



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 Principal Planner
DATE: October 3, 2025
SUBJECT: CoA 25-01B, 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.”

In April 2025, the HALRB approved CoA 25-01 for the construction of a greenhouse in the rear yard of the property. The greenhouse measured 140 sq. ft. The application proposed that the shed would be anchored on a cement pad, have a wood frame clad in LP smart panel siding, and have a metal roof. Fenestration included vinyl double hung windows with one half-glazed (9-lite) fiberglass door. In June 2025, the HALRB approved CoA 25-01A for the relocation of the greenhouse shed to the eastern side of the yard. The amendment also included a change in the orientation of the shed to east-west rather than north-south as originally proposed, a change in the foundation from a cement slab to cement posts at the corners, and the use of chicken wire and wood lattice as a “skirt” at the foundation.

Proposal

The applicant is presenting a retroactive amendment to CoA 25-01 for a change in fenestration. The greenhouse shed was approved, in both CoA 25-01 and CoA 25-01B, to have two windows on the façade of the shed. The approved CoA included one four-over-four, double-hung-sash window next to another, wider four-over-four, double-hung-sash window. Instead, the shed was built with just one window – a six-over-six, double-hung-sash, window. All other elements (materials, design, etc.) of the greenhouse shed match the approved plans.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) considered this application at its October 1, 2025, hybrid meeting. The DRC commissioners did not have any questions or concerns about the project. They placed the item on the Consent Agenda for the October 15, 2025, hybrid HALRB public hearing.

Recommendation

The Historic Preservation Program (HPP) staff recommends approval of the subject application as submitted. The proposed amendments to the shed are minor and comply with the *Maywood Design Guidelines*. The change in fenestration pattern and design on the front elevation of the shed are not a major deviation from what was previously approved by the HALRB. Furthermore, the shed is largely not visible from the public right-of-way and therefore, this change has either no or a limited visual impact on the Maywood LHD.