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
(Brookeville Woolen Mill Worker’s House)
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 ½-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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jack.button@gs.com

Contact Person: Jack Button
Daytime Phone No.: 202-853-6735

Tax Account No.: ____________________________

Name of Property Owner: Jack Button
Daytime Phone No.: 202-853-6735

Address: ____________________________

Street Number: ____________________________

City: ____________________________

Street: ____________________________

Zip Code: ____________________________

Contractor: ____________________________

Contractor Registration No.: ____________________________

Agent for Owner: Miche Baez
Daytime Phone No.: 301-724-6911

LOCATION OF HISTORIC PROPERTY

House Number: 20529
Street: Riggs Hill Way
Town/City: Brookeville
Nearest Cross Street: Boddy Drive

Lot: 10
Block: 60
Subdivision: 501

PERMIT AND FEE INFORMATION

1A. Check all applicable:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Remove

☐ Revision ☐ Repair ☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

1B. Construction cost estimate: $59,000

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

PART 2: SPECIFICATIONS AND ADDITIONAL INFORMATION

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: ____________________________

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: ____________________________

PART 3: COMMENTED ON 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/estate

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 F. Button
Signature of owner or authorized agent

4/9/19

Date

Approved: ____________________________

For Chairmen, 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 structures and environmental setting, including their historical features and significance:

   The Mill Workers' Stone House is a 2½ 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 yards SW of the Broadview Wood 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 Howley's Stream Valley park and on the SW by a 25-acre wooded area.

   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 feet 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 contrasting properties or the Howley's Stream Valley Park. The array is grid-tied and connected to the house by an underground cable.

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 or 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, contact. 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/foreground 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.
SITE PLAN

1" = 200'-0"

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

Shade portion to indicate North

Applicant: Jack Blythe
Site Plan

Shade portion to indicate North

Applicant: Jack Bufton
# SOLAR PANEL ARRAY

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<tr>
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### 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

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Applicant: __________________________
ELEVATION VIEW

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

Shade portion to indicate North
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 -0.25% /°C. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

**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.

**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.

**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.

**Higher Efficiency 19.7%**
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

**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.
ELECTRICAL SPECIFICATIONS

<table>
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<tr>
<th>Model</th>
<th>VBNH330S17</th>
<th>VBNH332S17</th>
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<tr>
<td>Rated Power (Pmax)</td>
<td>330W</td>
<td>320W</td>
</tr>
<tr>
<td>Maximum Power Voltage (Vpm)</td>
<td>58.0V</td>
<td>57.6V</td>
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<tr>
<td>Maximum Power Current (Imp)</td>
<td>5.70A</td>
<td>5.45A</td>
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<tr>
<td>Open Circuit Voltage (Voc)</td>
<td>67.7V</td>
<td>69.6V</td>
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<tr>
<td>Short Circuit Current (Isc)</td>
<td>6.07A</td>
<td>6.63A</td>
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<tr>
<td>Temperature Coefficient (Pmax)</td>
<td>-0.25%/°C</td>
<td>-0.25%/°C</td>
</tr>
<tr>
<td>Temperature Coefficient (Voc)</td>
<td>-0.16%/°C</td>
<td>-0.16%/°C</td>
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<tr>
<td>Temperature Coefficient (Isc)</td>
<td>3.34%/°C</td>
<td>3.32%/°C</td>
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<td>NOCT</td>
<td>44.0°C</td>
<td>44.0°C</td>
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<tr>
<td>CEC PTC Rating</td>
<td>311.7W</td>
<td>308.9W</td>
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<tr>
<td>Cell Efficiency</td>
<td>22.0%</td>
<td>21.7%</td>
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<tr>
<td>Module Efficiency</td>
<td>19.7%</td>
<td>19.4%</td>
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<tr>
<td>Watts per Ft²</td>
<td>18.3W</td>
<td>18.0W</td>
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<tr>
<td>Maximum System Voltage</td>
<td>660V</td>
<td>660V</td>
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<tr>
<td>Series Fuse Rating</td>
<td>15A</td>
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<tr>
<td>Warranty Tolerance (%)</td>
<td>±10%/-6%</td>
<td>±10%/-6%</td>
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MECHANICAL SPECIFICATIONS

<table>
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<th>VBNH330S17</th>
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<tbody>
<tr>
<td>Internal Bypass Diodes</td>
<td>4 Bypass Diodes</td>
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</tr>
<tr>
<td>Module Area</td>
<td>18.02 ft² (1.67 m²)</td>
<td></td>
</tr>
<tr>
<td>Weight</td>
<td>41.89 lbs (19 kg)</td>
<td></td>
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<tr>
<td>Dimensions LxWxH</td>
<td>62.4x43.5x1.5 in. (1590x1060x30 mm)</td>
<td></td>
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<tr>
<td>Cable Length - Male-Female</td>
<td>40.2x40.2 in. (1020x1020 mm)</td>
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<tr>
<td>Cable Size / Type</td>
<td>No. 12 AWG / PV Cable</td>
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<tr>
<td>Connector Type²</td>
<td>Multi-Contact Type IV (MC4™)</td>
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<tr>
<td>Static Wind / Snow Load</td>
<td>112 PSF (5000Pa)³⁴⁵⁶</td>
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<tr>
<td>Pallet Dimensions LxWxH</td>
<td>63.5x42.3x44.6 in. (1614x1074x1130 mm)</td>
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<tr>
<td>Quantity per Pallet / Pallet Weight</td>
<td>24 pcs./1049 lbs. (467 kg)</td>
<td></td>
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<tr>
<td>Quantity per 40' Container</td>
<td>672 pcs.</td>
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<tr>
<td>Quantity per 20' Container</td>
<td>288 pcs.</td>
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OPERATING CONDITIONS & SAFETY RATINGS

<table>
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<tr>
<th>Model</th>
<th>VBNH330S17</th>
<th>VBNH332S17</th>
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<tbody>
<tr>
<td>Operating Temperature</td>
<td>-40°F to 185°F (-40°C to 85°C)</td>
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<tr>
<td>Hall Safety Impact Velocity</td>
<td>1&quot; pellets (25mm) at 50 mph (25m/s)</td>
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<tr>
<td>Safety &amp; Rating Certifications</td>
<td>UL 1703, cUL, CEC</td>
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<tr>
<td>UL 1703 Fire Classification</td>
<td>Type 2</td>
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<tr>
<td>Limited Warranty</td>
<td>25 yrs Warranty and Power Output Linear³⁷⁸⁹</td>
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</tr>
<tr>
<td>Manufacturing Locations</td>
<td>Malaysia and USA</td>
<td></td>
</tr>
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</table>

NOTE: Standard Test Conditions: AM 1.5, Irradiance = 1000W/m², cell temp. 25°C

*Maximum power at delivery. For guaranteed conditions, please check our guaranty document.
**Installation need to be registered through our website www.panasonic-solargenerator.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
***1st year 84%, 2nd year 8.2% annual degradation to year 25.
1STC: Cell temp. 25°C, AM 1.5, 1000W/m²
Safety testing the IEC-61701 is not supplied with the module.

NOTE: Specifications and information above may change without notice.

Panasonic Eco Solutions of North America
Three Innovation Plaza, 5th Floor, Newark, NJ 07102
na.panasonic.com/solaredge
na.panasonic.com/us/solar-panels

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.
Detail: Looking north at resource

Detail: Looking west at resource

Applicant: Jack Burton
Existing Property Condition Photographs (duplicate as needed)

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)

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

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

Applicant: Jack Bufton
Existing Property Condition Photographs (duplicate as needed)

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
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 Burton
Existing Property Condition Photographs (duplicate as needed)

Detail: Looking northeast at proposed solar array location

Detail: Looking southwest at proposed solar array location

Applicant: Jack Button
## 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>
</thead>
<tbody>
<tr>
<td>Jack Burton</td>
<td>Michele Booz, Architect</td>
</tr>
<tr>
<td>PO Box 7</td>
<td>205 Main Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
<td>Brookeville, MD 20833</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td><strong>Adjacent</strong></td>
</tr>
<tr>
<td>John Kinzer</td>
</tr>
<tr>
<td>2025 Riggs Hill Way</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
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</table>

|                                                      |
| Chris Stelfel & Patty Thornton                       | Chris Newcomer & Pam Phillips   |
| 1909 Brighton Dam Rd                                  | 1901 Brighton Dam Rd           |
| Brookeville, MD 20833                                 | Brookeville, MD 20833          |

|                                                      |
| Jeff & Susan Jones                                    |
| 1921 Brighton Dam Rd                                  |
| Brookeville, MD 20833                                 |