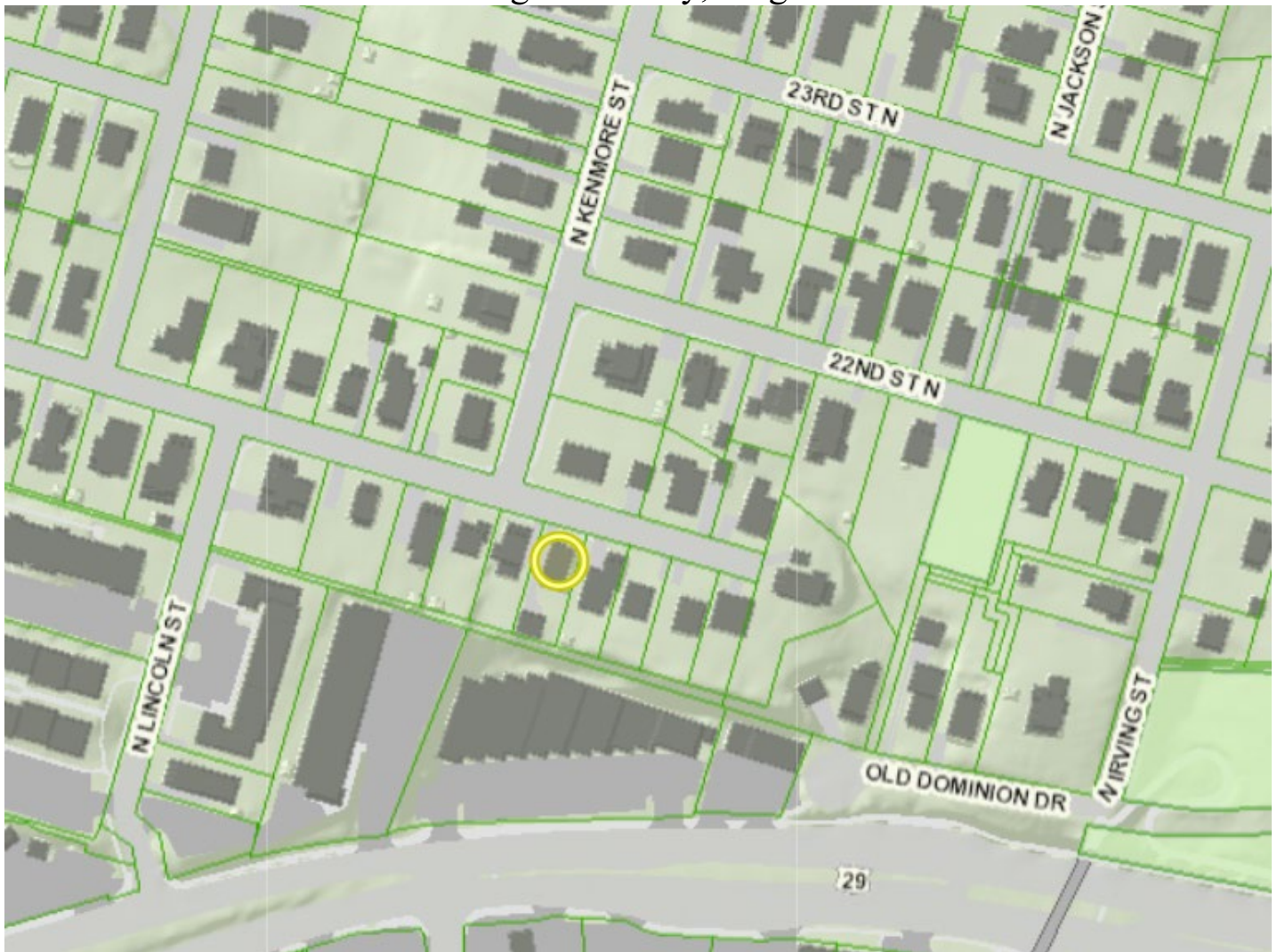


# Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB March 17, 2021, CoA21-03

**3312 21<sup>st</sup> Avenue North** – Request to change front door, replace heat pump, add roof over existing rear deck and change roof material on first floor roofs of 1981 home.

## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** Historical Affairs and Landmark Review Board (HALRB)  
**FROM:** Serena Bolliger, Historic Preservation Planner  
**DATE:** March 9, 2021  
**SUBJECT:** 3312 21<sup>st</sup> Avenue North, 21-03, Maywood Local Historic District

### **Background Information**

The dwelling at 3312 21<sup>st</sup> Avenue North was constructed in 1981. It is a non-contributing resource in the Maywood Local Historic District (LHD) and is not included in the *Maywood National Register Nomination*.

### **Proposal**

The applicant is requesting to make the following exterior alterations: 1) cover the existing rear deck with a standing seam metal roof and remove the existing fabric awning and trellis; 2) install a new standing seam metal roof over the front porch; 3) install a new exhaust vent for the range; 4) replace the heat pump; and 5) replace the front door with a new door. The new front door would include the transposition of the glass sidelight from the left to the right, and a stylistic change to a wooden door with a top lite and two shaker panels.

### **DRC Review**

Due to the public health crisis caused by the COVID-19 pandemic, the Design Review Committee (DRC) has not been able to convene since the owners submitted their CoA application. This item therefore has been placed on the March 17, 2021, HALRB agenda as a discussion item.

### **Recommendation**

The Historic Preservation staff recommends approval of the subject application. Many similar enclosures of rear decks have been approved, most recently at 2201 North Lincoln Street (CoA 20-27) and 2300 North Kenmore Street (CoA 20-25). The deck is barely visible from the public right-of-way and since there is currently an awning, the profile will not change. Standing seam metal is considered an appropriate roofing material in the Maywood LHD; thus, the material change for the front and rear is acceptable. Front doors are usually considered character-defining architectural features. However, this house was built in 1981 and the front door has been replaced since 2006, meaning the existing door is non-historic material and does not contribute to the character of the LHD.

The heat pump and exhaust vent could have been approved by an Administrative Certificate of Appropriateness according to Appendix G of the *Maywood Design Guidelines*.