

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**To:** Historical Affairs and Landmark Review Board (HALRB)  
**From:** Serena Bolliger, Historic Preservation Planner  
**Date:** April 8, 2021  
**Subject:** 2326 North Jackson Street, CoA 21-05, Maywood Historic District

**Background**

The single-family residence at 2326 North Jackson Street is a 1.5-story minimal traditional vernacular dwelling (called Colonial Craftsman in the *Maywood National Register Historic District Nomination Form*) built before 1923. The nomination form describes the contributing building as follows:

The two-bay-wide, wood-frame dwelling rests on a solid rock-face concrete-block foundation. It is clad in lapped wood siding and has a hipped roof sheathed in diamond-shaped asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and both one-over-one and six-light wood-sash windows. Window and door surrounds are unmolded with a projecting sill. Other notable features include a hip-roof front dormer with flared eaves, wide, overhanging flared eaves, and a wood soffit.

After first proposing and then withdrawing a Certificate of Appropriateness (CoA) application for a second story addition (CoA 05-34) to the historic dwelling, the owners applied for a CoA to demolish the extant house (CoA 06-04). The HALRB denied that CoA on February 15, 2006. The owners appealed the denial to the Arlington County Board, which upheld the HALRB's decision on October 24, 2006. The owners next took steps to satisfy the requirements of both Section 31A.F.6 (current Section 15.7.11) of the Arlington County Zoning Ordinance (ACZO) and Code of Virginia Title 15.2-2306.A.3 to list the property for sale for a period of one year, and filed for a County building permit to demolish the house. Arlington County also hired a real estate appraiser in August 2007 to ensure that the property had been on the market at an appropriate price for one year. The County denied issuance of the demolition permit on the basis that the prerequisites spelled out in the ACZO for the demolition of historic properties had not been satisfied.

Consequently, the owners appealed the denial of the demolition permit to the Arlington County Building Code Board of Appeals and provided additional information in support of their case. The Building Code Board of Appeals then requested that the County's Acting Zoning Administrator make a formal determination regarding whether Section 31A.F.6 had been fulfilled so as to entitle the owners to a demolition permit.

The state enabling legislation regarding demolitions (§15.2-2306.A.3) reads as follows:

*In addition to the right of appeal hereinabove set forth, the owner of a historic landmark, building or structure, the razing or demolition of which is subject to the provisions of subdivision 2 of this subsection, shall, as a matter of right, be entitled to raze or demolish such landmark, building or structure provided that: (i) he has applied to the governing body for such right, (ii) the owner has for the period of time set forth in the same schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell the landmark, building or structure, and the land pertaining thereto, to the locality or to any person, firm, corporation, government or*

HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
ARLINGTON COUNTY, VIRGINIA

*agency thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining thereto, and (iii) no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to the court from the decision of the governing body, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows: three months when the offering price is less than \$25,000; four months when the offering price is \$25,000 or more but less than \$40,000; five months when the offering price is \$40,000 or more but less than \$55,000; six months when the offering price is \$55,000 or more but less than \$75,000; seven months when the offering price is \$75,000 or more but less than \$90,000; and twelve months when the offering price is \$90,000 or more.*

On July 31, 2008, the County's Acting Zoning Administrator made a final determination that the owners had met the letter of the law and fulfilled the requirements as expressed in then Section 31A.F.6 (current Section 15.7.11) of the ACZO, thereby establishing permission to raze the contributing house. In December 2020, the Historic Preservation staff confirmed with the County Attorney and the current Zoning Administrator that this demolition approval from 2008 was indeed still valid.

### **Proposal**

The applicant proposes to build a new single-family dwelling with 2.5 stories above grade and one story below grade in an architectural style inspired by several houses found in the Maywood Local Historic District (LHD).

The proposed dwelling would be three bays wide with a central entrance, a garage at the first floor of the left bay, and an open porch in the right bay. The dwelling would have smooth fiber cement Hardie siding with a 7" overlap and PVC Azek trim, and the inset second story of the middle bay would have straight-edge Hardie shingle. The front façade columns would be brick piers and cellular PVC/boral column wrap and the porch floor would be synthetic Azek TimberTech TnG. Beneath the porch there would be a brown or black PVC privacy lattice. The roof would be Tamko composite shingle. The driveway pavers would be EP Henry pervious cobble bricks in a square and rectangular herringbone-type pattern.

The Pella clad wood, simulated divided lite windows are a six-over-one design with additional fixed four-lites in the façade. The front entry door is a Thermatru painted fiberglass 4-lite door with 12"-wide sidelites. The rear has two floor-to-ceiling six-lite windows and a set of matching French doors by Thermatru in fiberglass with simulated divided lites. The garage door is a Clopay steel composite Grand Harbor fabrication.

The small rear landing is also Azek TimberTech decking and the handrail is a Monument vinyl rail with square balusters. The gutters are Seamless field-extruded 6" ogee gutters with 3" x 4" downspouts.

## Design Review Committee

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 April 21, 2021, HALRB agenda as a discussion item.

## Discussion and Recommendation

The Historic Preservation staff recommends that the applicants consider an architectural design and massing that more closely reflects a modern interpretation of the vernacular architectural style represented by the original shotgun dwelling on the property, or as an alternative, a modern style which is not reflective of any of the Maywood homes. A design based on an amalgamation of the surrounding homes conflicts with the *Secretary of the Interior's Standard #3*: "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Given that the *Maywood Design Guidelines* do not contend for the circumstance of a complete demolition of a historic dwelling and replacement with new construction, the *Secretary of the Interior's Standards* are used as guidelines for decision making. A new house inspired by unrelated historic homes in a range of architectural styles would create a false sense of historical development, which is why staff believes that either a modern interpretation of a vernacular shot gun house, or a new home with a modern design aesthetic, would be most appropriate to replace the historic dwelling.

In terms of materials, smooth fiber cement siding and straight-edge shingle have been deemed appropriate for new construction and additions in the *Maywood Design Guidelines*.

Staff recommends solid wood windows with true divided lites even in new construction. While fiberglass doors are allowed on non-historic sheds, they are not considered appropriate for homes and should be solid wood.

Staff finds that the proposed trim could be appropriate according to Appendix D of the *Maywood Design Guidelines*: "Under certain circumstances, the HALRB may permit the use of PVC trim on non-historic structures, non-contributing structures, new construction, and new additions to historic buildings. Trim elements include, but are not limited to, door trim, window trim, corner boards, cornice, fascia, etc.

- **Form of application.** All applications requesting consideration of cellular PVC products must include sufficient information and specifications on the proposed product to permit full consideration of the application by the HALRB and its Design Review Committee. If requested by the County staff, the Design Review Committee, or the HALRB, the applicant shall provide a product sample.
- **PVC specifications.** Any PVC material must meet the following requirements listed below to be considered appropriate:
  - 1. Solid through the core.
  - 2. Millable, or able to be milled in a manner similar to wood to match profiles of historic trim if required by the HALRB for design compatibility.
  - 3. Similar in density to wood.
  - 4. PVC must have a smooth finish. No pre-finished or faux wood grain finishes will be considered.
- **PVC must be painted.** All PVC trim must be painted similar to wood trim.
- **PVC must be at least 5/4 inch thick, unless otherwise deemed appropriate by the HALRB.** When used in conjunction with cement fiber board siding, trim elements must maintain a historically appropriate profile in order to create a visual depth consistent with early 20th century

HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
ARLINGTON COUNTY, VIRGINIA

construction. The DRC and HALRB will review thickness of trim material as part of design review.”

Azek PVC trim has been approved in the past in the LHD (CoA 18-03, 2314 N. Kenmore St.) and PVA trellis was approved for 2322 N. Fillmore St. (CoA 15-01A). However, front porch columns are decorative architectural elements rather than trim and should be constructed of an appropriate material such as wood or plaster. The proposed CPVC/boral column wrap would not be appropriate for such a prominent decorative element on the front façade.

Vinyl, the proposed material of the rear landing and staircase handrail, is considered an inappropriate material as per the *Maywood Design Guidelines*.

The Materials Section of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* states that artificial materials may be considered for decks or porch flooring in new construction and non-historic additions. Composite shingles are considered appropriate on new construction.

The use of permeable pavers is permitted in Appendix G of the *Maywood Design Guidelines*.