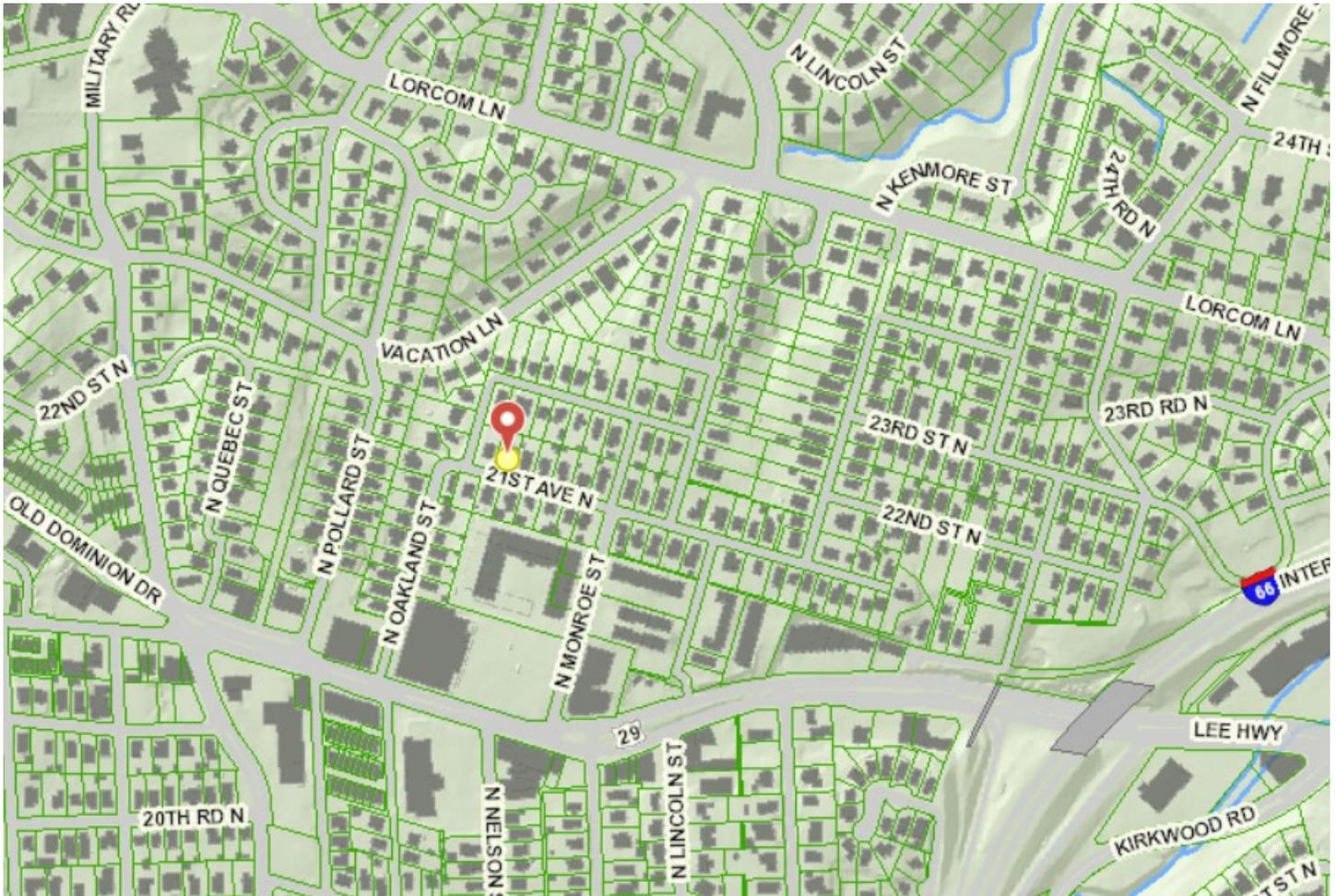


# Historical Affairs and Landmark Review Board

Arlington County, Virginia



## HALRB meeting February 16, 2022, Case 22-01 (HPCA22-00008)

**3623 21<sup>st</sup> Avenue North:** Request to construct a second story addition over an existing non-historic rear screened porch.





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 10, 2022  
**SUBJECT:** CoA 22-01, 3623 21<sup>st</sup> Avenue North, Maywood Local Historic District

**Background Information**

The property at 3623 21<sup>st</sup> Avenue North was described in the 2003 *Maywood National Register Nomination Form* as follows:

“The three-bay wood-frame dwelling rests on a solid brick foundation. It is clad in asbestos shingles and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front porch on square posts and one-over-one vinyl-sash windows. Window and door surrounds are unmitered with a projecting sill. Other notable features include aluminum siding on the cornice and window and door surrounds, wide, overhanging eaves, a diamond-shaped vent in the front gable peak, and a large addition onto the rear.”

The original house underwent a major alteration after the February 2004 HALRB approval of CoA 03-29 for a new second level on the house, a new front facade design, and a new rear enclosed porch.

**Proposal**

The applicant would like to add an enclosed bedroom over the screened porch in the existing 2004 rear addition. On the first level, the project would reuse the existing screened porch structure. The screens would be repaired and the lowest screen pane would be replaced with a solid panel and Azek trim. The existing approach steps to the porch would be replaced with new wood stairs and handrail and the applicant would install a new sliding door to the house inside the porch. Also on the main house, half-round gutters and downspouts would be installed.

To build the new addition, the existing railing and roof deck on the second story would need to be demolished and the eave brackets removed. Two one-over-one sash windows in the existing rear (north) of the house would be removed and relocated to the west side of the house, one on each level of the previous addition and adjacent to other 2004-era one-over-one sash windows. In the west façade of the new second story addition, two 2’8”x5’4” four-lite casement windows are proposed above smooth fiber cement panels. One new basement window also would be added, and an existing basement level window would be enlarged and converted from a sliding to an awning window.

In the north façade, the applicant plans to reuse the existing gable window, add three window openings with six sashes (comprised of three 2’8”x5’4” four-lite windows over three two-lite 3’x2’ panes), a

mixture of casement and fixed. In the east façade of the new addition there would be two 2'x3'8" four-lite casement windows. All new windows would be solid wood. The panels would be smooth fiber cement with Azek trim. The new roof would match the existing asphalt shingle roof on the 2004 addition.

### **DRC Review**

The Design Review Committee (DRC) considered this application at its February 2, 2022, virtual meeting. The proposal originally had included a bay window overhanging the screened porch, but the applicant had provided alternate options without the bay window. The commissioners agreed that the overhanging bay window was not appropriate and that a single plane rear façade should be used. Mr. Wenchel expressed concern that the columns of the lower porch did not match the lines of the second-story addition. The applicant explained that these were resolved in the alternate proposed elevation without the bay window. Ms. Bolliger asked for examples of screened porches with solid paneling and the applicant shared some images of an approved and completed Maywood project at 3311 23<sup>rd</sup> Road North. The DRC placed this application on the Consent Agenda for the February 16, 2022, virtual HALRB public hearing.

### **Recommendation**

The Historic Preservation staff recommends approval of the subject application as submitted. The project will add living space to the home without increasing the overall footprint. Both the rear and the enclosed porch are non-historic additions; therefore, the proposed second story rear addition would not detract from the character of a historic single-story sun porch. Further, the addition would not be visible from the right-of-way. The windows are all proposed as wood, outlined as appropriate in the *Maywood Design Guidelines*, and casement windows have been approved in rear additions of homes with sash windows. The proposed fiberboard cement siding is appropriate as stated in Appendix C of the *Guidelines* and has been approved and used in the Maywood Local Historic District.