



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:** May 8, 2022  
**SUBJECT:** 3601 21<sup>st</sup> Avenue North, Maywood Local Historic District

### **Background Information**

The dwelling at 3601 21<sup>st</sup> Avenue North in the Maywood Local Historic District (LHD) was constructed before 1916 and is listed as a contributing resource to the Maywood National Register Historic District. The *Maywood National Register Nomination* states:

The two-bay wide, wood-frame dwelling rests on a solid concrete-block foundation. It is clad in wood shingles on the first story and asbestos shingles on the second story and has a front-gable roof sheeted in asphalt shingles. It has a one-story, three-bay, wood-frame front porch clad in asbestos shingles. Windows are six-over-one, six-over-six, and one-over-one wood-sash with unmolded surrounds. Other notable features include a rear extension to the building.

In July 2020, the HALRB considered the existing 10' x 12' wooden shingle-clad shed located at the northwestern corner of the lot behind the dwelling and deemed it non-contributing to the LHD. In December 2020, the HALRB approved CoA 20-22 for a replacement garage and new hardscaping and fencing. The garage project was submitted to the Board of Zoning Appeals (BZA) for review in June 2021; thus, this aspect of the project could not begin until BZA approval. However, the applicant did not begin substantial work on the other approved components of the CoA that did not require BZA approval and the original CoA has since lapsed. The garage portion is still valid given its expiration date follows the date of approval by the BZA, and much of the remaining hardscaping has been re-approved by staff via ACoA; yet two elements remain outstanding and unchanged and require re-approval by the HALRB.

### **Proposal**

The property owners are seeking to renew the following two (2) aspects of their original CoA 20-22 to:

- Replace the existing concrete driveway and add a parking pad (making the full width of both side-by-side 19'); and
- Increase the width of the curb cut by 6' to accommodate the new driveway and parking pad entrance.

### **DRC Review**

The Design Review Committee (DRC) considered this application at its May 4, 2022, virtual meeting. The members had no concerns and recommended that this item be placed on the consent agenda for the May 18, 2022, HALRB public hearing.

## **Recommendation**

The Historic Preservation Program staff recommends approval of the subject application. The HALRB approved the project in December 2020 and already determined that it satisfied the requirements of the *Maywood Design Guidelines*. Unfortunately, the applicant experienced project-related delays and a renewal of specific aspects of the original CoA is necessary.

The property has an existing curb cut and expanding it to accommodate larger vehicles is an understandable adaptation for modern life. The applicant received approval from the Department of Environmental Services for the expansion of the curb cut on 7/29/21. While staff recommends permeable materials for large expanses, the applicant already has 13' of concrete driveway and concrete is not considered inappropriate in the Maywood LHD.