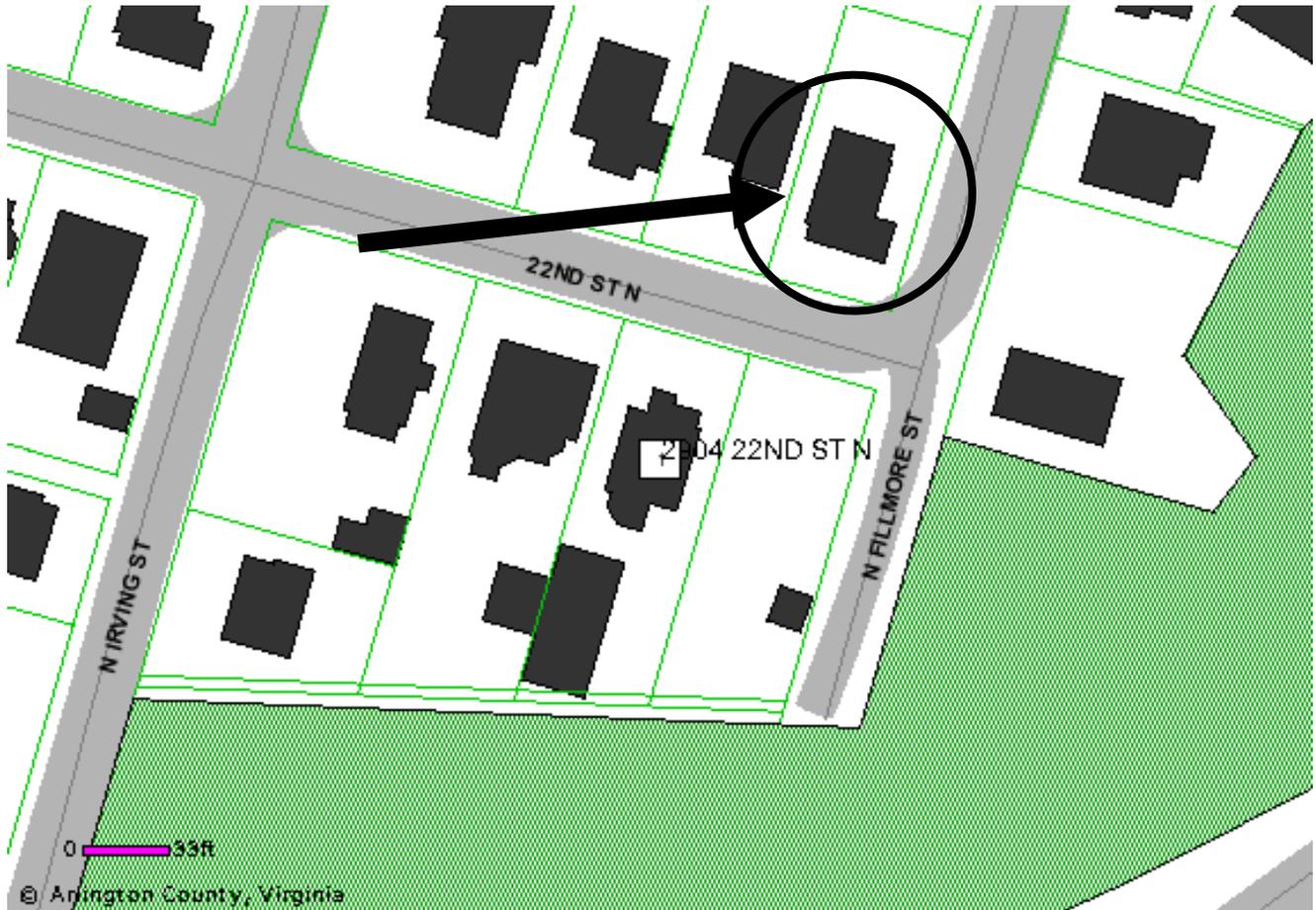


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-25 (HP1300027)



A request by Donna & Charles Sullivan, owners of the property at 2901 22<sup>nd</sup> Street North in the Maywood Neighborhood Historic District, to construct a 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**

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Case #13 - 25 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Sullivans

For Applicant(s): Sullivans

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

Design Recommendations:

1. Correct drawings to note wood windows.

**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:** September 9, 2013  
**SUBJECT:** 2901 22<sup>nd</sup> Street North, Case 13-25, Maywood Historic District

The subject property is a Queen Anne-style Foursquare that was constructed prior to 1916. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling [that] rests on a solid concrete-block foundation. It is clad in vinyl siding and has a hipped roof sheathed in asphalt shingles. It has an enclosed one-story wood-frame front porch. Windows are one-over-one wood-sash, one-over-one vinyl-sash, and one-by-one horizontal sliding-sash. Other notable features include a hip-roof dormer, and several shed additions which feature wood craftsman-style brackets.” It is listed as a contributing building in the *National Register Nomination*.

The proposal is to construct a shed in the rear yard of the property. The shed will measure 8’ x 12’ and will be 9’8” tall to the peak of the roof. The shed will be clad in wood siding, with wood double doors and wood windows. The shed will be custom made and will be built to match the drawings included in the application. The applicants are proposing to place it in the northwest corner of the rear yard, 3’ off of the side and rear property lines.

The only issue with this case is the proposed location does not conform to zoning setbacks for corner lots. Setbacks for one-story accessory structures require a 10’ minimum setback from the rear property line for corner lots. This would require that the shed be placed squarely in the middle of the rear yard. The applicants have applied to the BZA for a use permit to allow for their preferred location. The proposed location would allow for greater tree preservation (there are several trees greater than 15” in diameter in the middle of the rear yard), and would allow the shed to be placed in a location that was more compatible with the existing historic house.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the September 18, 2013, HALRB meeting. The DRC also recommended that the HALRB write a letter of support for this application to the BZA. Staff finds that the request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.