



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 Associate Planner  
**DATE:** September 10, 2024  
**SUBJECT:** CoA 24-20, 3322 23<sup>rd</sup> St. N., Maywood Local Historic District

### **Background Information**

The pre-1916, contributing house at 3322 23<sup>rd</sup> St. N. was described in the 2003 *Maywood National Register Nomination Form* as follows:

“The three-bay-wide, wood-frame dwelling rests on a solid rock-face concrete-block foundation. It is clad in weatherboard and has a hipped roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on square turned posts and one-over-one wood-sash windows. Window and door surrounds feature a molded lintel and projecting sill. Other notable features include a gable-roof dormer with scroll-sawn decorative woodwork in the gable-end, wide, overhanging eaves with a wood soffit, and a wood cornice with blank frieze board.”

In June and July 1994, the HALRB approved CoA 05058011 for the installation of a roof attic vent on the house and for the addition of walkways made of “Quickcrete” stones to the backyard. In January 2004, the HALRB approved CoA 03-30 for the enclosure of the back porch to turn it into a “sunroom.” In March 2011, the HALRB approved the removal of two trees on the property. In February 2016, the HALRB approved CoA 15-24 for the installation of a two-strip concrete driveway with a grass median. In June 2017, HPP staff approved ACoA 17-08 for the installation of a wood picket fence with gates along the property lines. In June 2020, HPP staff approved ACoA 20-17 for the replacement of a portion of the driveway. That same month, ACoA 20-18 was also approved by HPP staff for the installation of a stepping-stone walkway in the front yard.

### **Proposal**

The applicant is proposing to demolish the existing “sunroom” on the rear of the house and build a two-story rear addition with a screened porch as well as a deck. The wood-frame addition would extend, mostly, from the southeastern side of the house and the screened porch and deck would flank the addition on the southwestern side. The addition would have a hipped roof sheathed in asphalt shingles and feature a two-story bay on the south elevation; this bay would also have a hipped roof sheathed in asphalt shingles. The roof of the addition would measure about 4.75” higher than the roof of the main house. The addition would be clad in Hardie smooth 5” lap siding and PVC trim. The bay would be clad in smooth Hardie panels as well as PVC trim. Fenestration on the addition would include wood, double-hung-sash, casement, and awning windows, a fully glazed wood door at the basement entrance, and a wood sliding French door at the screened porch. The screened porch would feature a wood railing on the exterior of the

screening; the deck entrance to the screened porch would feature a pressure-treated wood deck and railing with horizontal wood lattice at the base. Two AC units would be situated along the west elevation of the house and have vegetative screening. The existing interior brick chimney would be removed to accommodate interior renovations to the house as part of this project. The opening for the chimney would be patched; the main house's architectural asphalt shingles would also be replaced in-kind with new architectural asphalt shingles. Additionally, the project includes the replacement of all wood windows on the main house. These windows would be replaced with wood windows that match the dimensions, location, design, profile, and appearance of the existing wood windows.

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

The Design Review Committee (DRC) considered this application at its September 4, 2024, hybrid meeting. The applicant originally submitted two roof designs: one where the roofline of the addition was slightly higher than the main house and another where the roofline was flush with the roofline of the main house. Conversation largely centered on this topic. All four DRC commissioners agreed that that higher roof would not be visible from the public right-of-way given the position of the house on the street. Mr. Dudka also noted that having a continuously flat roof on the addition could pose maintenance issues for the property in the future (i.e. water damage). The DRC felt comfortable with the higher-roof design moving forward. Mr. Dudka also asked about the lap size of the Hardie siding. He offered that having a different lap size between the historic house and the rear addition would help further differentiate them. Ms. Tawney confirmed that the lap sizing of the Hardie would be 5". The applicant was unsure what the lap sizing of the original house was, but after looking at photos, it appeared that the lap on the original house may be smaller. Mr. Dudka also offered that the eave of the bay on the rear addition could line evenly with the roofline of the new addition for further symmetry, but he noted that this would not be a necessary change to the design. Since the DRC commissioners felt comfortable with the design and its appropriateness for both the historic house and the historic district, they placed this application on the Consent Agenda for the September 18, 2024, hybrid HALRB public hearing.

### **Recommendation**

The Historic Preservation Program (HPP) staff recommends approval of the subject application as submitted. Overall, the size and massing of the rear addition feel appropriate as does the directional expression and scale. The design conforms with the recommendations for additions in Chapter 6: New Building/Addition of the *Maywood Design Guidelines* and would not be predominately visible from the public right-of-way. The rear southwestern portion of the house is an addition, visible by the change in foundation materials and the noted siding seam. No documentation was found to confirm the addition's construction date, but the presence of rusticated concrete block indicates it is likely historic. Additionally, no records were uncovered that confirmed the construction date of the rear porch, but it was converted into a sunroom in 2004 (CoA 03-30) and therefore, has been altered from its original form. Regardless of the historic nature of the rear of the house, rear additions are considered appropriate in Maywood, and several have been constructed throughout the neighborhood.

The proposed materials are also appropriate. The proposed siding conforms with Appendix C: Cement Fiberboard Siding Materials and the proposed trim conforms with Appendix D: Cellular Polyvinyl Chloride (PVC) Trim of the *Maywood Design Guidelines*. The project includes the use of wood windows and doors in the addition, an appropriate material per the design guidelines as well. Architectural asphalt shingles have also been determined appropriate for Maywood and the replacement of them on the main house would be a replacement in-kind. While the *Maywood Design Guidelines* do not specifically address chimneys, chimney removals have been allowed in the district before (CoA 18-04 – 2330 N. Jackson St.; CoA 18-06 – 2101 N. Kenmore St.; CoA 18-31 – 3614 22<sup>nd</sup> St. N. and CoA 21-27 – 3313 22<sup>nd</sup> St. N.). Since the chimney



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at the subject property is not a significant architectural element, its removal is appropriate and complies with Chapter 5: Exterior Renovations of the *Maywood Design Guidelines*.

Per Appendix H: In-Kind Window Replacement Guidelines of the *Maywood Design Guidelines*, the HALRB “will permit in-kind, identical window replacements for typical windows in Maywood.” (pg. H-1). Typical windows are described as having typical sash configurations (one-over-one, six-over-six, single-pane casement windows, etc.); all the windows proposed to be replaced in this project would be categorized as “typical” per the definition outlined in the *Maywood Design Guidelines*. Furthermore, the window replacements would match the existing windows in material, design, dimension, profile, and appearance, fit properly in the existing window openings, replicate the existing pane configuration, replicate the dimensions and profiles of the existing sash, framing elements, and muntins, and match the finish and visual qualities of the existing windows. The proposed window replacement project fulfills the replacement requirements outlined in Appendix H of the *Maywood Design Guidelines*.

While neither decks nor screened porches are mentioned specifically in the *Maywood Design Guidelines* as appropriate for the Maywood LHD, there are existing examples of both throughout the district. Examples of houses with decks and/or screened porches can be found at 2165 and 2201 N. Lincoln Street, 2300 N. Kenmore Street, 3312 and 3623 21<sup>st</sup> Avenue N., 2821 23<sup>rd</sup> Street N., and 2309 N. Kenmore Street, to name a few. The proposed materials and design of the screened in porch and deck are appropriate per the *Maywood Design Guidelines*. Additionally, the porch railing of the screened in porch is being installed on the outside of the screening which is the preferred placement by the HALRB so that the banister detail is not obscured.

Finally, HVAC systems are typically reviewed administratively by HPP staff; however, the placement of these units in the front half of the lot and visible from the public right-of-way required their review by the HALRB. Since the units will have vegetative screening and therefore, will not be largely visible, HPP staff feel their placement is appropriate.