

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-20A (HP1400060)

NON-CONTRIBUTING HOUSE



A request by Harold Hofstad, owner of 3619 22nd Street North in the Maywood Neighborhood Historic District, to amend CoA 14-20 in order to reconfigure the number and placement of the 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 # 14-20A Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Harold Hofstad

For Applicant(s):

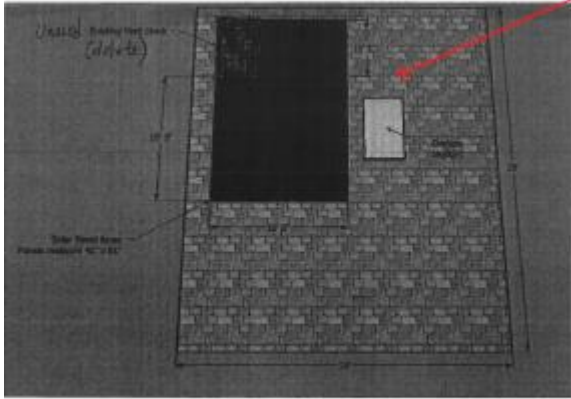
(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Include the new rack specifications
2. Resubmit application with design as shown.
 - a. Five on the top row with three below per sketch (requires moving stack) – See informal sketch below



3. Please update the roof drawing that was in the approved CoA (see below) as part of this submittal package. The drawing reviewed by DRC was difficult to interpret due to quality of image.



Findings:

- Return to next DRC meeting
- Send to HALRB

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.

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

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

Case # 14-20A Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Harold Hofstad

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. Recommend the applicant align the bottom edge of the solar panels with the skylight.

Findings:

- Return to next DRC meeting
- Send to HALRB

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.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: February 9, 2015
SUBJECT: 3619 22nd Street North, CoA 14-20A, Maywood Historic District

This application is a proposal by the owner of 3619 22nd Street North (a non-contributing resource to the Maywood Historic District) to amend CoA 14-20 approved at the September HALRB meeting. The approved project included the installation of an array of solar panels on the south facing slope (front elevation) of the gable roof. This required: 1) the removal or relocation of a vent/stack; and 2) addition of a rectangular-configured array of nine solar panels (15'4 x 10'5).

This amendment requests the installation of eight panels (one less than the approved application) in a new configuration due to technical issues. Four panels would be located along the apex of the gable roof and two rows, with three panels each immediately below. Similar to the approved application, this arrangement would require the removal or relocation of the vent/stack.

The DRC heard this case at its January and February meetings. The committee suggested an alternative layout at the first meeting, but accepted the submitted revised design. The DRC recommended that the applicant align the bottom of the solar panel with the sun roof to the greatest possible extent.

The DRC recommended that this CoA application be placed on the consent agenda for the February 18, 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 new configuration of the panels complies with the intent of the above guidelines and the *Secretary of the Interior's Standards for Rehabilitation*, and would not be an obtrusive element to the streetscape. Therefore, staff recommends approval.