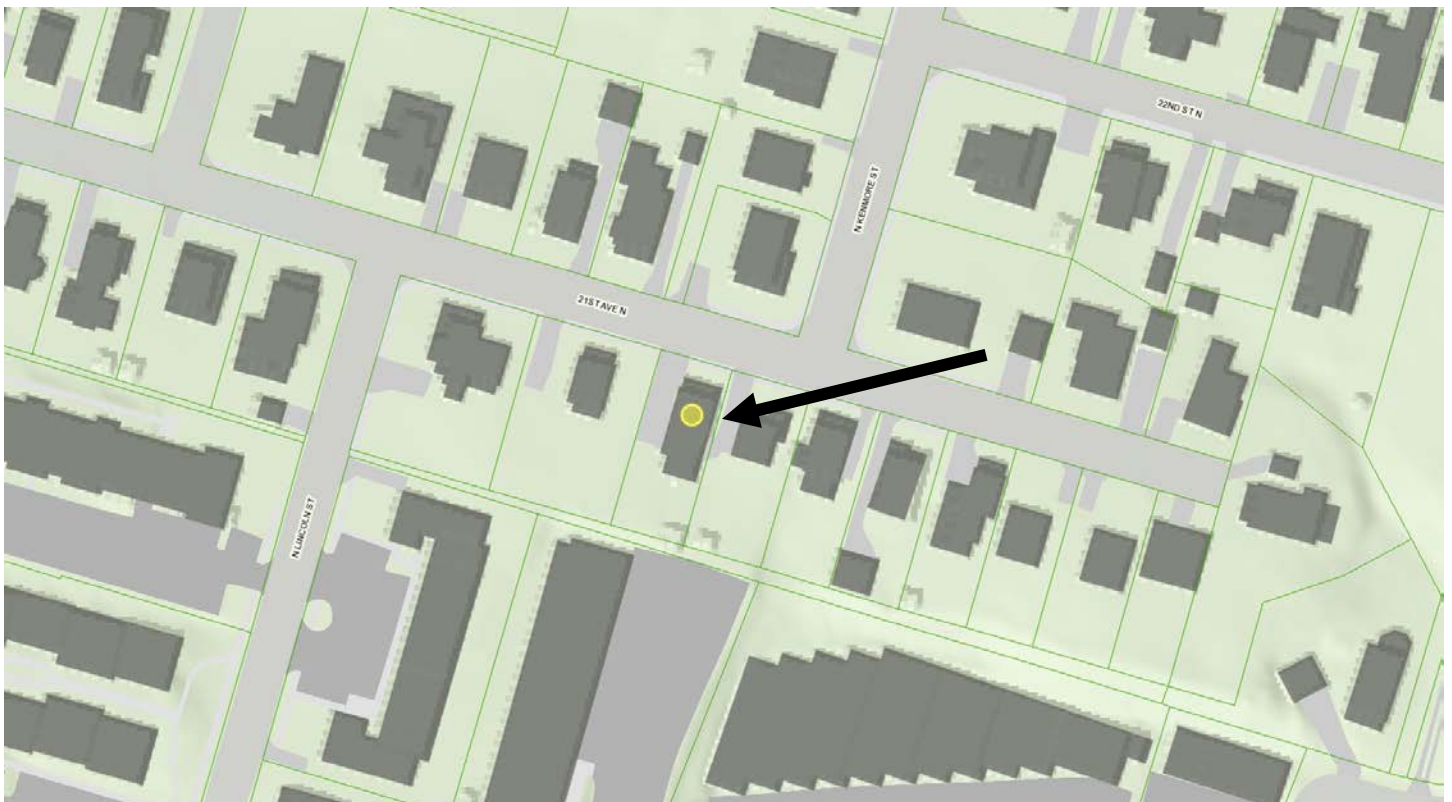


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-07 (HP1800016)



A request by David Abramowitz & Linda Staheli, owners of 3402 21st Avenue North in the Maywood Historic District, to replace the existing driveway and other minor alterations to the site.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: May 9, 2018
SUBJECT: 3402 21st Avenue North, Case 18-07, Maywood Historic District

Background Information

The Colonial Revival-influenced American Four Square at 3402 21st Avenue North was built prior to 1923. The *Maywood National Register Nomination* describes the house as follows:

The two-bay wide, wood-frame dwelling is clad-in a combination of aluminum siding and wood shingles, and has a hipped roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on [square] posts, and six-over-one wood-sash windows. Window and door surrounds are beaded with a projecting sill. Other notable features include wide overhanging eaves with paired brackets and a beaded board soffit, a [two-story] bay window on the east elevation, and a hipped front dormer.

The subject dwelling is listed as a contributing resource to the Maywood National Register Historic District.

Proposal

The applicant requests the following alterations to the house:

- 1) Removal of the asphalt driveway and replacement with ¾-inch washed gravel with cobblestone edging;
- 2) Moving the existing fence at the edge of the driveway to the north and reinstalling it adjacent to the wood steps; and
- 3) Relocation of an existing a/c unit.

DRC Review

The Design Review Committee (DRC) heard this application at its May 2018 meeting. The DRC had no comments on the application. The committee, however, discussed the appropriateness of approving a 20.79'-wide driveway. Staff responded that the HALRB would support a more appropriately scaled driveway, but has never required an applicant to lessen the dimension of a replacement driveway. Staff reminded the committee that the applicant could proceed with an in-kind asphalt replacement absent a CoA. The use of gravel is more appropriate for the context for the Maywood Historic District. The DRC recommended that the subject application be placed on the consent agenda for the May 16, 2018, HALRB hearing.

Recommendation

The Historic Preservation staff recommends approval of the application as the site plan and materials are appropriate to the Maywood Local Historic District. The use of ¾-inch gravel is a regularly approved driveway material. While the driveway is uncharacteristically wide for the local historic district, the applicant is maintaining an existing condition and staying within the existing footprint of the asphalt driveway. All of the other elements of the project (fence and a/c condenser unit relocation) meet the standards to receive an Administrative CoA, but are dependent upon the approval of the driveway. Therefore, these elements have been included as part of this application. Staff recommends approval of the subject application as the proposal complies with Chapter 7: Site Elements and Appendix B: Administrative Certificate of Appropriateness of the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 www.arlingtonva.us

May 4, 2018

David Abramowitz & Linda Staheli
3402 21st Avenue North
Arlington, VA 22207

**RE: Design Review Committee Report
3402 21st Avenue North
Certificate of Appropriateness 18-07
Maywood Historic District**

Mr. Abramowitz & Ms. Staheli:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its May 2, 2018, meeting. The committee had no comments and recommended that your request be placed on the consent agenda for the HALRB meeting on May 16, 2018.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz
Historic Preservation Staff
cc: Serena Bolliger