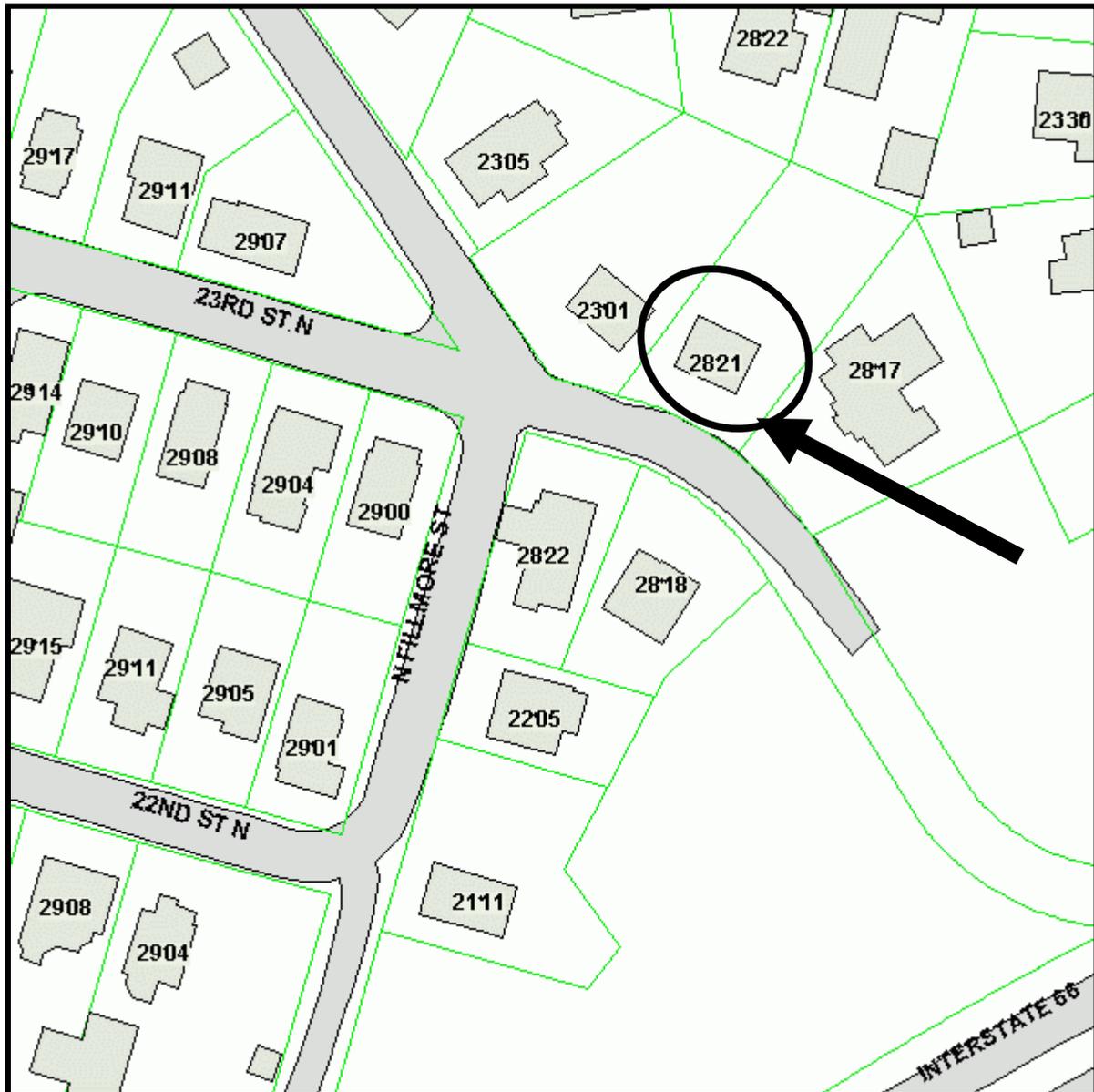


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-10D (HP1400034)



A request by Clint Woodson, Touchstone Custom Homes, LLC., contract purchaser of the property at 2821 23rd Street North in the Maywood Historic District, to amend approved CoA 13-10CB. Proposed work includes the addition of a bandcourse between the first and second stories on the addition.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: August 13, 2014
SUBJECT: 2821 23rd Street North, Case 13-10C, Maywood Historic District

The house at 2821 23rd Street North is a Colonial Revival-styled 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, addition of a Colonial Revival-styled entry, and construction of a rear addition. In 2014, the HALRB approved three amendments: 1) CoA 13-10A for minor alterations to the basement windows and doors on the approved rear addition; 2) CoA 13-10B which stated that the HALRB found that the setback of the approved front porch/stoop was consistent with the historic district design guidelines and existing streetscape and thereby directed the Zoning Administrator to grant a modification to the underlying setback; and 3) CoA 13-10C that allowed for the enlargement and reorientation of the deck and installation of a stormwater planter.

The current proposal (CoA 13-10D) calls for the installation of a 1’x10’ cement fiberboard band course between the first and second stories of the approved addition.

The DRC heard this case at its August 2014 meeting. Neither the DRC nor staff had any comments. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the August 20, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* and recommends approval.