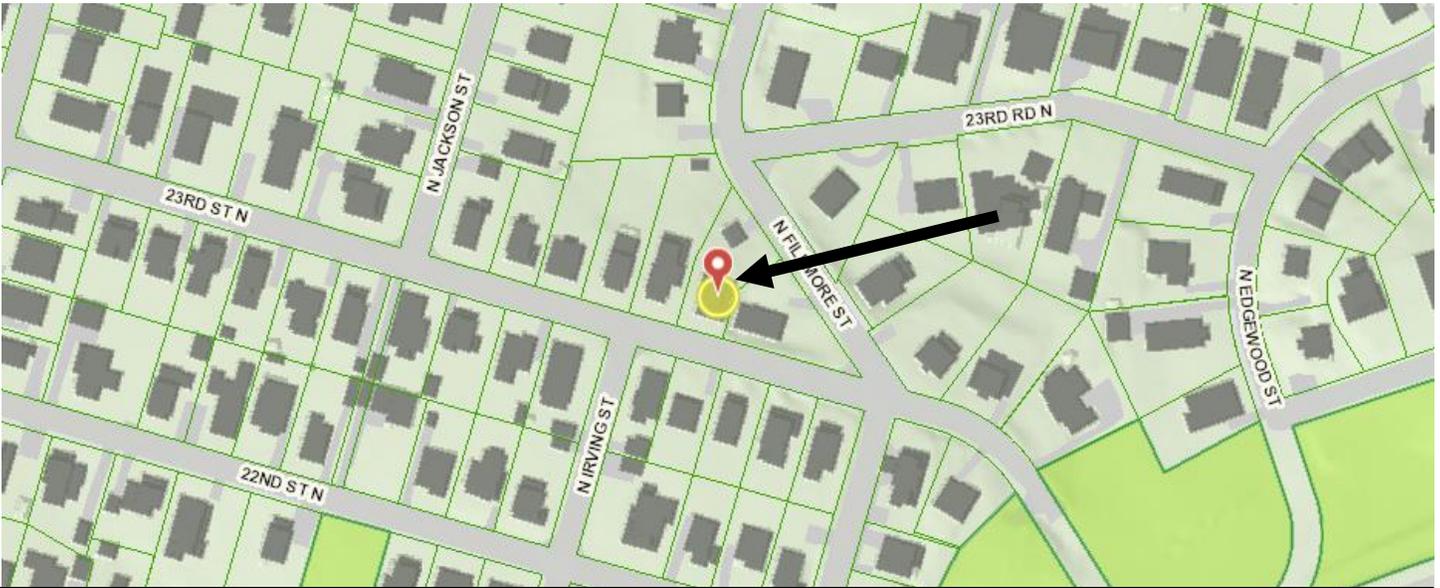


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-22 (HP1800046)



A request by Mary-Frances Styczynski & Scott Pietan, owners of 2911 23rd Street North, to install a skylight or center-pivot roof window on the rear slope of the roof, remove and install a new vent, and install a/c heat pumps on the side of the property.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: October 10, 2018
SUBJECT: 2911 23rd Street North, Case 18-22, Maywood Historic District

Background Information

The Craftsman-styled bungalow at 2911 23rd Street North was built ca. 1922. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in wood shingles and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame screened-in front porch on square battered posts with knee braces at the corners. Windows are both six-over-one and four-over-one wood-sash, and grouped into threes, with beaded wood surrounds. Other notable features include a shed-roof front dormer and wide, overhanging eaves with exposed rafter tails.

The subject dwelling is listed as a contributing resource to the Maywood National Register Historic District. There have been no major alterations to the dwelling approved by the HALRB.

Proposal

The applicant proposes the following alterations to the property:

- a. The installation of a fixed skylight or center-pivot roof window on the northern slope (rear) of the roof.
 - i. Either skylight would be approximately 21”x46”.
- b. The removal of an existing exhaust vent.
 - i. The vent would be infilled with matching wood shingles.
- c. The installation of two air conditioning heat pumps on the east side of the dwelling (near the center of the dwelling).

DRC Review

The Design Review Committee (DRC) heard this application at its October 2018 meeting. Staff and the DRC requested additional specifications for the proposed vent and skylight. The DRC recommended that the subject application be placed on the consent agenda for the October 17, 2018, HALRB hearing.

Recommendation

Staff recommends approval of the subject application. While located on the historic massing of the dwelling, the proposed skylight (or center-pivot roof window) on the rear slope of the roof and the exhaust vent on the rear elevation would be obscured from the public rights-of-way. The proposed air conditioning heat pumps will be located in the side yard towards the center of the house. The units would be obscured partially by foliage from the public right-of-way. The subject proposal is appropriate for the Maywood Local Historic District and complies with Chapter 5: Exterior Renovation and Chapter 7: Site Elements 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

October 4, 2018

Scott Pietan
Mary Francis Styczynski
2911 23rd Street North
Falls Church, VA 22201

**RE: Design Review Committee Report
2911 23rd Street North
Certificate of Appropriateness 18-22
Maywood Historic District**

Dear Mr. Pietan and Mrs. Styczynski,

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its October 3, 2018, meeting. The committee recommended that your request to install a skylight, air conditioning units, and new exhaust vents be placed on the consent agenda for the HALRB hearing on October 17, 2018. Please submit updated specifications for the vent and the skylight by October 10, 2018.

The request to replace three existing doors tentatively will be placed on the HALRB agenda as a discussion item. HPP staff will schedule a site visit to evaluate and document the doors.

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