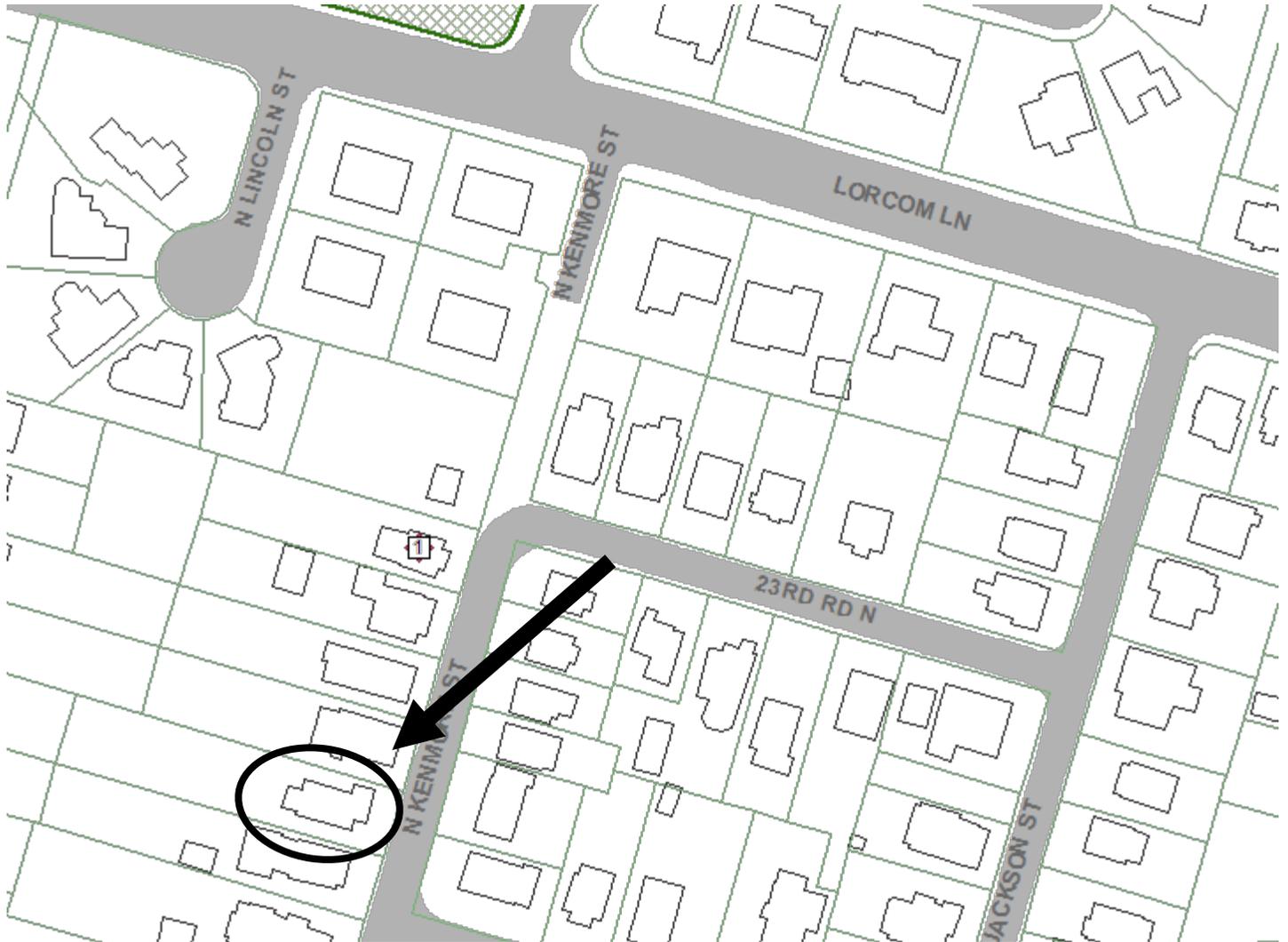


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-19 (HP1500036)



A request by Michael Beer & Latanja Thomas, owners of 2302 North Kenmore Street in the Maywood Historic District, to install solar panels on the southern slope of the roof of the rear addition.

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**

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Case # 15-29 Agenda Item #

Application Complete

Application Incomplete

Applicant(s): Latanja Thomas

For Applicant(s): Edge Energy

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

Design Recommendations:

1. No comment.

**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.

To: HALRB  
From: John Liebertz, Historic Preservation Planner  
Date: November 10, 2015  
Subject: 2302 North Kenmore Street, CoA 15-19, Maywood Historic District

The dwelling at 2302 North Kenmore Street was built in 1954. The gable-front brick house is a vernacular raised-ranch style dwelling. The three-bay-wide, concrete-block masonry dwelling rests on a solid brick foundation. It is faced with six-course American bond brick walls, and has a front-gable roof sheathed in asphalt shingles. The one-story, three-bay, front-gable porch has square wood posts. Windows are 2/2 wood-sash, set off by projecting header sills. Other notable features include vinyl siding on the porch and gable ends, and a raised basement. The HALRB approved a rear two-story addition in 2014. The property is listed as a non-contributing building in the *National Register Nomination*.

The subject proposal calls for the installation of 18 solar panels on the southern slope of the rear gable addition. The solar panel array will be parallel to the roof and located 3' below the ridgeline and 11" above the drip edge. The racking and solar panels will be a maximum of 6.5" above the surface.

The DRC reviewed the application at its November 2015 meeting. Staff shared draft copies of Appendix E: Solar Panels of the *Maywood Design Guidelines* with the committee. These draft guidelines are based on guidance provided by the National Park Service and will be brought forward to the HALRB for review and approval at a later date. Staff supported the proposal (pending detailed drawings and specifications) as the request complied with the draft guidelines. Most importantly, the solar panels will be located on a non-historic, rear section of the house and will be barely visible from the public rights-of-way.

Staff asked the representative from the solar panel company if the panels could be moved farther away from the edges and ridge of the roof. The representative stated that consolidating the panels was not possible due to their overall size. Staff had no objection to the current placement in this case due to the lack of visibility of the panels. The DRC asked if additional panels could be placed between the skylights. The applicant stated that no additional panels could be placed in that location.

The DRC stated that the amount of documentation in the application is sufficient to recommend approval. The Historic Preservation staff will review the final engineering drawings prior to approving the permit set to confirm that the project follows the renderings in the current proposal. The DRC recommended that the application be placed on the consent agenda for the November 18, 2015, HALRB meeting. Staff finds that this request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.