 x 43.7 x 48.5 in. (USA)	
Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)	
Quantity per 40' Container	672 pcs.	
Quantity per 20' Container	288 pcs.	

OPERATING CONDITIONS & SAFETY RATINGS

Model	VBHN330SA17	VBHN325SA17
Operating Temperature	-40°F to 185°F (-40°C to 85°C)	
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)	
Safety & Rating Certifications	UL 1703, cUL, CEC	
UL 1703 Fire Classification	Type 2	
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)**	
Manufacturing Locations	Malaysia and USA	

NOTE: Standard Test Conditions: Air mass 1.5; irradiance = 1000W/m²; cell temp. 25°C

* Maximum power at delivery. For guarantee conditions, please check our guarantee document.

** Installation need to be registered through our website www.panasonic-usa.com/warranty within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.

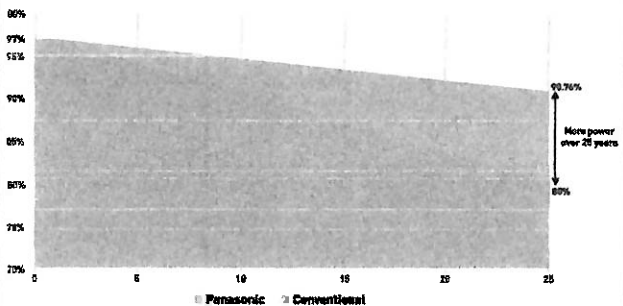
*** 1st year: 97%, after 2nd year 0.26% annual degradation to year 25.

¹ STC: Cell temp. 25°C, AM1.5, 1000W/m²

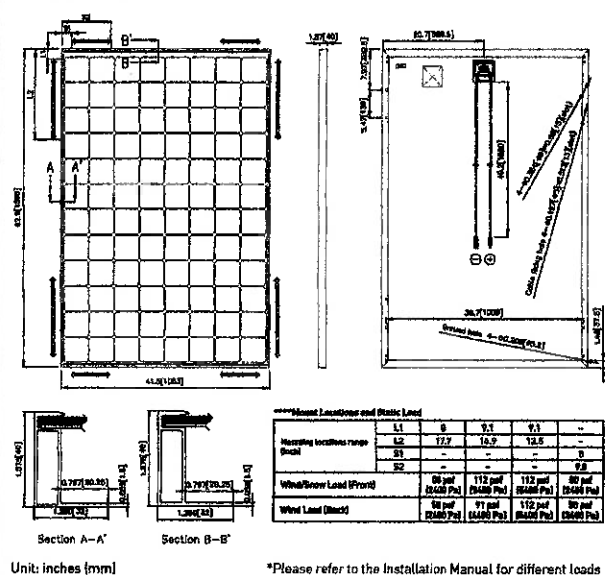
² Safety locking clip (PV-SSH4) is not supplied with the module.

NOTE: Specifications and information above may change without notice.

PERFORMANCE WARRANTY



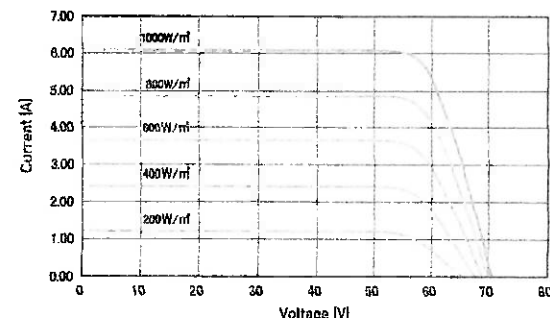
DIMENSIONS



Unit: inches (mm)

*Please refer to the Installation Manual for different loads

DEPENDENCE ON IRRADIANCE



Reference data for model: VBHN330SA17
(Cell temperature: 25°C)

CAUTION! Please read the installation manual carefully before using the products.
Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

4/6/19



Detail: Looking north at resource



Detail: Looking west at resource

Applicant: Jack Burton

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking southeast from front of resource



Detail: Looking southeast from Riggs Hill Way in
line with confronting 20532 Riggs Hill Way property

Applicant: Jack Button

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking east close-up of resource



Detail: Looking east from 2025 Riggs Hill Way adjacent property line

Applicant: Jack Button

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking south from 1909 Brighton Dam Rd.
adjacent property line



Detail: Looking ^{south} west from Shipe Rd. in a line
from 1901 Brighton Dam Rd. confronting property

Applicant: Jack Bufton

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking west from Shipe Rd. border to
Hawlings River Stream Valley Park



Detail: Looking northwest from 1921 Brighton Dam
Rd. adjacent property

Applicant: Jack Button

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking west at resource from proposed solar array



Detail: Looking west at proposed location of solar array
animals standing at proposed location

Applicant: Jack Bufton

Existing Property Condition Photographs (duplicate as needed)

4/6/19



Detail: Looking northeast at proposed solar array location



Detail: Looking south west at proposed solar array location

Applicant: Jack Bilton

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

Owner's mailing address

Jack Bulten
PO Box 7
Brooksville, MD 20833

Owner's Agent's mailing address

Miche Booz, Architect
208 Main Street
Brooksville, MD 20833

Adjacent and confronting Property Owners mailing addresses

John Kinzer
2025 Riggs Hill Way
Brooksville, MD 20833

Laura & Bill Hauser
20532 Riggs Hill Way
Brooksville, MD 20833

Chris Stefel &
Patty Thornton
1909 Brighton Dam Rd.
Brooksville, MD 20833

Chris Newcomer &
Pam Phillips
1901 Brighton Dam Rd.
Brookeville, MD 20833

Teff & Susan Jones
1921 Brighton Pam Rd.
Brooksville, MD. 20833