



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Lorin Farris, Historic Preservation Section Supervisor
DATE: February 11, 2026
SUBJECT: CoA 26-03, 2342 N. Fillmore Street, Maywood Local Historic District

Background Information

The pre-1923, contributing house at 2342 N. Fillmore Street was described in the 2003 *Maywood National Register Nomination Form* as follows:

The wood frame dwelling, which exhibits Colonial Revival inspired detailing, sits on a solid parged foundation and is capped by a front-gabled roof with asphalt shingles and an inset gabled dormer with overhanging eaves and a molded cornice with returns. The dwelling, clad in weatherboard, measures three bays in width and features a recessed entry, inset two-bay wrap porch with Tuscan column supports, overhanging eaves, an exterior end chimney, and two 12/1 wood windows. Other details include square-edged wood surrounds and sills, beaded lintels, and a boxed wood molded cornice.

In November 1998, the HALRB approved CoA 98-46 to build an in-ground pool and construct a fence. In 1993, the HALRB denied a CoA application for the installation of exterior vinyl shutters. The property owner appealed to the County Board who reaffirmed the HALRB's denial. In October 2009, the HALRB approved a retroactive project under CoA 09-24 (HP0900035) for the removal of replacement windows, installed in June 2009, and the installation of 14 new wood, simulated divided lite, 12-over-one windows.

Proposal

The applicant is proposing a rear addition and renovation to the dwelling that includes remodeling a first-floor bathroom, rearranging interior partitions on the second floor, adding a new primary suite on the second floor, and enlarging a second-floor front bedroom. The renovation project will involve constructing two new gable-roof dormers with one each being on the north and south elevations of the roof pitch near the front of the dwelling to allow for the new second-floor primary suite; the dormers are proposed to have new wood casement windows with three-over-four simulated divided lites. The north (side) elevation, at the second story, will have a new cross gable roof near the rear of the dwelling that would contain new wood, double-hung windows with 12-over-one simulated divided lites. The west (rear) elevation, at the second story, will have a new cross-gable roof with two adjoining front-gable dormers that will contain new wood, casement windows with two-over-six simulated divided lites. The south (side) elevation, at the second story, will have a new cross gable roof near the rear of the dwelling that would contain new wood, double-hung windows with 12-over-one simulated divided lites. All of the

new dormers would be clad in wood shingle siding and the roof and dormer roofs would be clad in architectural asphalt shingles.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) provided a preliminary review of the project during their January 7, 2026, hybrid meeting. Prior to sharing it with the DRC, Historic Preservation Program (HPP) staff had provided feedback which the applicant incorporated into their design. The DRC was enthusiastic about the proposed addition design and a majority of their feedback centered on asking the applicant to shade the architectural plans where previous additions had occurred and to clarify what the project was proposing. The HPP staff requested that the architectural plans provide details about elevation cladding, window specifications, and roof material. Staff also asked if the applicant had experience working on historic properties, which was confirmed in the affirmative, and that they understood the requirement of coming back to the HALRB if they needed to make changes to the project after receiving CoA approval.

The applicant returned to the February 4, 2026, hybrid DRC meeting to present their updated plans for the project. The project team updated the architectural plans to reflect shading at the basement and first floor where there were existing additions to the house, and shading on the roof plan to reflect the proposed additions. They provided photographs of the current street view of the house taken from the front southeast corner paired with a 3-D drawing of the proposed alterations. Material specifications were added to the plans for roof shingles, cedar shingle siding, and wood windows with simulated divided lites. Lastly, the project team modified the proposed dormers on the front elevation to have them positioned on the roof pitch below the primary ridge. This change would allow them to capture more usable floor space on the interior as well as provide egress compliant windows in the front bedroom suite. The DRC were supportive of the project and did not request any changes. Since the DRC commissioners felt comfortable with the design and its appropriateness for both the historic house and the historic district, they placed the application on the Consent Agenda for the February 18, 2026, hybrid HALRB public hearing.

Recommendation

The HPP staff recommend approval of the subject application as submitted. Overall, the size and massing of both the dormers on the front elevation and the rear addition at the second story feel appropriate as does the directional expression and scale. The design conforms with the recommendations for additions in Chapter 6: New Building/Addition of the *Maywood Design Guidelines* and would not be predominately visible from the public right-of-way. The rear portion of the dwelling at the first story is a previous addition, visible by the change in foundation materials and the noted trim board concealing the transition between the original dwelling and the existing addition. No documentation was found to confirm the addition's construction date. Regardless of whether the rear addition of the house is historic or not, additions are considered appropriate in Maywood, and several have been constructed throughout the neighborhood. Recent examples of houses with rear additions in Maywood can be found at 3322 23rd Street N., 2725 23rd Road N., and 2309 N. Kenmore Street.

The proposed materials are also appropriate and conform with Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*. The proposed cedar shingle siding conforms with guidance for exterior renovations and has been used elsewhere in the LHD (pgs. 14 -15). Architectural asphalt shingles have also been determined appropriate for Maywood.. Wood windows are compliant with the *Maywood Design Guidelines* and are the preferred window type in the LHD (pg. 19). . Additionally, the simulated divided lights and the fenestration patterns of the new wood windows are appropriate to the architectural style of the dwelling and compliment the existing windows.



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Finally, HPP staff find that the proposed work would comply with the *Secretary of Interior's Standards for Rehabilitation* Standard #9:

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.