



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:** February 6, 2023  
**SUBJECT:** CoA 21-31C, 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). In June 2022, the HALRB approved CoA 21-31A to scale back the initial project to only renovating the historic house and removing the 1980s-era addition. Given the removal of the proposed addition, the applicant was then able to increase the garage setback from the northern property line to 10' from the eave, meaning approval by the BZA for setback relief was no longer necessary.

In October 2022, the HALRB approved CoA 21-31B to reduce the size of two wood double-hung windows in the rear of the new non-contributing garage to smaller four-over-four SDL windows. The CoA amendment also requested the modification of three wooden basement windows on the north and east facades of the house from single-lite to three-lite SDL windows.

## **Proposal**

In the current amendment, the applicant proposes to modify the doors in CoA 21-31:

- The front door would change from a proposed ten-lite door which would replicate the original Sears house door to a paneled door with two rows of three clear glass lites (six total) over two vertical solid fir wooden panels.
- The side and rear doors of the house would change from a proposed ten-lite door to a 15-lite door.
- The basement door would change from a proposed ten-lite door to a paneled door with three rows of three clear glass lites (nine total) over two vertical solid fir wooden panels.

The applicant is also submitting their final garage door choice for the new construction two-car garage. The applicant is proposing two Villa Madre Series 8' x7' double doors from the Overhead Door company, in solid cedar with three clear glass lites in the top of each door.

## **DRC Review**

The Design Review Committee (DRC) considered this application at its February 1, 2023, hybrid meeting. The DRC had no questions or concerns and placed this item on the Consent Agenda for the February 15, 2023, hybrid HALRB public hearing.

The applicant had submitted the garage door brochure before the deadline, however had forgotten to mark the preferred style, so it was not reviewed by the DRC, therefore this application was moved to the Discussion agenda for the February 15, 2023 hybrid HALRB public hearing.

## **Recommendation**

The Historic Preservation staff recommends approval of the subject application. The proposed doors will be solid wood and clear glass which is appropriate as per Chapter 5 "Exterior Renovations" of the *Maywood Design Guidelines*. Chapter 5 states, "There are many door types in Maywood that are made up of variations of wood panels and glass panes." The designs proposed are not unlike many of the doors extant in the Maywood Local Historic District.