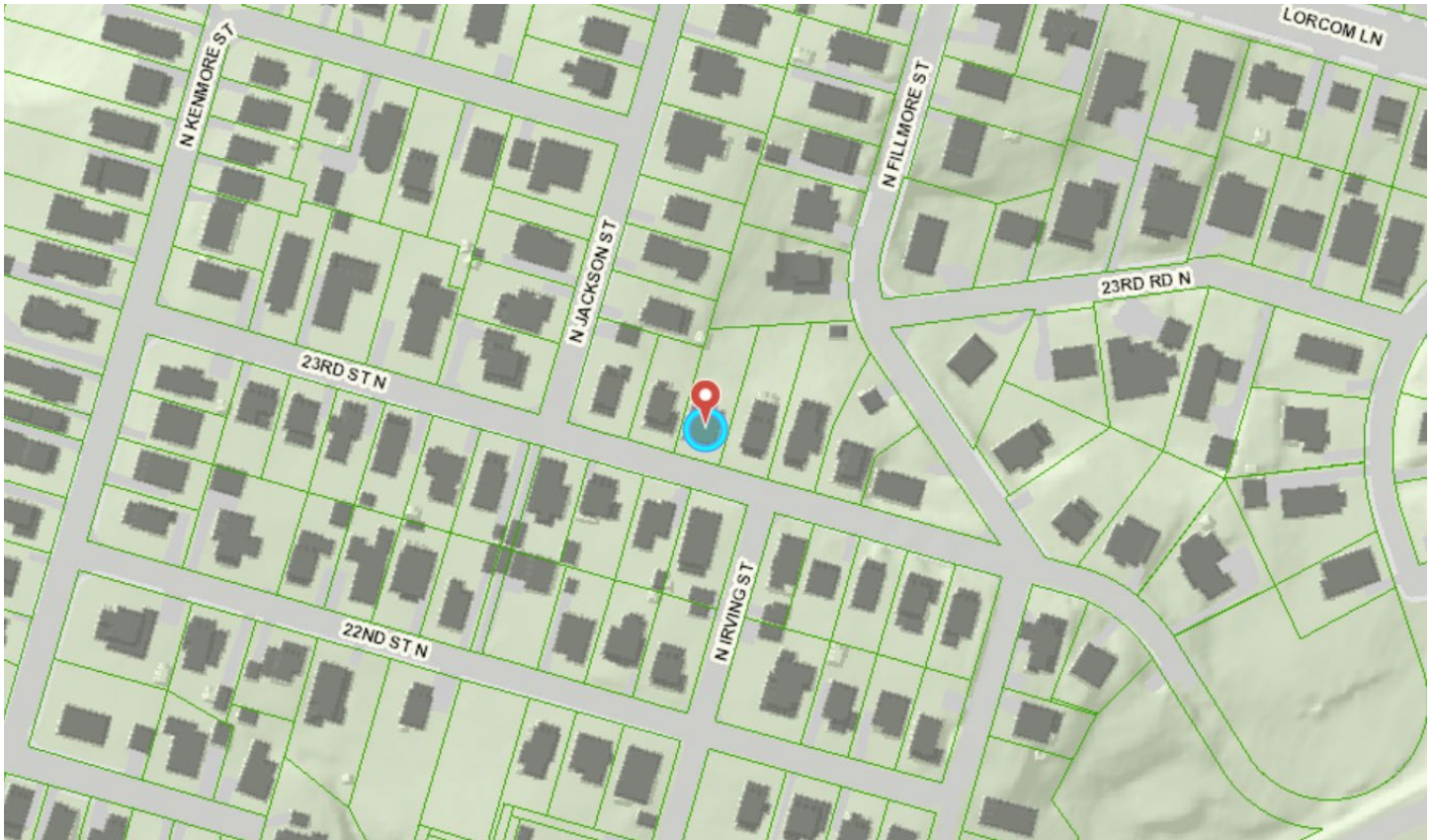


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB meeting March 16, 2022, Case 21-02A (HPCA22-00009)

3205 23rd Street N.: Request to amend previously approved plans for new construction.





HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Mical Tawney, Historic Preservation Specialist
DATE: March 10, 2022
SUBJECT: 3205 23rd Street North, CoA 21-02A, Maywood Local Historic District

Background Information

The property at 3205 23rd Street North, a contributing Craftsman-styled house, was described in the 2003 *Maywood National Register Nomination Form* as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation with a raised basement. It is clad in lapped wood siding on the first story and wood shingles on the dormers and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one wood-sash windows. Window and door surrounds are unmitered with a projecting backband. Other notable features include a shed-roof dormer with a low balustrade, wide, overhanging eaves, and a vinyl cornice and soffit.

In November 2019, the HALRB approved CoA 19-23 to allow the owners to demolish the existing rear deck on the property and to construct a new rear addition, deck, and driveway. The addition proposed to include a basement level, a first floor, and a second floor. The applicants were not able to start work on their addition before their property was damaged in a fire in March 2020.

In April 2021, the HALRB approved CoA 21-02 which allowed the owners to demolish their existing fire-damaged pre-1923 house and replace it with a new two-story Craftsman-inspired dwelling with a basement built into the slope of the rear of the house (and on the condition that the new foundation be parged or clad in brick rather than be composed of stamped concrete). Additionally, the HALRB, utilizing their setback modification authority via the Arlington County Zoning Ordinance Section 15.7.4, determined the proposed front and side setbacks of the new house were consistent with the streetscape in Maywood and the *Maywood Design Guidelines* and the new house would occupy the footprint of the existing contributing houses.

Proposal

The applicants are proposing several amendments to the original CoA 21-02. The new plans call for a few changes to the basement windows along the west (left) and east (right) elevations. The original plan noted three basement level windows along the west elevation, but the applicants have since changed this to only two windows. The middle double-hung-sash window noted on the original drawings is being removed;

the other windows will remain. Along the east elevation, the applicants are requesting that the window to the south of the side entrance (originally a tri-partite window) be replaced with a double-hung-sash window. All other windows at this level will remain the same.

Additionally, the applicants are requesting changes to the side entrance located along the east (right) elevation. The original plan included a flight of stairs leading to a landing at the top to access the side entrance along this elevation; the stairs were front facing (access granted from the south elevation). The new proposal would lower the side entrance and a smaller set of stairs (access granted from the east elevation) would be used instead. The new stairs would be composed of pressure treated wood and feature two handrails on either side. The door with an awning would remain unchanged.

Along the façade (south elevation), the applicants want to remove the previously approved handrail at the main entrance. Additionally, the proposed driveway along the east elevation of the house would be changed from a driveway with two concrete strips to a completely permeable driveway; the entrance to the driveway will use the existing curb cut.

This application also includes several landscape changes. The applicants are proposing the construction of a rain garden in the northeast corner of the rear yard. The rain garden would have a 20' x 16' bioretention basin, a gravel diaphragm, and a spillway area along its north elevation. Additionally, three trees are proposed for removal. It should be noted that two of these trees do not meet the size requirements for HALRB review: Tree #2 (Eastern Redbud; 10 DBH; located along south elevation) and Tree #10 (Eastern Redbud; 4,4 DBH; located near rear screened in porch). As such, neither of these trees needs to be considered as part of this application. However, the third tree, Tree #8, does require HALRB review. Tree #8, an Eastern Redcedar, is located along the west elevation of the property and measures 16 DBH. Given the footprint of the proposed new house, the applicant is requesting the removal of this tree.

DRC Review

The Design Review Committee (DRC) considered this application at its March 2, 2022, virtual meeting. The Historic Preservation Program (HPP) staff gave a quick summary of the proposal and noted that the proposed plans were shared with a County Urban Forester. The Forester had two questions regarding the trees: 1) could the house be moved 8 feet over to avoid Tree #8; and 2) could the rain basin be moved slightly to avoid the critical root zone of Tree #4 on the drawings (a tree that is not being removed)? Mr. Dudka reminded everyone that when the HALRB first approved the original CoA last year, there were noted zoning issues that the HALRB addressed. He stated that given the zoning requirements for the lot, the house would not be able to move 8 feet to avoid Tree #8. Mr. Dudka also noted that trees were not considered by the HALRB as part of the original CoA application, and he emphasized the need to make sure trees are addressed in early discussions for major changes to properties in Maywood.

Ms. Gwin expressed sympathy for the applicant and stated she had no issues with the new proposal. Mr. Davis stated his only concern was the location of the rain basin and expressed a desire to see it repositioned so it would avoid the critical root zone of Tree #4. Mr. Wenchel agreed that the rain basin should be repositioned. Mr. Dudka concurred and requested that the applicants provide a location for the 1:1 replacement tree for Tree #8 on the drawings. The commissioners agreed that this item could be placed on the Consent Agenda for the March 16, 2022, virtual HALRB public hearing, provided these requested changes were made to the drawings.



Recommendation

The HPP staff recommends approval of the subject application as submitted. The proposed changes to the house are minor and are compatible with the design of the house and the character of houses in Maywood. Furthermore, the design adheres to Chapter 6: New Addition/Building of the *Maywood Design Guidelines*. Staff appreciates the work that the applicants have put into their proposal and is sympathetic to the owners' desire to rebuild their home and return to the Maywood neighborhood.

Given the proposed footprint of the new house and the County zoning requirements for the lot, staff finds the removal of Tree #8 to be acceptable. Although the tree is in good condition and staff would normally recommend saving a healthy tree, the extenuating circumstances of this application, such as the fact that the original design was previously approved by the HALRB and the position of Tree #8 is within the previously approved footprint of the new house, make the tree's removal permissible. Furthermore, the fire-damaged home has been a part of Maywood's streetscape for two years so the commencement of this project would be a positive improvement.

Per the *Maywood Design Guidelines*, a tree that has been removed must be replaced with another of similar size at maturity. Since the proposed house footprint does not allow for the replacement of the tree in the same location, staff agrees it would be appropriate for the replacement tree to be planted elsewhere on the property. However, since the applicant is still finalizing the landscape revisions requested by the DRC, staff is unable to comment on either the exact tree location or the alternative siting of the rain basin; staff can address any concerns in its presentation at the public hearing.

Since this project still requires future approvals from other Arlington County departments, which could result in further changes to the proposed plan design, staff recommends that the application be moved to the HALRB's Discussion Agenda. This would enable the HALRB to consider a motion that could allow for minor changes to be made to the proposed plan without necessitating the applicants' return to the HALRB in the future.