



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: June 8, 2022
SUBJECT: CoA 21-06A, 2821 23rd Street North, Maywood Local Historic District

Background Information

The two-story Colonial Revival dwelling at 2821 23rd Street North was constructed in 1953 and is listed as a non-contributing resource in the *Maywood National Register Nomination*. The description is as follows:

The three-bay-wide, concrete-block masonry dwelling rests on a solid brick foundation. It is faced with 6:1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. Windows are 1x1 vinyl-sash, and there is a fixed plate glass window flanked by eight-light horizontal sliding windows. Other notable features include 2 front-gable dormers clad in vinyl siding, simulated louvered shutters, rowlock sills, a wood fascia, and a stylized Colonial Revival entry surround with a denticulated entablature

In April 2021, the HALRB approved CoA 21-06 to demolish the existing two-level rear deck and replace it with a two-story covered and screened octagonal porch with a ‘boardwalk’ wrapping from the front of the dwelling to the rear with a vertical picket from the top of the boardwalk handrail in some instances to the ground.

Proposal

The applicant proposes the following minor modifications to the handrail design:

- Change the vertical pickets of the boardwalk handrail from a 1” x 4” to a 2” x 4”;
- Rotate the pickets by 90° so they are perpendicular to the rail and more structural than aesthetic; and
- Change the top rail to a single sloped rail.

DRC Review

The Design Review Committee (DRC) considered this application at its June 1, 2022, virtual meeting. Mr. Davis asked whether the banister could be rotated back 90° on the railing to screen the trash bins, which the applicant agreed to change. Pending incorporation of this recommendation, the DRC placed this application on the Consent Agenda for the June 15, 2022, virtual HALRB public hearing.

Recommendation

The Historic Preservation staff recommends approval of this minor amendment to a previously approved project. During the HALRB's April 2021 review of the original project, staff initially preferred a simpler handrail and a design more reminiscent of a wraparound porch since the proposed porch design was very modern for Maywood. However, while non-contributing houses within the Maywood Local Historic District are not exempt from design review, non-contributing status may allow for greater flexibility when considering certain kinds of exterior alterations which are not character-defining. Appendix G of the *Maywood Design Guidelines* recommends that "Railings shall be of a simple design and constructed of metal or wood." The proposed wood railing thereby complies and reinforces a simpler design aesthetic. Staff believes the proposed modification from parallel to perpendicular pickets is appropriate and agrees with Mr. Davis's comment about retaining the parallel pickets for the trash screening.