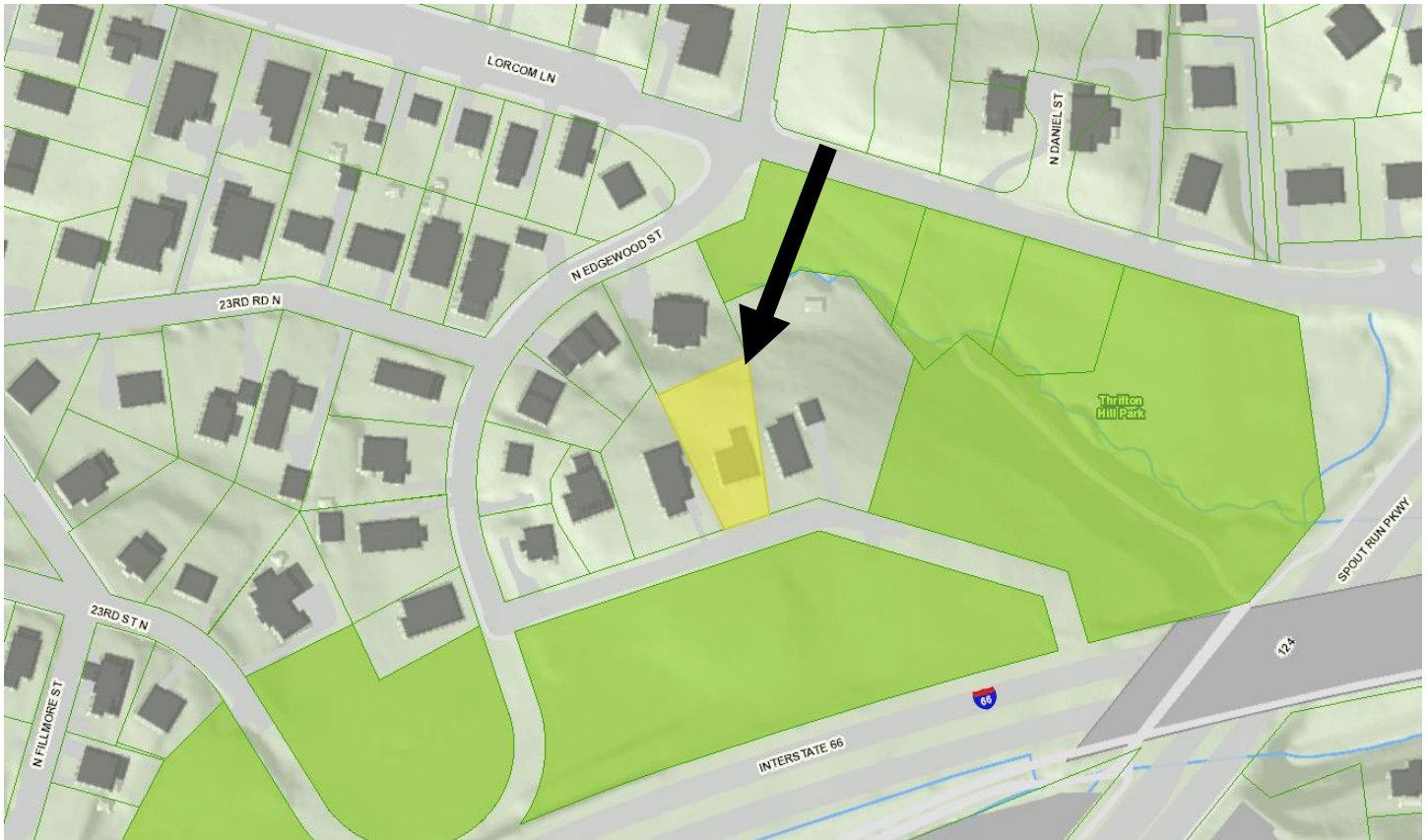


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-25 (HP1400044)



An after-the-fact request by William J O'Brien, owners of 2729 23rd Road North in the Maywood Neighborhood Historic District, to remove a wood retaining wall and install a stone-veneered concrete block retaining wall.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Erin May, Joan Lawrence**

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

Case # 14-25 Agenda Item #5

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:

1.

Findings:

- Return to next DRC meeting
- Send to HALRB on Discussion Agenda

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: October 6, 2014
SUBJECT: 2729 23rd Road North, CoA 14-25, Maywood Historic District

This split-level dwelling located at 2729 23rd Road North was built in 1978. The *Maywood National Register Nomination* lists the building as a non-contributing resource and describes the house as follows:

The three-bay-wide, wood-frame dwelling rests on a solid stucco foundation. It is partially stuccoed and partially clad in plywood simulating vertical boards, and has a shallow side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame arched front portico on Tuscan columns and one-light vinyl casement windows. Other notable features include a built-in garage and wide, overhanging eaves.

This after-the-fact request calls for the following changes in the rear yard:

- The replacement of a wood retaining wall with a stone-veneered concrete block retaining wall.

The DRC heard this case at its October 6, 2014, meeting. The DRC and staff had no concerns regarding the replacement of the retaining wall as it matches an existing wall and improves the general appearance of the landscaped yard. The DRC recommended that the CoA application be placed on the consent agenda for the October 15, 2014, HALRB meeting. Staff finds that the request to alter the landscape complies with Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.