



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Mical Durak, Historic Preservation Associate Planner
DATE: July 7, 2025
SUBJECT: CoA 25-05, 2831 23rd Road North, Maywood Local Historic District

Background Information

The property at 2831 23rd 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 Arlington County historic building permits). After 1959, the owners added another mass onto the front, covering the porch and original front doorway. 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.

In January 2022, the HALRB approved CoA 21-32 which permitted the replacement of all existing vinyl windows with aluminum-clad wood windows. The project also included the replacement of all vinyl siding with fiber cement Hardie siding, the reduction in size of two windows on the façade, the conversion of an existing window opening into a doorway on the rear elevation, and the infill of the front doorway and replacement of said doorway with a window. A new front doorway was installed on the façade's setback as part of this project as well.

Proposal

The applicant is proposing to relocate an existing window on the rear elevation. The window would be relocated 2 feet to the left (when facing the rear elevation) to accommodate the expansion of an existing bathroom on the interior. The applicant would not replace the window, but would use the existing.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) meeting did not occur on July 2, 2025, due to a lack of quorum. It is for this reason the project was placed on the Discussion Agenda for the July 16, 2025, HALRB public hearing.

Recommendation

The HPP staff recommends approval of the subject application as submitted. This non-contributing house has been heavily altered and no longer resembles the original Bungalow form as originally constructed nor resembles characteristics common during Maywood's period of significance. Both the front façade and rear elevation have been previously altered and the visible materials of the house are not original. The relocation of the existing window over 2 feet from its original location would not be visible from the public right-of-way nor would the change be largely visually discernible. The HALRB has permitted fenestration pattern changes on the property previously (CoA 21-32) and on other houses in the district (CoA 22-04; 2309 N. Kenmore St.; CoA 22-14; 2317 N. Kenmore St.; CoA 19-26; 2737 23rd Rd. N.; CoA 21-14; 2201 N. Lincoln St.). This modification would comply with Standard #9 of the *Secretary of Interior Standards for Rehabilitation*:

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.