



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:** August 7, 2023  
**SUBJECT:** 3205 23<sup>rd</sup> Street North, CoA 21-02B, Maywood Local Historic District

### **Background Information**

The property at 3205 23<sup>rd</sup> 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. In March 2022, the HALRB approved a number of amendments to CoA 21-02 including modification to the side entrance which had the small staircase exit the house perpendicular to the structure.

### **Proposal**

The applicants are requesting a retroactive amendment to the side entrance located along the east (right) elevation. Rather than construct the approved staircase from the amended CoA 21-02A, the applicant

constructed the staircase outlined in the original plan (CoA 21-02). 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), composed of pressure treated wood, and featured two handrails on either side.

### **DRC Review**

The Design Review Committee (DRC) considered this application at its August 2, 2023, hybrid meeting. The commissioners recommended adding screening beneath the stairs and suggested it could be placed on the Consent Agenda for the August 16, 2023, hybrid HALRB meeting.

### **Recommendation**

The HPP staff recommends approval of the subject application as submitted. This staircase design was previously approved by the HALRB in CoA 21-02. The changes to the plans 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*. Finally, wood is listed as an appropriate material in the *Maywood Design Guidelines* and the handrail design is both popular in the LHD and displayed in the *Maywood Design Guidelines*.