



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**To:** Historical Affairs and Landmark Review Board (HALRB)  
**From:** Serena Bolliger, Historic Preservation Planner  
**Date:** March 8, 2023  
**Subject:** 2326 North Jackson Street, CoA 21-05B, Maywood Historic District

### Background

The single-family residence at 2326 North Jackson Street originally was a 1.5-story minimal traditional vernacular dwelling (called Colonial Craftsman in the *Maywood National Register Historic District Nomination Form*) built before 1923. The nomination form described the contributing building as follows:

The two-bay-wide, wood-frame dwelling rests on a solid rock-face concrete-block foundation. It is clad in lapped wood siding and has a hipped roof sheathed in diamond-shaped asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and both one-over-one and six-light wood-sash windows. Window and door surrounds are unmolded with a projecting sill. Other notable features include a hip-roof front dormer with flared eaves, wide, overhanging flared eaves, and a wood soffit.

In 2007 and 2008, the owners of the residence took steps to satisfy the requirements of both Section 31A.F.6 (current Section 15.7.11) of the Arlington County Zoning Ordinance (ACZO) and Code of Virginia Title 15.2-2306.A.3 to list the property for sale for a period of one year, and then filed for a County building permit to demolish the house. On July 31, 2008, the County's Acting Zoning Administrator made a final determination that the owners had met the letter of the law and fulfilled the requirements as expressed in then Section 31A.F.6 (current Section 15.7.11) of the ACZO, thereby establishing permission to raze the contributing house. In December 2020, the Historic Preservation staff confirmed with the County Attorney and the current Zoning Administrator that this demolition approval from 2008 was indeed still valid.

In July 2021, the applicant submitted a plan to build a new two-story single-family house with a front shed dormer in a modern vernacular style inspired by the original contributing dwelling (CoA 21-05). After multiple meetings with the Historical Affairs and Landmark Review Board (HALRB), approval was granted to demolish the historic house and construct the new dwelling.

In August 2022, the HALRB approved CoA 21-05A for three modifications to the approved plan set:

- A retroactive approval for an additional 17" already applied to the height of the house due to grade issues.
- The addition of a painted wood banister with 1¼" x 1¼" square-edged spindles to the front porch, needed as per the Virginia Uniform Statewide Building Code.
- Inclusion of a 5'4" x 3' simulated divided lite Jeldwen wood window to the basement level of the south elevation in the front half of the dwelling.



## **Proposal**

The applicant now is proposing several more changes as CoA 21-05B:

1. Addition of handrails on the right side of the front entry stairs. This was intended for the initial submission of the plan set in order to maintain the symmetry of the entrance.
2. Removal of the porch rail post at the front porch side return.
3. Retroactive approval for an extension of the porch rail posts above the handrail and adornment with decorative pyramidal post caps.
4. Construction of a side door platform, steps, and stair rail (designed to match the front porch stair and handrail). This element will only be constructed if the final height of the side door opening requires this safety measure per code.

All components of the porch and stair railing will be made of solid wood.

## **Design Review Committee**

The DRC reviewed this project at its March 1, 2023, hybrid meeting. Mr. Wenchel asked the applicant why they had chosen to modify the porch railing. Mr. Benas explained that the handrail for the steps up to the porch would terminate higher than the existing porch rail. In order to unify the porch railing and the stair rail the architect decided to match the height of the porch posts with the stair rail termination height. The DRC had no concerns and placed this item on the Consent Agenda for the March 15, 2023, HALRB hybrid public hearing.

## **Recommendation**

Staff recommends approval of the plans as submitted. It is not inappropriate to have a handrail on the stairs leading to the front porch and wood is listed as an appropriate material in the *Maywood Design Guidelines*. While the new submitted design of the porch railing, with extended porch caps, is not typical within the Maywood Local Historic District, but does not detract from the new construction.