



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 6, 2023  
**SUBJECT:** CoA 23-02, 3508 21<sup>st</sup> Avenue North, Maywood Local Historic District

### **Background Information**

The *Maywood National Register Nomination* describes the circa 1912 contributing Queen Anne dwelling at 3508 21<sup>st</sup> Avenue North as follows:

The two-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in asbestos shingles and has a hipped roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on turned posts and one-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a hip-roof dormer, wide overhanging eaves, and a one-story, hip-roof addition on the rear elevation.

In 2008, the HALRB approved CoA 08-16 for partial demolition, a new rear addition, new access stairway, new rear stairway, new stairway to the wraparound porch, reconstruction of the front steps, removal of the west window, removal of asbestos shingles and restoration of the wood siding, removal of a honey locust tree, restoration of the tin shingle roof, demolition of the old garage, and construction of a new garage.

### **Proposal**

The applicant is requesting to replace nine windows in the original house with identical replacement windows from Marvin. The windows include eight one-over-one wooden windows: one in the kitchen, two in the dining room, four bedroom windows, and one in the bathroom. One four-lite single sash casement window in the side elevation of the front bedroom likewise would be replaced in-kind.

## **DRC Review**

The DRC considered this application at its February 1, 2023, hybrid meeting. The commissioners had no questions or concerns and placed this item on the Consent Agenda for the February 15, 2023, hybrid HALRB public hearing.

## **Recommendation**

Staff recommends approval of this application as submitted. The proposed windows fulfill the replacement requirements outlined in the new Appendix H of the *Maywood Design Guidelines* as approved by the HALRB in June 2022.

Appendix H: In-Kind Window Replacement Guidelines of the *Maywood Design Guidelines* states the following:

Typical windows: Typical sash configurations in the Maywood Local Historic District may include but not be limited to one-over-one, two-over-two, six-over-six, and six-over-one windows; single-pane casement windows; and square single-pane or four-light attic, dormer, and basement windows.

Per this appendix, the HALRB will permit in-kind, identical window replacements for typical windows in Maywood. New typical replacement windows must:

- Match the existing windows in material, design, dimension, profile, and appearance from the public right-of-way;
- Fit properly within 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.