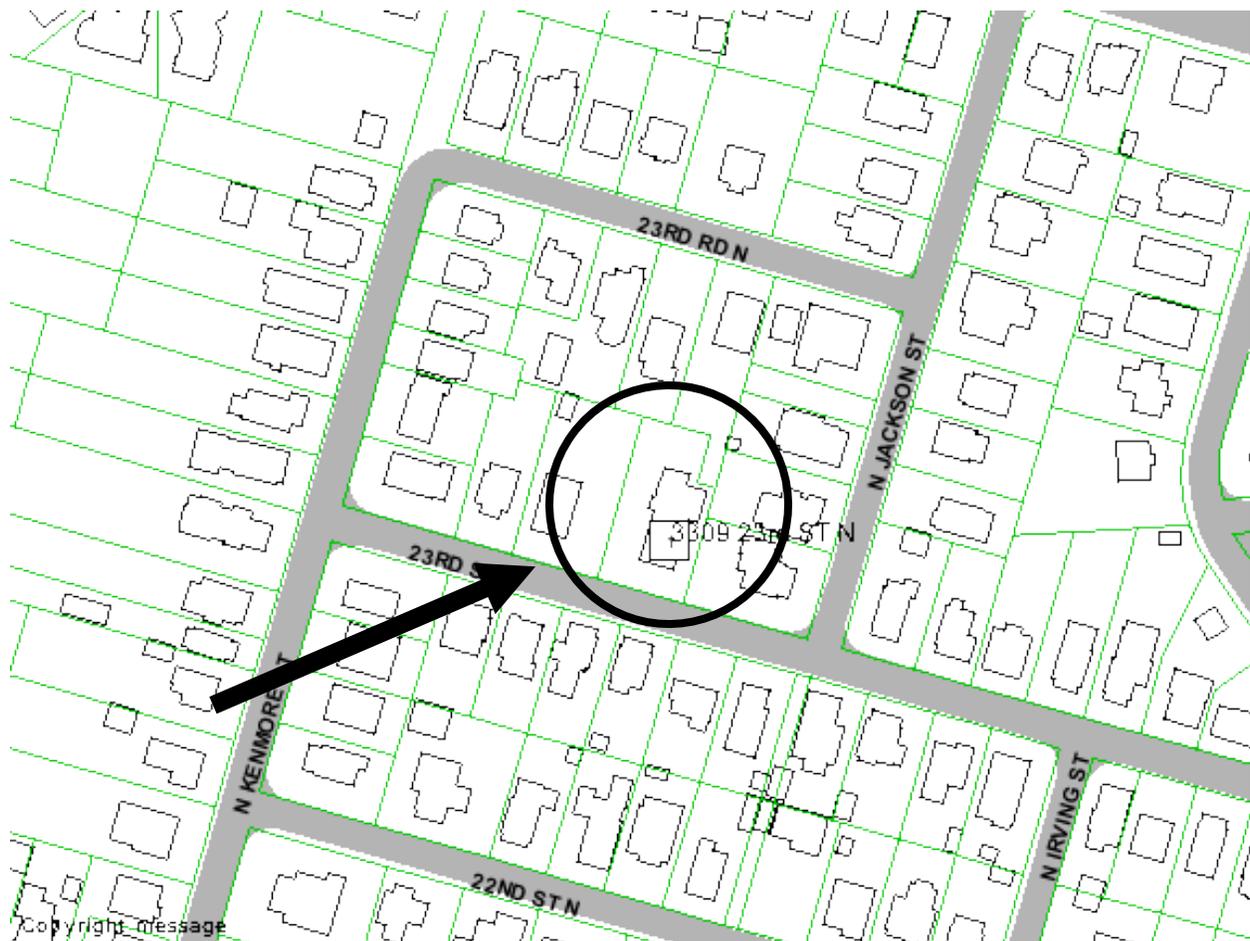


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-17 (HP1300024)



An after-the-fact request by Michael & Maureen Petron, owners of the property at 3309 23rd Street North in the Maywood Historic District, for construction of a new shed.

For DRC (*circle those present*): **Robert Dudka, Charles Craig**, Charles Matta, Darren Hannabass,

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #13 - 17 Agenda Item # No 5

Application Complete

Application Incomplete

Applicant(s): Michael & Maureen Petron

For Applicant(s): Michael Petron

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Recommend placement right behind fence (on other side of yard) beyond driveway facing into yard. Rear of fence to be dressed with a trellis to be an esplanade. Place as far west as possible.
2. Mark on plat.
- 3.
- 4.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: August 12, 2013
SUBJECT: 3309 23rd Street North, Case 13-17, Maywood Historic District

The subject property is a Colonial Revival style bungalow that was constructed prior to 1923. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling [that] rests on a solid rock-face concrete-block foundation. It is clad in narrow lapped wood siding and has a hipped roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and nine-over-one wood-sash windows. Window and door surrounds are unmitered with a projecting sill and molded lintel. Other notable features include a hip-roof dormer with single-paned wood casement windows, wide, overhanging eaves with exposed scroll-sawn rafter tails and hinged louvered wood shutters on the front elevation.” It is listed as a contributing building in the *National Register Nomination*.

This application is for an after-the-fact approval of a shed. The shed was installed along the eastern property line, directly against the side yard fence, at some point in 2012 without a Certificate of Appropriateness. The location of the shed does not comply with the Zoning Ordinance as it is within 8’ of the main house, and lacks the required 1’ setback from the property line. The applicants would like to move the shed to a location on the western side of the property. It would be behind the existing fence and located the required 1’ off the property line on the western side. The rear of the shed would face the street (and so would open into the rear yard), but it will not be readily visible due to the existing fence and landscaping. The applicants also agreed to install a trellis on the rear of the shed to encourage more vegetation to grow, thus obscuring the outbuilding entirely from the street.

In terms of its materials and size, the shed complies with the *Maywood Design Guidelines*. It is sheathed with painted tongue and groove cedar siding, the doors and window are wood, as is the trim. The roof is sheathed in asphalt shingles. The shed is approximately 8’ tall from the joists to the peak of the shed roof (including the concrete pad or blocks) and 4’ wide.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the August 21, 2013, HALRB meeting. Staff finds that the request meets the intent of the *Maywood Design Guidelines* and recommends approval.