



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: June 13, 2022
SUBJECT: CoA 22-12, 3200 22nd Street N., Maywood Local Historic District

Background Information

The circa 1915 contributing dwelling at 3200 22nd Street North was described in the 2003 *Maywood National Register Nomination Form* as follows:

“The house at 3200 22nd Street, North is one of the finest examples of the Craftsman-style bungalow in Maywood, with its combination of lapped weatherboard and wood shingle cladding, a denticulated cornice and decorative woodwork in the gable end, and battered wood window surrounds.”

The property has a contributing garage in the rear facing Old Dominion Drive. This project was first submitted for review in May 2022, however the applicant needed additional time to collect documentation and deferred their full review to June 2022.

Proposal

The applicant proposes to install a rectangular stone patio in the rear, an outdoor kitchen block with a grill, and low stone bench seating.

The proposed approximately 16' x 16' (320 s.f.) Pennsylvania random rectangular flagstone patio will be bounded by the existing rear wall of the contributing garage on the east, the existing walkway adjacent to the house on the north, and an existing area of mulch on the west.

The outdoor kitchen block would be 8' long, 3' deep, and 3' high. The surface will be rough stone veneer and a propane grill will be inset into the middle of the block. Across from the kitchen block, the applicant proposes to install a low seating ledge approximately 16' long. It will be 18" tall with the same stone facing as the kitchen block.

DRC Review

The Design Review Committee (DRC) considered this application at its June 1, 2022, virtual meeting. Mr. Dudka asked for sketches with locations of the proposed components and dimensions. Pending receipt of dimensioned drawings, the DRC then placed this application on the Consent Agenda for the June 15, 2022, virtual HALRB public hearing.

Recommendation

The Historic Preservation staff recommends approval of the subject application as submitted. In the last two years, there have been several requests in the Maywood Local Historic District to construct or enlarge patios to expand outdoor living spaces. The proposed patio request is not an inappropriate way to add usable outdoor living space without directly impacting the historic bungalow. The patio could have been approved by staff administratively were it 200 s.f. or smaller; however, the size of the patio necessitates HALRB review and approval. The proposed materials are appropriate in Maywood per Appendix G: Administrative Certificate of Appropriateness of the *Maywood Design Guidelines*.

The *Maywood Design Guidelines* language for ‘Outdoor Fireplaces and Fire Pits’ (p. G-21) states that “Outdoor fireplaces and fire pits must meet all required zoning setbacks for structures and Virginia Uniform Code Statewide Building Code. Outdoor fireplaces require a building permit.” While the built-in grill is not a fireplace or fire pit, a grill could be included in the spirit of the language, indicating that a grill would not be inappropriate as long as it meets zoning setback requirements.

Since the patio and outdoor kitchen would be situated between the fence and the contributing garage in the rear yard, the installation should only be minimally visible from the right-of-way and should not detract from the historic dwelling.