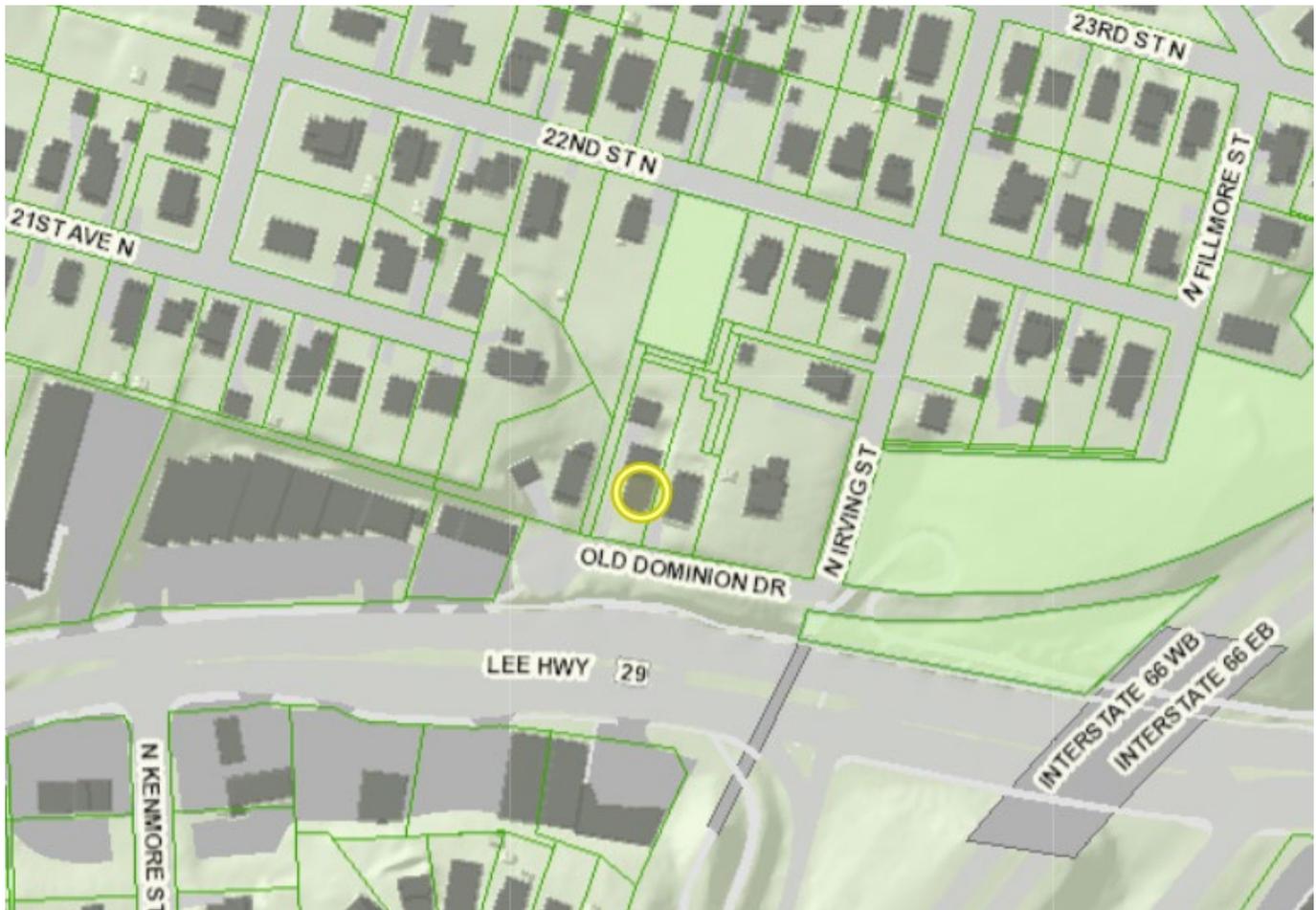


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB January 27, 2021

CoA 20-28, 3213 Old Dominion Drive: A request to expand existing second level of garage.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: January 21, 2021
SUBJECT: 3213 Old Dominion Drive, CoA 20-28, Maywood Neighborhood Historic District

Background Information

The dwelling at 3213 Old Dominion Drive in the Maywood Local Historic District (LHD) was constructed before 1929 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, rock-face concrete-block foundation and has a raised basement. It is clad in vinyl siding and has a gable roof sheathed in asphalt shingles. It has a one-story, four-bay, wood-frame front porch on square posts and six-over-six wood sash windows. Window and door surrounds are unmitered and unmolded.

Construction of the subject two-car detached garage was approved by the HALRB in June 2005 (CoA 04-18) at the same time as the two-story addition to the historic house. The current proposal to enlarge the garage was reviewed preliminarily by the HALRB in December 2020.

Proposal

The applicants are requesting to increase the height of the second story of the existing garage by approximately 6' to enhance the usability of the structure. The front gable roof will be converted to a side gable roof with a front-facing shed dormer with triple four-light wood windows. Each gable end will feature a 16-light wood casement window. An entrance will be added to the rear elevation with a three-bay door and wooden steps to the rear grade. The building footprint will remain unchanged.

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 Program staff recommends approval of the subject application. The garage is not historic, having been approved for construction in 2005, and therefore is not contributing to the *Maywood National Register Nomination*. Although retaining the front gable roof would be more appropriate to its original design, the proposed roofline change and front gable more successfully give the appearance of a lofted garage than a two-story accessory building, particularly given the sharp grade and view from the secluded street. The proposed horizontal siding and asphalt shingle roofing will match the historic house and are appropriate according to Appendix G of the *Maywood Design Guidelines*. As the building footprint and setbacks remain unchanged, the garage location remains secondary to the historic house. The proposed dimensions and design choices also are appropriate for a 1.5-story garage per the Arlington County Zoning Ordinance.