

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21512 New Hampshire Ave., Brookeville	Meeting Date:	12/4/2019
Resource:	Individually Listed Master Plan Site Far View	Report Date:	11/27/2019
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.

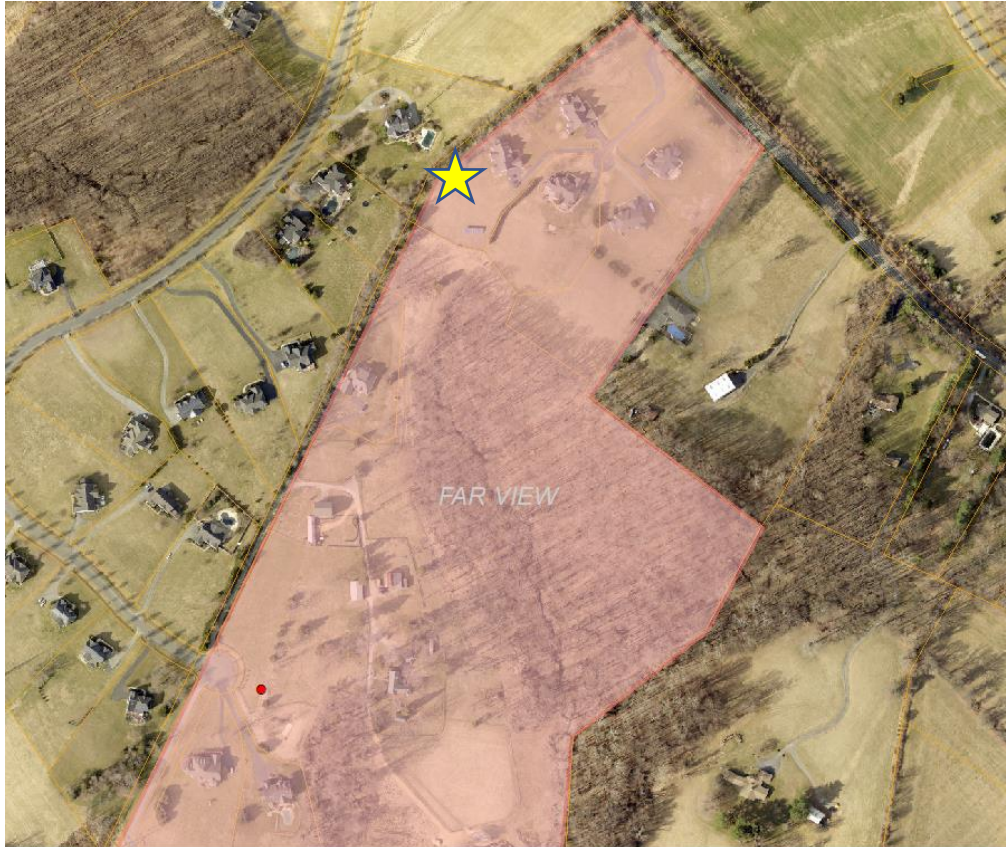


Figure 1: The HAWP will expand the existing solar array, located just to the south of the yellow star, 900 ft from the historic house and cemetery, noted by the red dot.

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 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. 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 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 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 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.

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

Owner's mailing address	Owner's Agent's mailing address
21512 New Hampshire Avenue Brookeville, MD 20833	5681 Main Street Elkridge, MD 21075
Adjacent and confronting Property Owners mailing addresses	
Lot 9, Block A Adjacent	Agnelo & Maria Gonsalves 21516 New Hampshire Avenue Brookeville, MD 20833
Lot 6, Block A Adjacent	David & Joyce Malin 21508 New Hampshire Avenue Brookeville, MD 20833
Lot 8, Block A Confronting	Victor Cierra & Gomez Marisol 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

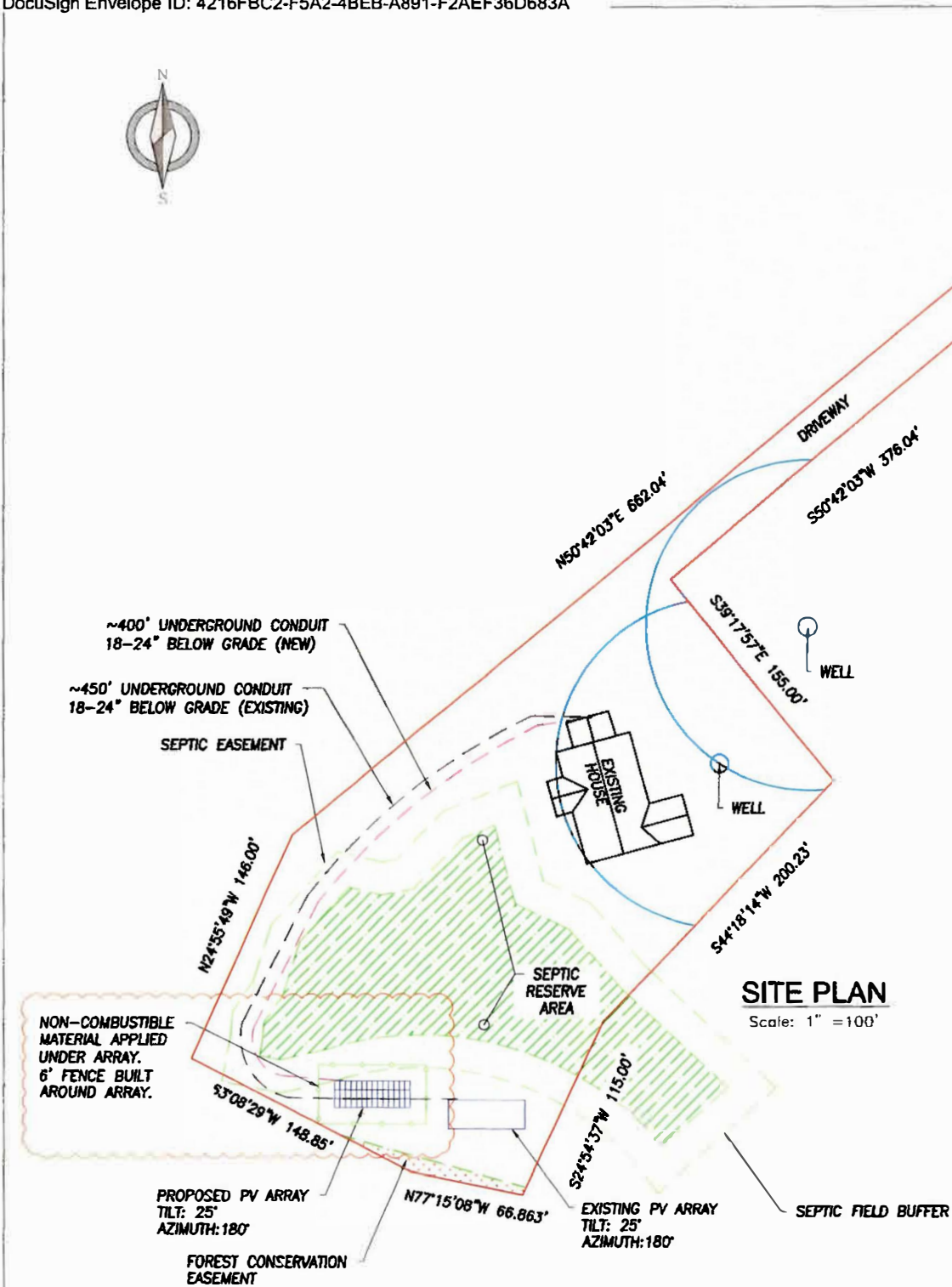


Front view of existing array as example



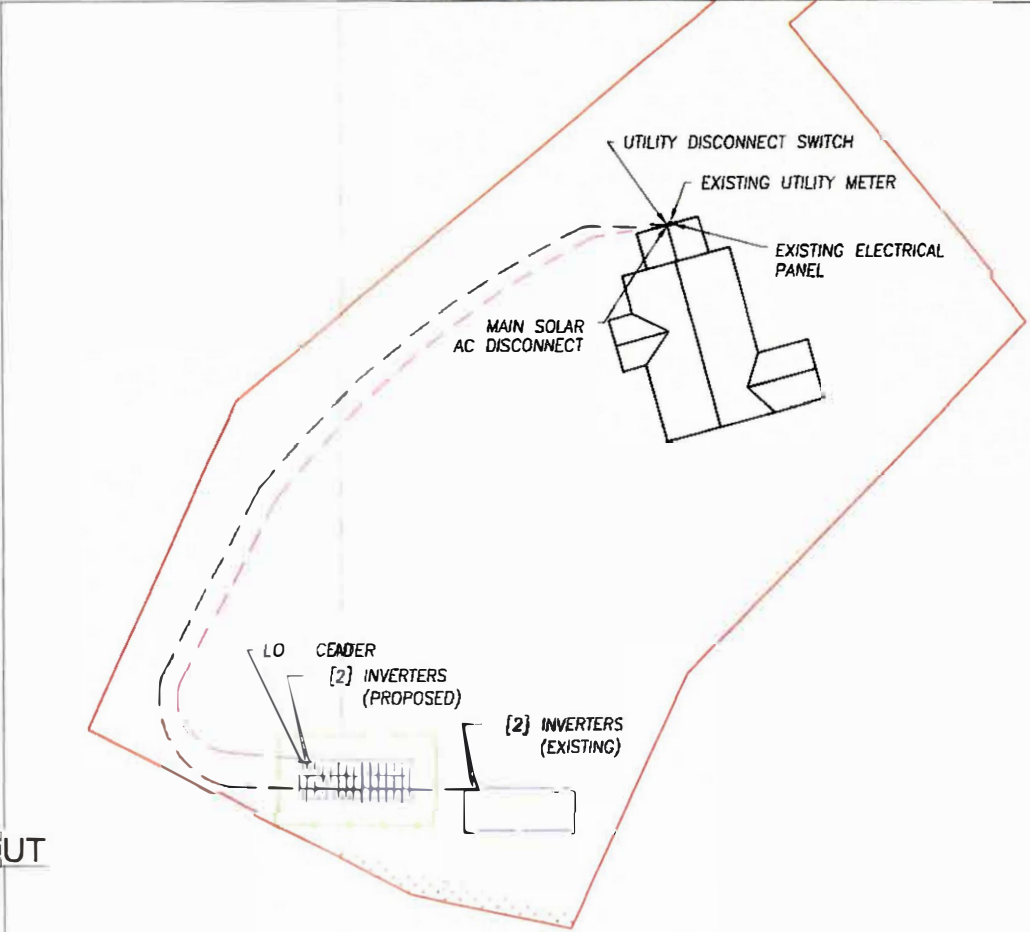
Back View of existing array as example





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 = 2.32PSF)
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.



EQUIPMENT LAYOUT

Scale: 1" = 100'



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Solar Energy World LLC.
5681 Main Street
Elkridge, MD 21075
(888) 497-3233

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Stamp
DocuSigned by:

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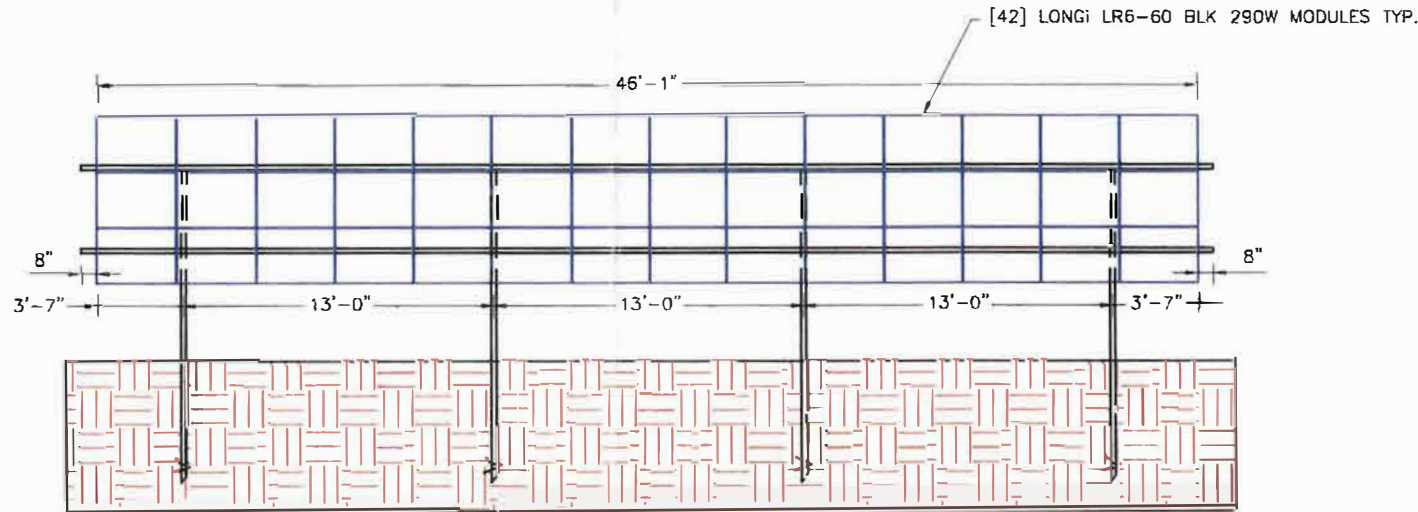
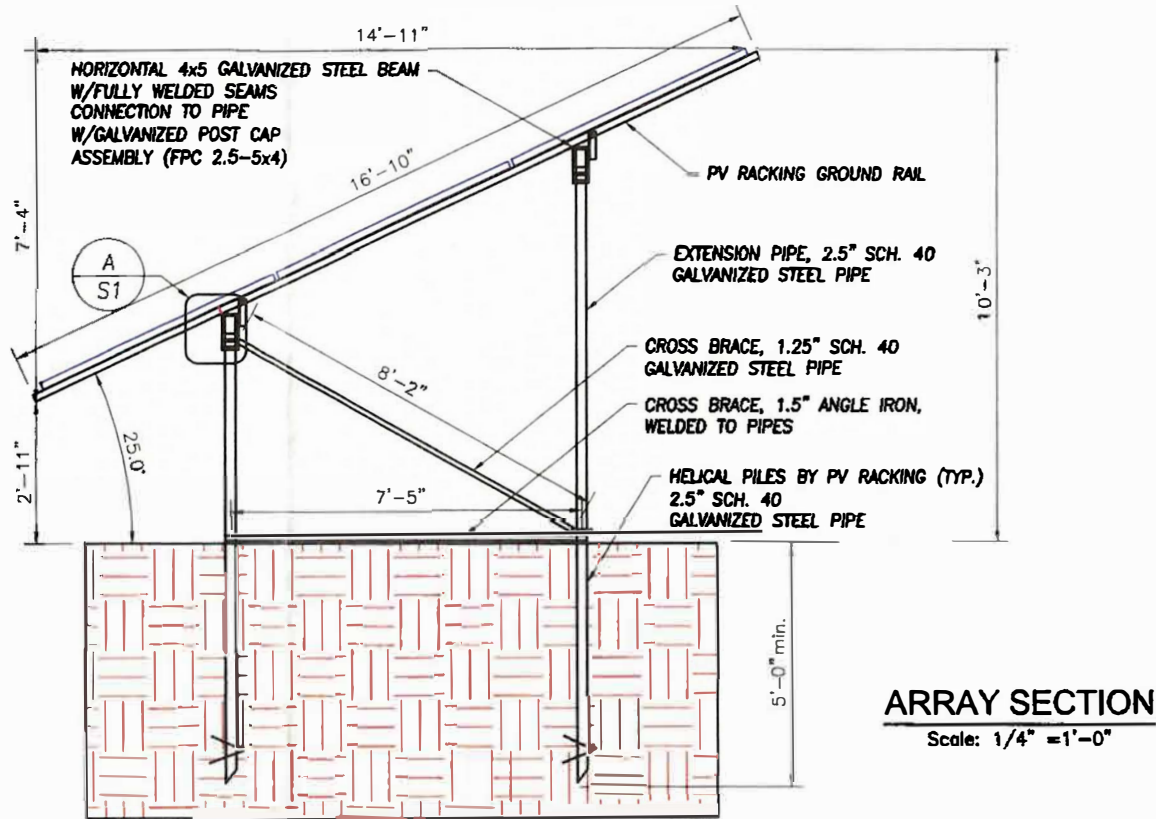
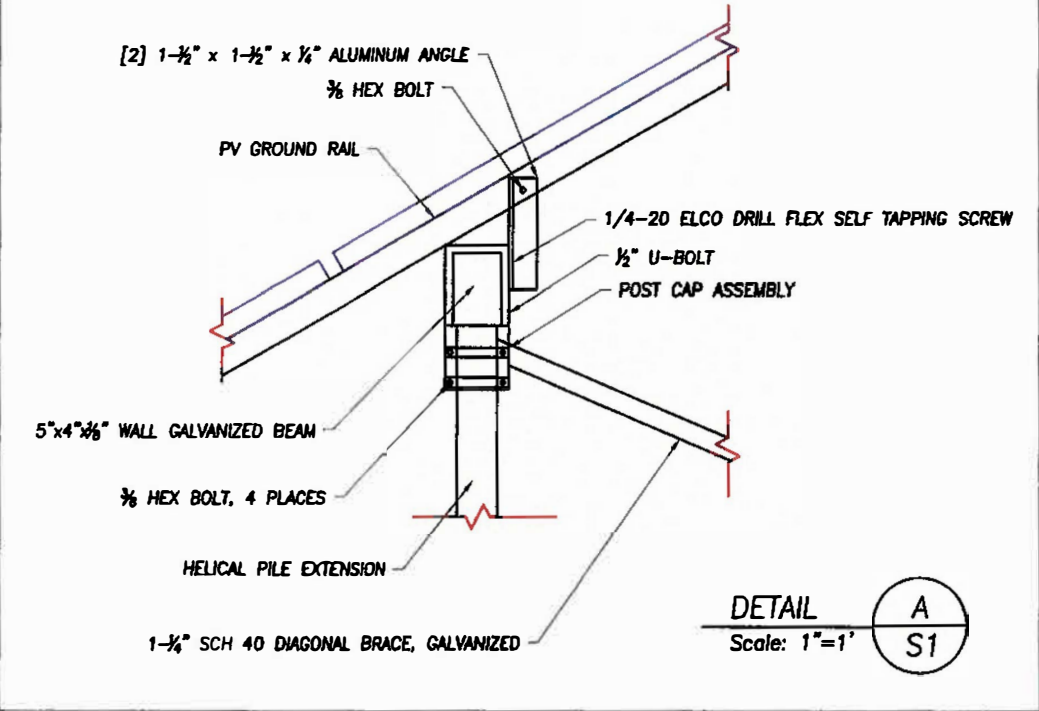
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 28331, EXPIRATION DATE: NOV 05, 2019.
*STAMPED AND SIGNED FOR STRUCTURES ONLY

Revisions			
REV	DESCRIPTIONS	BY	DATE
1	FENCE INFORMATION ADDED	DTK	10-28-2019

Project Name and Address
Ghulam Dastgir (GM)
21512 New Hampshire Ave.
Brookeville, MD 20833
Montgomery County
12.18 kW

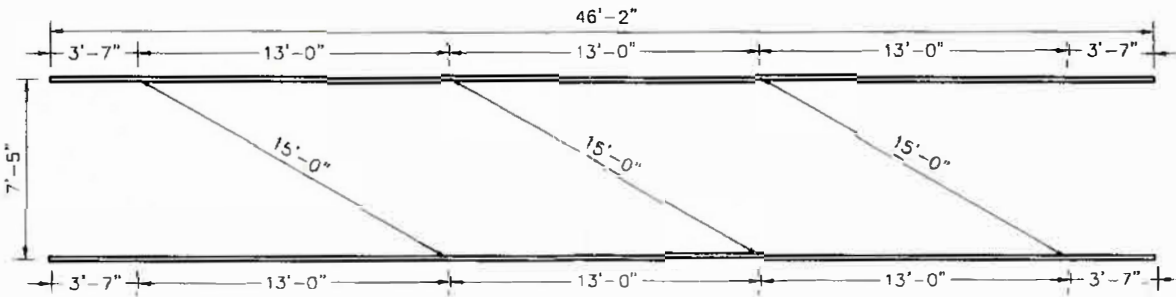
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Date
18-SEPT-2019
Scale
AS NOTED

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NOTES:

- THIS DRAWING IS TO PROVIDE REFERENCE FOR THE INSTALLATION OF GROUND MOUNT PHOTOVOLTAIC ARRAYS.
- PV RACKING FOR GROUND MOUNT WILL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- LOAD CRITERIA PER IBC 2015 AND ASCE 7-10:
RISK CATEGORY I
EXPOSURE CATEGORY B
GROUND SNOW LOAD, $P_g = 30$ PSF
LATERAL LOAD:
WIND LOADS (ULTIMATE DESIGN WIND SPEED = 105 MPH)
- RACKING SHALL BE DESIGNED BY PV RACKING
- HELIX DIAMETER SHALL BE 10" MIN.
- 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.



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DocuSigned by:
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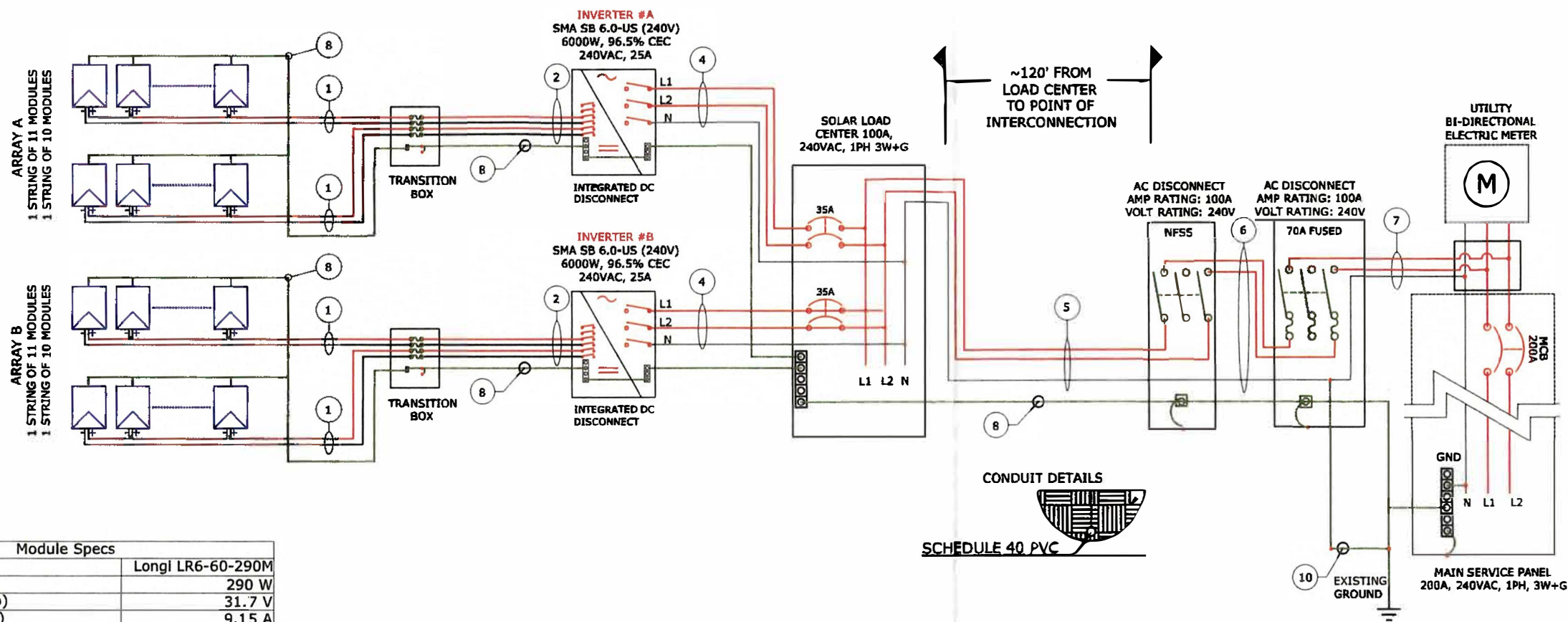
I hereby certify that these plans were prepared or approved by me, and I am duly licensed professional engineer under the laws of the State of Maryland. License No. 28331. Expiration Date: November 05, 2019

*STAMPED AND SIGNED FOR STRUCTURES ONLY

REV	DESCRIPTIONS	BY	DATE

Project Name and Address
Ghulam Dastgir (GM)
21512 New Hampshire Ave.
Brookeville, MD 20833
Montgomery County
12.18 kW

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Module Specs	
Model Type	Longi LR6-60-290M
Power	290 W
Rated Voltage (Vmp)	31.7 V
Rated Current (Imp)	9.15 A
Open Circuit Voltage (Voc)	38.8 V
Short Circuit Current (Isc)	9.71 A
Maximum Sys Voltage	1000VDC

Inverter Specifications	
SMA SB 6.0-1SP-US (240V)	
INVERTER/ARRAY NUMBER	A B
MAXIMUM DC VOLTAGE	600 V 600 V
MAXIMUM POWER OUTPUT	6000 W 6000 W
NOMINAL AC VOLTAGE	240 VAC 240 VAC
MAXIMUM AC CURRENT	25 A 25 A

ARRAY DETAILS			
NO. OF MODULES PER STRINGS	11 10	11 10	
NO. OF STRINGS	1 1	1 1	
ARRAY WATTS AT STC	3190 2900	3190 2900	
MAX. VOLTAGE	486 442	486 442	

690.53 Label Info.		690.53 Label Info.	
RATED VOLTAGE	313 V 285 V	313 V 285 V	
RATED CURRENT -PER STRING	9.2A 9.2A	9.2A 9.2A	
MAX. SYSTEM VOLTAGE	600 V 600 V	600 V 600 V	
SHORT CIRCUIT CURRENT-PER STRING	12.1 A 12.1 A	12.1 A 12.1 A	

1 SINGLE LINE DIAGRAM
SCALE: NA

GENERAL ELECTRICAL NOTES: NEC2014

- EQUIPMENT USED SHALL BE NEW, UNLESS OTHERWISE NOTED.
 - EQUIPMENT USED SHALL BE UL LISTED, UNLESS OTHERWISE NOTED.
 - EQUIPMENT SHALL BE INSTALLED PROVIDING ADEQUATE PHYSICAL WORKING SPACE AROUND THE EQUIPMENT AND SHALL COMPLY WITH NEC.
 - COPPER CONDUCTORS SHALL BE USED AND SHALL HAVE INSULATION RATING 600V, 90°C, UNLESS OTHERWISE NOTED.
 - CONDUCTORS SHALL BE SIZED IN ACCORDANCE TO NEC. CONDUCTORS AMPACITY SHALL BE DE-RATED FOR TEMPERATURE INCREASE, CONDUIT FILL AND VOLTAGE DROP.
 - ALL CONDUCTORS, EXCEPT USE-2, SHALL BE INSTALLED IN APPROVED CONDUITS OR RACEWAY. CONDUITS SHALL BE ADEQUATELY SUPPORTED AS PER NEC.
 - AC DISCONNECT SHOWN IS REQUIRED IF THE UTILITY REQUIRES VISIBLE-BLADE SWITCH.
 - EXPOSED NON-CURRENT CARRYING METAL PARTS SHALL BE GROUNDED AS PER NEC.
 - LOAD SIDE INTER-CONNECTION SHALL COMPLY WITH NEC
 - SMS MONITORING SYSTEM AND IT'S CONNECTION SHOWN IS OPTIONAL. IF USED, REFER TO SMS INSTALLATION MANUAL FOR WIRING METHODS AND OPERATION PROCEDURE.
 - ASHRAE FUNDAMENTAL OUTDOOR DESIGN TEMPERATURES DO NOT EXCEED 47°C IN THE U.S. (PHOENIX, AZ or PALM SPRINGS, CA)
 - FOR LESS THAN 9 CURRENT-CARRYING CONDUCTORS IN ROOF MOUNTED SUNLIGHT CONDUIT USING THE OUTDOOR TEMPERATURE OF 47°C
 - 12AWG CONDUCTOR ARE GENERALLY ACCEPTABLE FOR MODULES WITH AN Isc OF 6.4 AMPS WITH A 10 AMP FUSE.
 - 10AWG CONDUCTOR ARE GENERALLY ACCEPTABLE FOR MODULES WITH AN Isc OF 9.6 AMPS WITH A 15 AMP FUSE.
- Wire sizing for OCPD
Ex(Isc*(1.25)(1.25)/(# of strings in parallel)= wire ampacity or using NEC table 690.8

WIRE/CONDUIT SCHEDULE ARRAY			
TAG	DESCRIPTION	WIRE SIZE/TYPE	NOTES
1	Panel to Transition Box	#10 USE-2	
2	Transition Box to DC Disconnect	#10 THHN/THWN-2 IN EMT	
3	DC Disconnect to Inverter	NA	Integrated to Inverter
4	Inverter to Solar Load Center	#8 THHN/THWN-2 IN EMT	
5	Solar Load Center to Production Meter	#2 Al IN SCHEDULE 40 PVC	2.05% voltage Drop
6	Production Meter to Main Solar Disconnect	#6 Cu IN SCHEDULE 40 PVC	
7	Main Solar Disconnect to Interconnection Point	#6 Cu IN SCHEDULE 40 PVC	
8	Equipment Grounding Conductor	#10 Cu	
9	Equipment Grounding Conductor	#8 Cu	Bare Copper Wire
10	Grounding Electrode Conductor	#8 Cu	

General Notes

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TML

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27-SEPT-2019

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