



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Mical Tawney, Historic Preservation Associate Planner
DATE: April 3, 2025
SUBJECT: CoA 25-01, 3209 23rd St. N., Maywood Local Historic District

Background Information

The pre-1917, Queen-Anne-style contributing house at 3209 23rd St. N. was described in the 2003 *Maywood National Register of Historic Places (NRHP) Nomination Form* as follows:

“The two-bay wide, wood-frame dwelling rests on a solid parged foundation. It is clad in lapped wood siding on the first story and wood shingles on the second story. It has a hipped roof sheathed in asphalt shingles, and a one-story, three-bay, wood-frame wrap-around front porch on square Tuscan posts. Windows are one-over-one wood-sash, with unmolded surrounds and a projecting sill. Other notable features include gable-roof dormers on each elevation and wide, overhanging eaves.”

No administrative Certificate of Appropriateness (ACoA) or Certificate of Appropriateness (CoA) applications were found on record for this property. No exterior changes are noted on the house card associated with this lot and the NRHP does not list any secondary structures associated with the property.

Proposal

The applicant is proposing to construct a greenhouse shed measuring 140 sq. ft. in their rear yard. The shed would be anchored on a cement pad measuring 12' x 16'. The shed would have a wood frame clad in LP Smart panel siding and trim and a metal roof. Fenestration would include vinyl double hung windows and one half-glazed (9-lite) fiberglass door. The shed's exterior would be painted to match the exterior of the primary house.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) considered this application at its April 2, 2025, hybrid meeting. Mr. Robert Dudka asked about the proposed materials and if they were appropriate for Maywood. Ms. Mical Tawney confirmed that they were considered appropriate for the construction of sheds per the *Maywood Design Guidelines*. He followed up and asked if the use of textured wood for the siding would be considered appropriate. Ms. Tawney confirmed that the *Maywood Design Guidelines* allowed for textured wood on sheds and noted that Ms. Amy Castner, the applicant, would be painting the shed so it would have a finished appearance. Ms. Castner also confirmed that the shed would not have a transom window above the doorway as shown in the sample image as part of her application packet. Having no

other questions or concerns with the project, the DRC commissioners placed the application on the Consent Agenda for the April 16, 2025, hybrid HALRB public hearing.

Recommendation

The Historic Preservation Program (HPP) staff recommends approval of the subject application as submitted. Typically, HPP staff can approve sheds administratively; however, the size and window styling of the proposed shed required HALRB review. Sheds that are larger than 80 sq. ft. and that have paired or grouped windows in the design must be reviewed by the HALRB.

The proposed greenhouse shed would be appropriate for the district. Sheds are common secondary structures found throughout the Maywood neighborhood. The HALRB has reviewed and approved sheds of various sizes and designs over the past few years, including a shed measuring 140 sq. ft., the same size as the shed in this application (CoA 20-26C, 2204 N. Kenmore Street). The HALRB has also approved the construction of a greenhouse in the district as well (CoA 08-15, 2912 22nd Street). The design of the proposed shed is simple which would allow it to remain secondary to the main house; it would not be largely visible from the public right-of-way. Additionally, it would be located to the rear of the dwelling which complies with the guidance in the *Maywood Design Guidelines*. All the proposed materials are considered appropriate per the *Maywood Design Guidelines* (see the list of appropriate materials in Appendix G: Administrative Certificate of Appropriateness, pg. G-23). Finally, since the shed would be built on a cement pad base, it would be considered an accessory building by the standards set forth in the Arlington County Zoning Ordinance. As such, the required setback for an interior lot would be a 1' minimum from the rear and side property lines and an 8' setback from the main dwelling. The proposed location of the shed would comply with those requirements.