EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 21512 New Hampshire Ave., Brookeville  Meeting Date: 12/4/2019
Resource: Individually Listed Master Plan Site  Report Date: 11/27/2019
Far View
Applicant: Ghulam Dasbgir  Public Notice: 11/20/2019
Review: HAWP  Tax Credit: n/a
Case Number: 23/71-19B  Staff: Dan Bruechert
Proposal: Solar Array

STAFF RECOMMENDATION:
✓ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Far View 23/71)
STYLE: Colonial Revival
DATE: 2006

From Places from the Past:
“A noteworthy collection of stone Federal era buildings, the Far View farmstead includes a dwelling, bank barn and slave quarters. A plain solid appearance and beautiful view characterize the attractive residence. Historian Roger B. Farquhar cites the skilled Gaither family builders as the probable masons for this well-constructed dwelling. Basil Griffith owned the property during this era, followed by his son John. Basil’s wife, a Gartrell, inherited the several hundred acres, originally surveyed as Gartrell’s Adventure. The house was built in two phases. The northern (left) section, likely dating from the late 1700s, was built of uncoursed rubblestone with corner quoins. This original section had a single-pile, side-hall plan with winder stairs. Later in the 1800s, the south stone section was added, transforming the dwelling to a center hall plan. A bank barn constructed of rubblestone with corner quoins was erected in 1836, as recorded in gable end carving. From the same era are stone slave quarters with substantial quoining blocks. The quarters have four rooms and a large fireplace with a cellar lit by an iron barred window.”

The proposal for this HAWP is within the environmental setting of Far View, but in a contemporary subdivision.
Figure 1: The HAWP will expand the existing solar array, located just to the south of the yellow star, 900 ft from the historic house and cemetery, noted by the red dot.

PROPOSAL

The applicant proposes to install 42 ground-mounted solar panels. There are approximately 40 extant solar panels. This will create a total of 82 ground-mounted solar panels on the property. The new solar panels will be installed adjacent to existing array near the boundary of a forest conservation area. The proposal is 900’ (nine hundred feet) from the historic house and will have no visual impact on the setting of the historic house. Staff recommends approval.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by one category of work on the Policy on Use of Expedited Staff Reports for Simple HAWP 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.
Secretary of the Interior’s Standards for Rehabilitation

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.

STAFF RECOMMENDATION
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal 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 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
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:
      
      **Install 42 ground mounted solar panels on property, 12.18 kW**
      
      The panels will be installed on a ground-screw style racking
      
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      **The project will not impact the historic preservation area**

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 cross-sectional 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 features 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 resources 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 8" 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 CONJUNCTING PROPERTY OWNERS
   
   For all projects, provide an accurate list of adjacent and conjuncting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>21512 New Hampshire Avenue</td>
<td>5681 Main Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
<td>Elkridge, MD 21075</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 9, Block A</td>
</tr>
<tr>
<td>Adjacent</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

| Lot 6, Block A | David & Joyce Malin |
| Adjacent       | 21508 New Hampshire Avenue |
|                | Brookeville, MD 20833      |

| Lot 8, Block A | Victor Cierra & Gomez Marisol |
| Confronting    | 21500 New Hampshire Avenue   |
|                | Brookeville, MD 20833        |
Historic Area Work Permit Application for a Solar Electric System
on the property of
Ghulam Dastgir, 21512 New Hampshire Avenue, Brookeville, MD 0833

Existing Property Condition Photographs

Front view of existing array as example

Back View of existing array as example
NOTES:
1. THIS DRAWING IS TO PROVIDE REFERENCE FOR THE INSTALLATION OF GROUND MOUNT PHOTOVOLTAIC ARRAYS.
2. THE SYSTEM SHALL INCLUDE [42] LONGi LR6-60 BLK 290W MODULES (DIMENSIONS: 65.0" (L) x 39.1"(W) x 1.38" (D)) AND WEIGHING 41.0 LBS (Panel Dead Load = 2.23PSF])
3. PROPOSED ARRAYS SHALL COVER APPROX. 766 SQ. FEET OF PROPERTY.
4. MORE THAN 10' CLEARANCE AROUND THE GROUND.
5. A GRAVEL BASE WITH WEED SCREEN WILL BE INSTALLED UNDER THE ARRAY FOOTPRINT.

PROPOSED PV ARRAY
TILT: 25°
AZIMUTH: 180°

Forest Conservation Easement

Proposed PV Array Location

Existing PV Array Tilt 29° Azimuth 180°


Site Plan
Scale: 1" = 100'

Equipment Layout
Scale: 1" = 100'

Utilities Disconnection Switch
Existing Utility Meter

Main Solar AC Disconnect
Existing Electrical Panel

Electrical Panel

Conduit (3) Wrenchers (Proposed)

Wrenchers (Existing)

Fence Information Added: 10-20-2019

Document Envelope ID: 4216FBC2-F5A2-488B-A891-F2AEF36D683A

DocuSign Envelope ID: 4216FBC2-F5A2-488B-A891-F2AEF36D683A

Solar Energy World
Because Tomorrow Matters
Solar Energy World LLC.
6881 Main Street
Elkridge, MD 21075
(888) 497-3233
This drawing is the property of Solar Energy World Int. The information herein contained shall be used for the sole benefit of Solar Energy World. It shall not be disclosed to others outside the recipient's organization, in whole or in part, without the written permission of Solar Energy World, except in connection with the sole and use of the respective Solar Energy equipment.
NOTES:

1. THIS DRAWING IS TO PROVIDE REFERENCE FOR THE INSTALLATION OF GROUND MOUNT PHOTOVOLTAIC ARRAYS.
2. PV RACKING FOR GROUND MOUNT WILL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. LOAD CRITERIA PER IRC 2015 AND ASCE 7-10:
   - RISK CATEGORY I
   - EXPOSURE CATEGORY B
   - GROUND SNOW LOAD, Pg = 30 PSF
4. RACKING SHALL BE DESIGNED FOR PV RACKING.
5. HELIX DIAMETER SHALL BE 10" MIN.
6. AT FINAL DEPTH, THE HELICAL PILE DRIVER SHALL ACHIEVE A MINIMUM TORQUE OF 1200 FT-LBS AT EACH HELICAL PILE LOCATION.
   IF THE ABOVE IS NOT ACHIEVED, AN ALTERNATE FOOTING WILL BE REQUIRED.

ARRAY FRONT ELEVATION
Scale: 1/8" = 1'-0"

ARRAY SECTION
Scale: 1/4" = 1'-0"