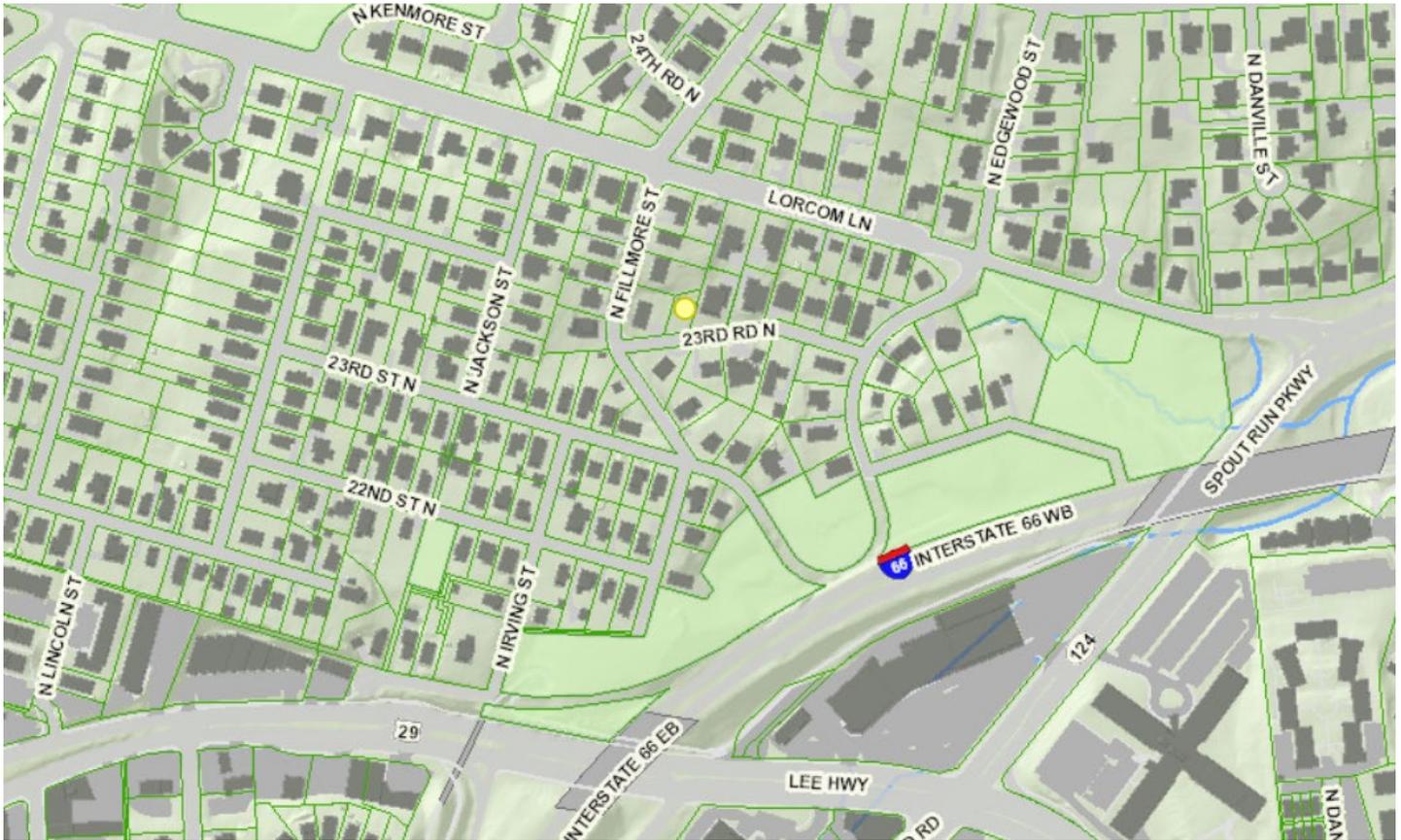


# Historical Affairs and Landmark Review Board

Arlington County, Virginia



## HALRB meeting January 19, 2022, Case 21-32 (HPCA21-00076)

**2831 23<sup>rd</sup> Road North:** Request to replace vinyl windows with aluminum clad wooden windows, reduce size of two windows, move entrance doorway from porch side to front of property, convert a window in rear into doorway, and replace existing siding with fiberboard siding.





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:** January 12, 2022  
**SUBJECT:** CoA 21-32, 2831 23<sup>rd</sup> Road North, Maywood Local Historic District

### **Background Information**

The property at 2831 23<sup>rd</sup> Road North originally was a circa-1925 bungalow that has undergone extensive alterations over time. Although it is not listed in the *Maywood National Register Nomination*, the house is located within the Maywood Local Historic District (LHD). The 1936 Sanborn Fire Insurance Map records a one-story wood frame house. In 1955, the owner enclosed the front porch, and in 1959 added a front bay window (as per the Arlington County historic building permits). After 1959, the owners added another mass onto the front, covering the porch and original front doorway. The siding was patched over time and is currently a mixture of painted brick and vinyl siding. While it can be assumed that the original 1925 windows were solid wood, all visible windows have either been replaced with vinyl one-over-one windows or were installed in the new addition as vinyl. Since the original front door was enclosed, the current front door into the addition over the original porch can be assumed to be non-original.

The materials visible from the right-of-way, including the siding, windows, and doorway, are not original either to the dwelling or the period of significance of the LHD, and neither is the massing or setback, modified for the post-1959 façade addition. This level of alteration is likely the reason this property is considered non-contributing to the LHD. However, the *Maywood Design Guidelines* do not differentiate between contributing and non-contributing houses; therefore, all homes within the LHD are subject to the design guidelines.

### **Proposal**

The applicant is renovating the interior of the house and is requesting to replace all the existing vinyl windows with two-over-two Lincoln aluminum-clad wood windows. Two windows on the first story of the front façade addition would be reduced in height (the sill would be raised and the header would remain the same) to allow for an interior kitchen counter. One window in the rear would be converted into a doorway with eight-lite Lincoln double-leaf sliding doors with full size windows on either side. On the front façade non-original addition, the existing front doorway and sidelite would be infilled and replaced with a window, while a new front entrance would be installed in the façade setback. The new front doorway would consist of glazed panel double-leaf doors with four-lite glazing over two shaker panels. All vinyl siding would be replaced with fiber cement Hardie siding.

## **DRC Review**

The Design Review Committee (DRC) considered this application at its January 5, 2022, virtual meeting. The members agreed that non-original windows in altered, non-contributing dwellings in the LHD should not necessarily be considered by the same standards as original windows in non-contributing or contributing homes and suggested that this was a broader conversation for the full commission. The DRC members did not otherwise have concerns about the proposed changes to the door and window openings.

The Historic Preservation Program (HPP) staff noted that because an existing window opening was being used for the proposed new front doorway, the new entrance would not be centered to the existing stairway, which was not typical for a traditional front entrance. Mr. Davis noted that the proposed doorway would be centered with the window above it and implied that movement of the existing railing and staircase to center the doorway might therefore be preferred. The owners replied that they had the same concern and had future plans to center the stairway when it needed replacement.

## **Recommendation**

The HPP staff recommends approval of the subject application as submitted. This non-contributing house has been severely altered and no longer resembles the original Bungalow form as originally constructed nor resembles characteristics common during Maywood's period of significance. The original front façade has been entirely obscured and the visible materials are not original to the building.

While clad windows are outlined as not appropriate in the LHD as per the *Maywood Design Guidelines*, the dwelling currently features visible vinyl windows. Requesting that the applicants switch from vinyl to solid wood windows in a non-historic addition to a non-contributing house where the windows may originally have been vinyl seems like a conjecture which goes against Standard 3 of *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*: "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." Replacing the windows with solid wood likewise could violate *The Secretary of the Interior's* Standard 6 as there is no evidence of the window materials in the addition: "Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence." Given the very few altered non-contributing houses in Maywood with vinyl windows, the precedent set would be minimal. Additionally, to mimic original aluminum windows, wood-clad aluminum windows were allowed in the non-contributing renovation project at 2206 N. Nelson Street (CoA 21-08.) On July 15, 1992, the HALRB also approved aluminum-clad wood windows on the non-contributing dwelling at 3215 22<sup>nd</sup> St. North.

Moving the main entrance door from the side of the addition to the main façade would be a return to a more historically appropriate location because most historic entrances were on front facades.

The proposed fiberboard cement siding is appropriate as per Appendix C of the *Maywood Design Guidelines* and has been approved and used in the Maywood LHD.

The applicants stated they would center the front railing and staircase at a later date to rectify the concern about the new front doorway not being centered on the approach stairway. However, staff advocates that this alignment be completed at the same time as the entrance opening is changed so as to be more in keeping with the character of the LHD.