



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Serena Bolliger, Historic Preservation Planner
DATE: July 10, 2023
SUBJECT: 3500 21st Avenue North, CoA 23-19, Maywood Local Historic District (LHD)

Background Information

The dwelling at 3500 21st Avenue North was constructed before 1912. The *Maywood National Register Nomination* describes the dwelling as follows:

The two-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in weatherboard and has a hipped roof sheathed in asphalt shingles. It has a one-story, three-bay, wood frame wrap-around front porch on columns and one-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a gable-roof dormer and wide, overhanging eaves.

The building is a contributing resource in the Maywood National Register Historic District. In October 2019, the HALRB approved the construction of a screened-in side porch and deck (CoA 19-21).

Proposal

The applicant is requesting to install a Chargepoint Electric Vehicle (EV) charger on the west side of the house adjacent to the driveway. The charger will be installed close to the side door and the existing electrical panel will be expanded and moved about 2' further away from the front of the house, closer to the side door. The conduit will run inside the basement from the electrical panel and will come through the siding to the charger, so the wire will not run along the outside of the dwelling.

DRC Review

At its July 5, 2023, hybrid meeting, the Design Review Committee (DRC) reviewed the proposal and had no questions or concerns. The DRC placed this item on the Consent Agenda for the July 19, 2023, hybrid HALRB public hearing.

Staff Recommendation

The Historic Preservation Program (HPP) staff recommends approval of the subject application. EV chargers have been approved previously in the Maywood LHD (CoA 20-03 at 2210 N. Nelson St. and CoA 20-16 at 2314 N. Kenmore St.). The scale of this proposed site element is similar to that of a mailbox (a design feature exempt from HALRB review). Given the addition over time of electrical

panels, gas meters, and other utility equipment, the installation of such chargers is not necessarily incompatible with the architectural character of the Maywood LHD. As such, the HALRB should make reasonable accommodation to allow for environmentally sustainable energy in the district.

In this case, the charger will be installed on the side of the dwelling (pushed back from the main façade) and the movement of the electrical panel will improve the historic aspect of the facade itself. For these reasons, the HPP staff finds that the proposed installation is appropriate and complies with Chapter 7: Site Elements of the *Maywood Design Guidelines*.