



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: April 12, 2022
SUBJECT: CoA 22-07, 2836 23rd Road North, Maywood Local Historic District

Background Information

The non-contributing dwelling at 2836 23rd Road North was described in the 2003 *Maywood National Register Nomination Form* as follows:

“The three-bay-wide, concrete-block masonry dwelling rests on a solid brick stretcher foundation. On the first story it is faced with brick stretcher bond, and on the second story it is clad in vinyl siding. It has a side-gable roof sheathed in wood shingles. Windows are 8/8 and 6/6 vinyl-sash, with 2 fixed single-light vinyl picture windows on the first story. Other notable features include rowlock sills on the first story, paired doors with flanking single-light sidelights, projecting eaves on the facade, and a rowlock string course. The second story projects over the first on the front and rear elevations. Major alterations include the addition of the second story and the rear deck.”

The house is on a triangular lot bounded by 23rd Road North and North Fillmore Street.

Proposal

The applicant proposes to install two solar arrays on the rear of the non-contributing dwelling. The solar panels would be LR4-60HPB 345~365M panels installed on the SnapNrack RL Universal Rail-less system which installs the panels between 3½-4½” from the roof shingles. The 5’9” x 3’6” panels are 35 mm or 1.38” inches thick, meaning that the entire system would project at most 5.88” from the surface. The system would consist of one array of 13 connected panels (approximately 260 s.f.) and one array of 8 connected panels (approximately 160 s.f.) The electrical panel would be installed next to an existing meter on the southwest facade of the dwelling with the conduits running along the chimney from the roof.

DRC Review

The Design Review Committee (DRC) considered this application at its April 6, 2022, virtual meeting. The DRC members reviewed the conduit connection to the electrical panel and asked whether it could be run along the chimney joint to make it less obtrusive. The commissioners then placed this application on the Consent Agenda for the April 20, 2022, virtual HALRB public hearing.

Recommendation

The Historic Preservation staff recommends approval of the subject application as submitted. Appendix G of the *Maywood Design Guidelines* states that a similar project installed on “new construction or additions to historic buildings, new or non-historic accessory buildings, or existing non-historic additions to historic buildings” could be approved by Administrative CoA. As a non-contributing dwelling in the Local Historic District (LHD), this property does not fall under those categories. However, the proposal complies with the following Appendix G requirements:

- The panels will have a low profile;
- They will be mounted less than 6 inches above the roof surface;
- They will be at an angle consistent with the slope of the supporting roof; and
- The panels will be arranged in an organized configuration and installed on a single roof plane.

As the property is a triangular site at the intersection of two streets and has a grade change, these solar panels would be visible from North Fillmore Street. However, since they will be installed on the rear of the property as recommended in the *Maywood Design Guidelines* and would not be visible from the main facade right-of-way on 23rd Road North, staff believes the proposal is appropriate despite the corner lot visibility. Additionally, this dwelling is non-contributing to the LHD. Staff believes that the effort to make the conduit less obtrusive and the installation of the electrical panel adjacent to existing utility boxes likewise are appropriate.