



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:** June 8, 2022  
**SUBJECT:** CoA 21-31A, 3421 21<sup>st</sup> Avenue North, Maywood Local Historic District

### **Background Information**

The *Maywood National Register Nomination* describes the dwelling at 3421 21<sup>st</sup> Avenue North as follows:

The three-bay-wide, brick dwelling rests on a solid American bond brick foundation. Likely of wood-frame construction with a brick veneer exterior, the building has a side-gable roof sheathed in asphalt shingles. It has a one-story, single-bay wood-frame portico on paired square posts, and six-over-six wood-sash windows. Windows feature rowlock sills and soldier-course lintels. Other notable features include a one-story porch on the west elevation, a molded wood cornice with gable-end returns, and a one-story wood-frame rear addition clad in vinyl siding.

Constructed circa 1933, the home is one of five documented Sears mail-order kit homes in the Maywood neighborhood. It is most likely an example of the Wexford model, with floorplan 13337B.

In January 2022, the HALRB approved CoA 21-31 for the demolition of an existing 1980s-era rear addition and construction of a two-and-one-half-story rear addition with a center patio. For stormwater purposes, brick-faced planters would be built into the sides of the courtyard area and along the west side of the rear addition. The applicant proposed a detached two-door garage which would have required a 2'-5' setback modification from the north parcel boundary. The HALRB chose not to make a finding about the setback and the applicant has since submitted the project to the Board of Zoning Appeals (BZA).

### **Proposal**

The applicant proposes to scale back their initial project by renovating the historic house and removing the 1980s-era addition. The exterior restoration work to the original house will remain largely as proposed in CoA 21-31. However, the applicant is now proposing to remove the existing addition and install a double-hung wooden window on the ground level and a 10-lite glass wooden door in the basement level of the northern-most façade where the addition currently meets the original Sears home. The applicant will still construct a rear patio, accessible by another proposed 10-lite glass wooden door.

The applicant also would like to install a stone walkway from the patio to the house, with a wooden privacy fence shielding it from the street, running from the top of the planter box cap to the garage, not to exceed 6' in height. Given the removal of the addition, the applicant is now able to increase the garage

setback from the northern property line to 10' from the eave, meaning approval by the BZA for setback relief is no longer necessary.

### **DRC Review**

At the June 1, 2022, virtual DRC meeting, Mr. Wenchel voiced his disappointment that the well-designed [previously approved] addition would not be constructed. Ms. Gwin noted that with the addition removed, the increased length of the fence now made the surface much more prominent. She asked that the bulk be lightened. Mr. Dudka recommended running the fence height from the patio floor level across to the garage to continue the line of the home. Pending these changes, the DRC placed this item on the Consent Agenda for the June 15, 2022, virtual HALRB public hearing.

### **Recommendation**

The Historic Preservation Program staff recommends approval of the subject application. This scaled back renovation project will showcase the original Sears home. The proposed new doors and windows on the rear will be solid wood, which is appropriate for the Maywood Local Historic District. The proposed patio and walkway likewise are appropriate per Appendix G of the *Maywood Design Guidelines*. The applicant heard and heeded the DRC members' recommendation to lower the height of the proposed fence to make it a less prominent feature of the sight lines from the right-of-way.