



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, Acting Historic Preservation Planner  
**DATE:** January 8, 2024  
**SUBJECT:** CoA 23-09A, 2911 23<sup>rd</sup> St. N., Maywood Local Historic District (LHD)

### **Background Information**

The *Maywood National Register Nomination* describes the pre-1922 contributing dwelling at 2911 23<sup>rd</sup> St. N. as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in wood shingles and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame screened-in front porch on square battered posts with knee braces at the comers. Windows are both six-over-one and four-over-one wood-sash, and grouped into threes, with beaded wood surrounds. Other notable features include a shed-roof front dormer and wide, overhanging eaves with exposed rafter tails.

In October 2018, the HALRB approved CoA 18-22 for the installation of a skylight, air conditioning units, and new exhaust vents, as well as the replacement of three existing exterior wooden doors (although the door element was eventually withdrawn from the application). In September 2019, the HALRB approved the replacement of the three-tab asphalt shingles on the existing roof of the garage with architectural asphalt shingles and the installation of a skylight on the rear of the garage (CoA 19-14).

Most recently in June 2023, the HALRB approved CoA 23-09 for a new pergola/patio. The project included the installation of a pergola with a retractable fabric canopy, the installation of a sunken fire pit adjacent to the pergola/patio space, the replacement of the existing concrete patio with a new concrete patio with a flagstone border, stone patio steps, and a low concrete retaining wall at the northwest corner of the house, and the replacement of a wooden rear basement door with a fiberglass door. The total square footage of the project was 624 s.f.

### **Proposal**

The applicants are proposing minor changes to the pergola/patio project. The homeowners have decided to pursue a stone façade on the patio walls which necessitated a change in their size to accommodate the stone; as such, the patio walls will be slightly wider (roughly 6” on either side). Additionally, the applicants discovered that the existing patio steps (located on the west side of the patio) will need to be replaced. Due to these changes, the overall square footage of the project has increased slightly from the previously approved 624 s.f. to 650 s.f.

## **Design Review Committee (DRC) Review**

The DRC considered this application at its January 3, 2024, hybrid meeting. Ms. Foster and Mr. Davis asked some clarifying questions about the differences between the original CoA project and the current amendment, particularly about the changes being made to the walls. Ms. Alex Castro, the applicant, clarified that the overall size of the patio itself would not be enlarging, but rather that the square footage had increased by 26 s.f. because of the widening of the walls and the inclusion of the stairs in the measurement. The DRC members did not have any further questions or concerns with the project and placed the item on the Consent Agenda for the January 17, 2024, hybrid HALRB public hearing.

## **Recommendation**

The Historic Preservation Program staff recommends approval of this application. The proposed pergola and patio will be located at the rear of the property and will not be visible from the front elevation right-of-way. The project therefore meets the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* which state, “In most cases, the new addition should not be prominently visible from the street and should be located to the rear of the house, if possible” (p. 27).

The proposed patio is larger than the 250 s.f. listed as appropriate for approval by staff via the administrative CoA process. However, patios have been identified as appropriate outdoor living additions in the LHD. Additionally, the proposed stone and concrete are acceptable materials in the *Maywood Design Guidelines*.

Therefore, the proposed location of the new site elements, as well as the use of concrete and stone, meet the intent of *The Secretary of the Interior’s Standards*, specifically Standards #9 and #10:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.