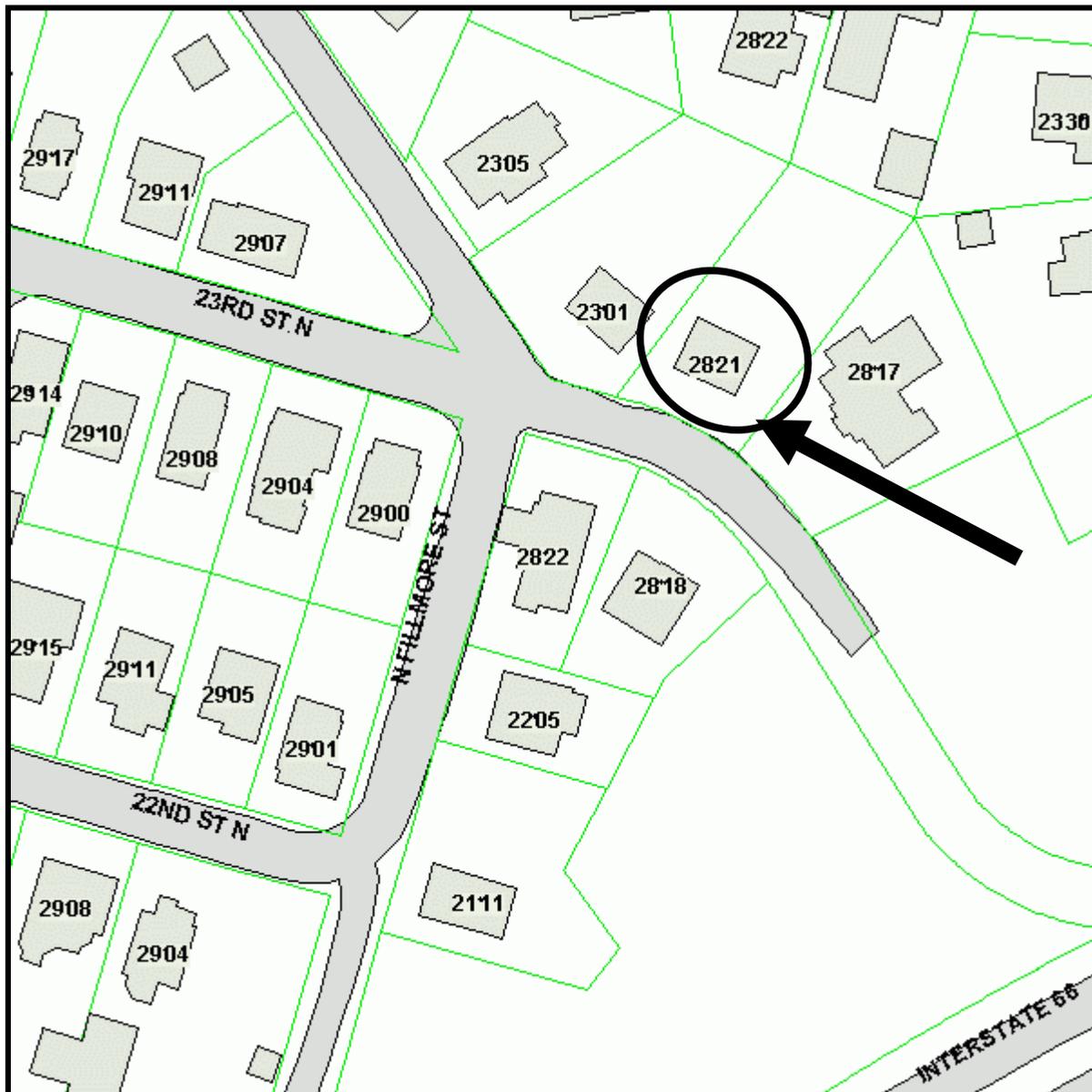


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-10B (HP1400017)



A request by Clint Woodson, Touchstone Custom Homes, LLC., owner of the property at 2821 23<sup>rd</sup> Street North in the Maywood Historic District, that the HALRB find the setback of the approved porch/stoop (CoA 13-10A) to be consistent with the historic district guidelines and direct the zoning administrator to grant a modification to the underlying setbacks.

HALRB/Design Review Committee Report Meeting Date:

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

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

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Case #                      Agenda Item #

Application Complete

Application Incomplete

Applicant(s):

For Applicant(s):

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

**Design Recommendations:**

**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:** John Liebertz, Historic Preservation Planner

**DATE:** May 13, 2014

**SUBJECT:** 2821 23<sup>rd</sup> Street North, Case 13-10B, Maywood Historic District

The house at 2821 23<sup>rd</sup> Street North is a Colonial Revival-style Cape Cod constructed in 1953. The *Maywood National Register Nomination* describes the house as a “three-bay-wide, concrete-block masonry dwelling [that] rests on a solid brick foundation. It is faced with 6: 1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. Windows are 1x1 vinyl-sash, and there is a fixed plate glass window flanked by eight-light horizontal sliding windows. Other notable features include 2 front-gable dormers clad in vinyl siding, simulated louvered shutters, rowlock sills, a wood fascia, and a stylized Colonial Revival entry surround with a denticulated entablature.” It is listed as a non-contributing building in the *National Register Nomination*.

In 2013, the HALRB approved CoA 13-10, which called for raising the height of the existing house, removal and replacement of the existing dormers, the addition of a Colonial Revival-styled entry, and construction of a rear addition. In 2014, the HALRB approved an amendment (CoA 13-10A) that primarily included minor alterations to the basement windows and doors on the approved rear addition.

In the current proposal, the applicant requests that the HALRB find that the setback of the approved front porch/stoop is consistent with the historic district design guidelines and existing streetscape and thereby direct the Zoning Administrator to grant a modification to the underlying setback.

The DRC heard this case at its May 2014 meeting. The DRC chairman and staff had no comments regarding the proposal. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the May 21, 2014, HALRB meeting. Staff finds that there are sufficient grounds to have the HALRB direct the Zoning Administrator to issue the variance for the front porch/stoop facing 23<sup>rd</sup> Street North.