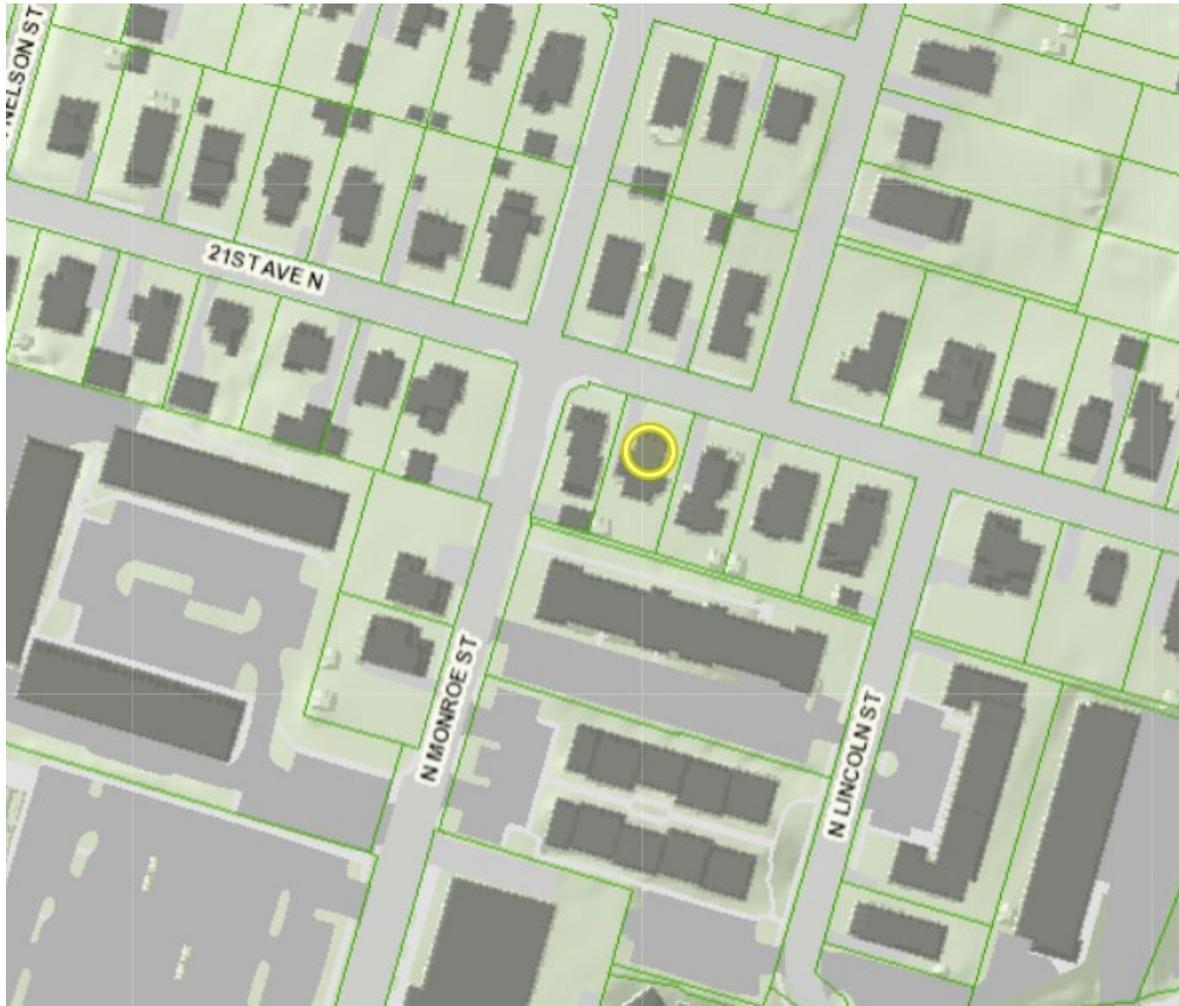


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB January 27, 2021 CoA 20-20, HPCA20-00059

3504 21st Avenue North: A request by Stephen Francis to build an accessory dwelling unit in the rear of the property.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: January 21, 2021
SUBJECT: 3504 21st Avenue North, CoA 20-20, Maywood Neighborhood Historic District

Background Information

The dwelling at 3504 21st Avenue North in the Maywood Local Historic District (LHD) was constructed before 1923 and is listed as a contributing resource to the Maywood National Register Historic District. The *Maywood National Register Nomination* states:

The two-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is currently being renovated and is awaiting the application of siding. It has a hipped roof sheathed in asphalt shingles, and a one-story, two-bay, wood-frame front porch on square turned posts and one-over-one wood-sash windows. Window and door surrounds are unmitered and unmolded with a flush sill and a projecting rounded lintel. Other notable features include a hip-roof dormer, craftsman brackets, and a large, two-story bay window addition on the east elevation.

The applicant submitted two initial design options for HALRB review in November 2020 and has since refined the proposal.

Proposal

The applicant wants to construct an accessory dwelling at the rear of his property. Based on the HALRB's earlier feedback, the preferred design is for a 1-story accessory dwelling with a low-pitched roof and a reduced overall footprint of approximately 500 square feet. Given the proposed smaller footprint, the existing shed will remain and still be visible from the street. Also based on HALRB recommendation, the applicant has moved the entry doorway to the gable end of the structure to take advantage of the existing walkway alongside the historic property. The proposed siding will match the shed and the house.

Design Review Committee Review

Due to the public health crisis caused by the COVID-19 pandemic, the DRC has not been able to convene since the owners submitted their CoA application. This application therefore has been placed on the January 27, 2021, HALRB agenda as a discussion item.

Recommendation

The Historic Preservation staff recommends approval of the subject application. Staff notes that accessory buildings are appropriate for the LHD, as many Maywood properties have accessory garages and/or sheds. The proposed size and location of the accessory dwelling will allow it to be secondary to the primary dwelling, which complies with Appendix G of the *Maywood Design Guidelines*.

The applicant has opted for a traditionally appropriate rectangular-shaped structure rather than the L-shaped structure previously submitted for the HALRB's consideration in November 2020. The applicant also has opted for a simple side gable roof as recommended by staff in November 2020. The proposed cementitious siding, wood windows and door, and architectural asphalt roofing are appropriate for the LHD and comply with the *Maywood Design Guidelines* for new construction. Staff also notes that HALRB approval would not supplant established new construction regulations, and that any final design must comply with the Arlington County Zoning Ordinance or be approved by the Board of Zoning Appeals.