



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: September 9, 2014

SUBJECT: 3619 22nd Street North, CoA 14-20, Maywood Historic District

This case is a proposal to install an array of solar panels on the dwelling located at 3619 22nd Street North in the Maywood Historic District. Due to major modifications to the house ca. 1972, the building no longer reads as a historic structure and is considered non-contributing to the Maywood Historic District. The one-and-a-half-story dwelling's defining architectural element is its modified side-gable roof with a clerestory window facing the street. The lot's unique topography (quickly slopes downward from 22nd Street North) highlights the roof as its lowest point appears to be at street-level.

The current proposal calls for the installation of solar panels on the south facing slope (front elevation) of the gable roof. This will require: 1) the removal of a non-functioning vent; and 2) addition of a rectangular-configured array of nine solar panels (15'4 x 10'5).

The DRC heard this case at its August 6 and September 3, 2014, meetings. The applicant was unable to attend the first DRC meeting and staff represented the case. At the first meeting, staff and the DRC supported the installation of solar panels, but requested additional clarifications and details. They requested the applicant study alternative locations (free-standing units in the rear yard, etc.) and/or configurations in order for the panels to be more appropriate with the design of the dwelling. At the subsequent DRC meeting, the applicant responded that the proposed location is required due to the surrounding trees, foliage, and landscaping that casts shadows onto his property. Alternative locations would not produce sufficient photovoltaic energy. The DRC requested that the applicant consider grouping the panels in a simple "rectangular" configuration and add an additional panel in order to make a more aesthetically pleasing design. The applicant's current proposal complies with this request.

The DRC and staff supported the installation of solar panels on the front of the dwelling for multiple reasons:

- 1) The dwelling is a **non-contributing building** to the Maywood Historic District.
- 2) Solar panels are compatible with the ca. 1972 renovation.
- 3) Ground-mounted solar panels are not feasible.
- 4) Installation of the solar panels on the rear of the roof or garage would not produce sufficient energy.
- 5) Since the house is a non-contributing building to the Maywood Historic District, the use of thin-film solar panels was not required.
- 6) The installation would not result in permanent loss of any character-defining historic features.
- 7) The removal of the solar panels would be possible.
- 8) The solar panels would be mounted no higher than a few inches above the roofing surface.

- 9) The proposed rectangular configuration of the panels avoids disjointed designs.
- 10) This site's topography and dense foliage will assist in partially obscuring the panels from the public right-of-way.

The DRC recommended that this CoA application be placed on the discussion agenda for the September 17, 2014, HALRB meeting. The *Maywood Design Guidelines* offer no guidance regarding the installation of solar technology. Publications including the National Park Service's *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* and the National Trust for Historic Preservation's *Solar Panels and Historic Preservation: Design Guidelines for Solar Installations* have limited recommendations for the treatment of using solar panels on non-contributing buildings in historic districts. Staff finds that the proposal complies with the intent of the above guidelines and the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, staff recommends approval.

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-20 (HP1400031)



A request by Harold Hofstad, owner of 3619 22nd Street North in the Maywood Neighborhood Historic District, to install solar panels.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Erin May, Joan Lawrence**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 14-20 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Harold Hoftad

For Applicant(s):

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Rearrange configuration; array of nine panels pushed tight to vent.
- 2.
- 3.

Findings:

- Return to next DRC meeting
- Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
- Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 - Recommend deferral of ruling on CoA (explanation):
 - Recommend denial of CoA (explanation):
 - No recommendation.