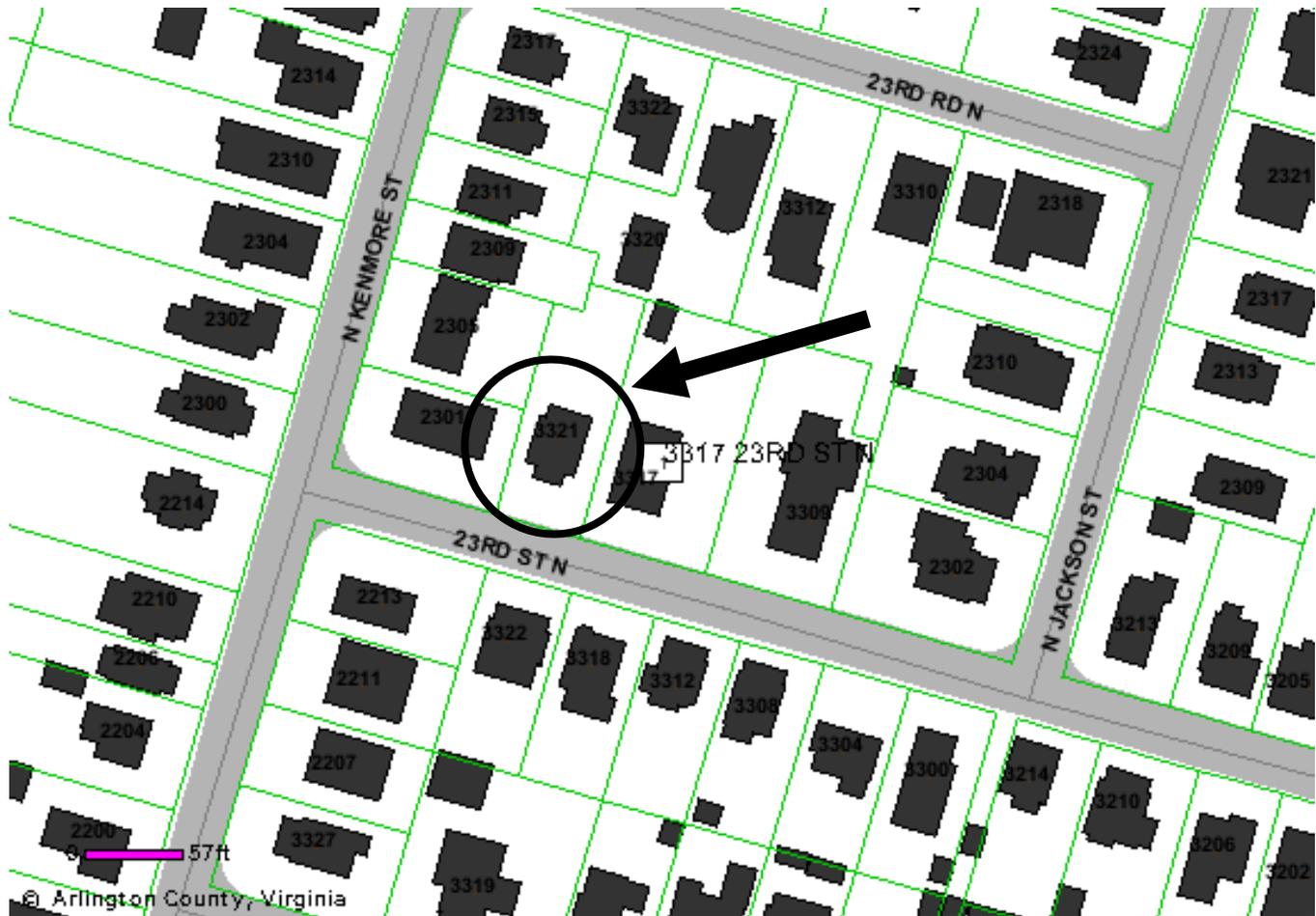


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-20 (HP1500037)



A request by Cecilia Kennedy, owner of 3321 23rd Street North in the Maywood Neighborhood Historic District, to install solar panels on the eastern slopes of the cross gable roof (towards the rear of the historic building) and the gabled hyphen.

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 # 15-20 Agenda Item #

Application Complete

Application Incomplete

Applicant(s): Cecilia Kennedy

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 comments.

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: 3321 23rd Street North, CoA 15-20, Maywood Historic District

The house is a Craftsman bungalow constructed prior to 1925 in the Maywood Historic District. The Maywood *National Register Nomination* describes the dwelling as “a three-bay-wide, wood-frame dwelling [that] rests on a solid ashlar concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front portico on square posts and six-over-one wood-sash windows. Other notable features include wide, overhanging eaves with exposed rafter tails, asbestos shingles in the gable end of the portico, egg-and-dart molding at the base of the portico piers, and a molded wood cornice.” It is listed as a contributing building in the *National Register Nomination*. The HALRB previously approved CoA 12-13 for a one-story rear addition in July 2012 and an amendment to the application, CoA 12-13A, in July 2013.

This proposal calls for the installation of 16 solar panels divided into two arrays. Array1 (as listed on the proposal) will be located on the eastern slope of the cross gable roof (towards the rear of the historic dwelling). The array consists of six panels that are parallel to the slope of the roof and located 1.5’ below the ridge and 2.2’ from the drip edge. Array 2 is located on the eastern slope of the non-historic gabled hyphen. The array consists of ten solar panels that are parallel to the slope of the roof and located 1.5’ below the ridge and 4.7’ from the drip edge. The racking and solar panels will be a maximum of 5’6” above the face of the roof.

The DRC reviewed the application at its November 2015 meeting. This is the first proposal to place solar panels on a contributing resource in the Maywood National Register District. 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 (NPS) and will be brought forward to the HALRB for review and approval at a later date. The NPS generally supports the installation of solar panels on contributing resources as long as the visibility of the panels is limited, historic fabric remains undamaged, and the panels are not placed on the façade. Staff supported the proposal (pending detailed drawings and specifications) as the request complied with the draft guidelines and the NPS guidance. Most importantly, the solar panels will be located primarily on a non-historic, rear section of the house and the panels on the section of the original massing will be largely hidden behind the cross gable roof.

The DRC asked the applicant to discuss the use of both portrait and landscape orientations of the panels. The applicant’s representative responded that the different orientations allowed for the necessary number of panels.

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.