

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-11 (HP1800027)



A request by Melissa & Michael Paul, owners of 2911 22nd Street North in the Maywood Neighborhood Historic District, to: 1) install an 8' cloth awning on the rear elevation; 2) replace an attic vent with a wood window; 3) replace black iron handrails with wood handrails on the rear of the dwelling; and 4) remove and replace two small brick patios with mulch/dirt in the rear yard.



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** July 12, 2018  
**SUBJECT:** 2911 22<sup>nd</sup> Street North, Case 18-11, Maywood Historic District

### **Background Information**

The house is a pre-1937 Colonial Revival dwelling. The building is a contributing resource to the Maywood National Register Historic District and is described as follows:

[This] three-bay-wide wood-frame dwelling [that] rests on a solid parged foundation. It is clad in asbestos shingles. It has a one-story, two-bay, wood-frame front porch on square posts clad in asbestos shingles, and six-over-six wood-sash windows. Window and door surrounds are unmolded and unmetered, with a project sill and lintel. Other notable additions include side dormers, a molded wood cornice, and a single-cell addition to the east of the front porch.

Recent CoAs approved by the HALRB include a 12' x 16' single-story shed in the northwest corner of the lot, the installation of a skylight, and the addition of shutters.

### **Proposal**

The applicant proposes the following alterations:

1. Installation of an acrylic cloth awning on the rear elevation;
2. Replacement of two brick areas/landings in the rear yard with mulch and dirt;
3. Replacement of an 18" x 36" attic vent in the upper gable end of the rear elevation with a 24" x 42" four-light (simulated divided light), wood casement window.
  - a. The window trim will match the design and dimensions of the existing attic vent; and
4. Replacement of two metal railings and pipe rail with wood railings.

### **DRC Review**

The DRC heard this application at its July 2018 meeting. The committee recommended the replacement of the proposed handrails with the standard Maywood handrail. The HP staff shared the specifications with the applicants. Staff requested that the applicant match the design/size of the trim for the proposed window in the upper gable end with the existing design/size of the trim for the vent. The heavier trim of the windows on the first and second stories would be inappropriate in this location. The applicant complied with all of the requests. The committee recommended that this application be placed on the consent agenda for the July 18, 2018, HALRB hearing.

## **Discussion and Recommendation**

Staff recommends approval of the subject application. Awnings were commonly found on historic residential and commercial buildings until the mid-twentieth century. Awnings historically were utilized to reduce heat gain, minimize glare, provide shade, and cool buildings. They became an efficient way to capture outdoor spaces as homeowners utilized awning-covered balconies, porches, and patios at any time of the day. Residential awnings were typically triangular in section with free hanging valances (flapping bottom pieces). The canvases were available in a wide variety of colors (both solid and striped). Therefore, the proposed acrylic cloth awning is appropriate for the Maywood Historic District and complies with Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*.

The replacement of the non-historic metal handrails with wood railings and the removal of the two brick areas/landings meet the intent of Chapter 5: Exterior Renovation and Chapter 7: Site Elements of the *Maywood Design Guidelines*.

The louvered wood attic vent on the rear elevation is an original feature of the dwelling; however, the vent is located on the rear elevation where the HALRB typically permits alterations and/or additions. The proposed four-light (simulated divided light) casement window is only 6" taller and 6" wider than the existing vent and matches the design/dimensions of the existing trim. Due to a lack of visibility of this vent from the public rights-of-way, the compatibility of the design and materials of the proposed window, and the HALRB precedent of allowing alterations to rear elevations, staff finds that the replacement of this vent with a window complies with Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

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TEL 703.228.3830 www.arlingtonva.us

July 5, 2018

Melissa and Michael Paul  
2911 22nd Street North  
Arlington, VA 22201

**RE: Design Review Committee Report  
2911 22nd Street North  
Certificate of Appropriateness 18-11  
Maywood Historic District**

Dear Melissa and Michael,

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its July 5, 2018 meeting and recommended that your request for exterior changes to your home be placed on the consent agenda for the HALRB meeting on June 20, 2018 with the recommendation that you change the designs for the handrails to the standard Maywood handrail design and that the trim on the window match the existing trim in order to maintain the scale of the window to the façade of the home. You do not need to be present for the meeting.

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.

Best,

Sincerely,

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

John Liebertz  
Historic Preservation Staff  
cc: Serena Bolliger