

HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
ARLINGTON COUNTY, VIRGINIA

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** Historical Affairs and Landmark Review Board (HALRB)  
**FROM:** Serena Bolliger, Historic Preservation Planner  
**DATE:** April 8, 2021  
**SUBJECT:** 3504 21<sup>st</sup> Avenue North, CoA 20-20A, Maywood Neighborhood Historic District

**Background Information**

The dwelling at 3504 21<sup>st</sup> 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 a rear accessory dwelling for HALRB review in November 2020 and received a Certificate of Appropriateness (CoA) approval in January 2021. He has since developed a different interior layout for the proposed accessory dwelling that will result in several minor window changes.

**Proposal**

The applicant wants to make the following modifications to his previously approved accessory dwelling:

1. Two front windows are now shown 4 inches taller in height and 7 1/2 inches narrower in width. Their centers are now shown 3' 11 5/16" closer to the corners.
2. The kitchen window originally shown in the rear is now shown in the front center, size 2' 2 1/8" x 3' 4 7/8".
3. The bathroom window originally shown on the gable end is now shown in the rear, 2' 0" 1/8 x 1' 8".
4. A family room window is now shown in the rear, size 3' 2 1/8" x 5' 0 7/8".

There are no changes to any other approved parameters, including footprint, exterior dimensions, roof height, roof pitch, materials, or lot placement.

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

### **Recommendation**

The Historic Preservation staff recommends approval of the subject application. The proposed changes to the windows are minimal and would not affect the dwelling unit's overall massing or plan in any way that would make its design inappropriate for the Maywood Historic District. The proposed accessory dwelling, including its massing and materials, still complies with the *Maywood Design Guidelines* for new construction and Appendix G. As stated with the original CoA approval, the HALRB's approval would not supplant established new construction regulations, and any final design must comply with the Arlington County Zoning Ordinance or be approved by the Board of Zoning Appeals.