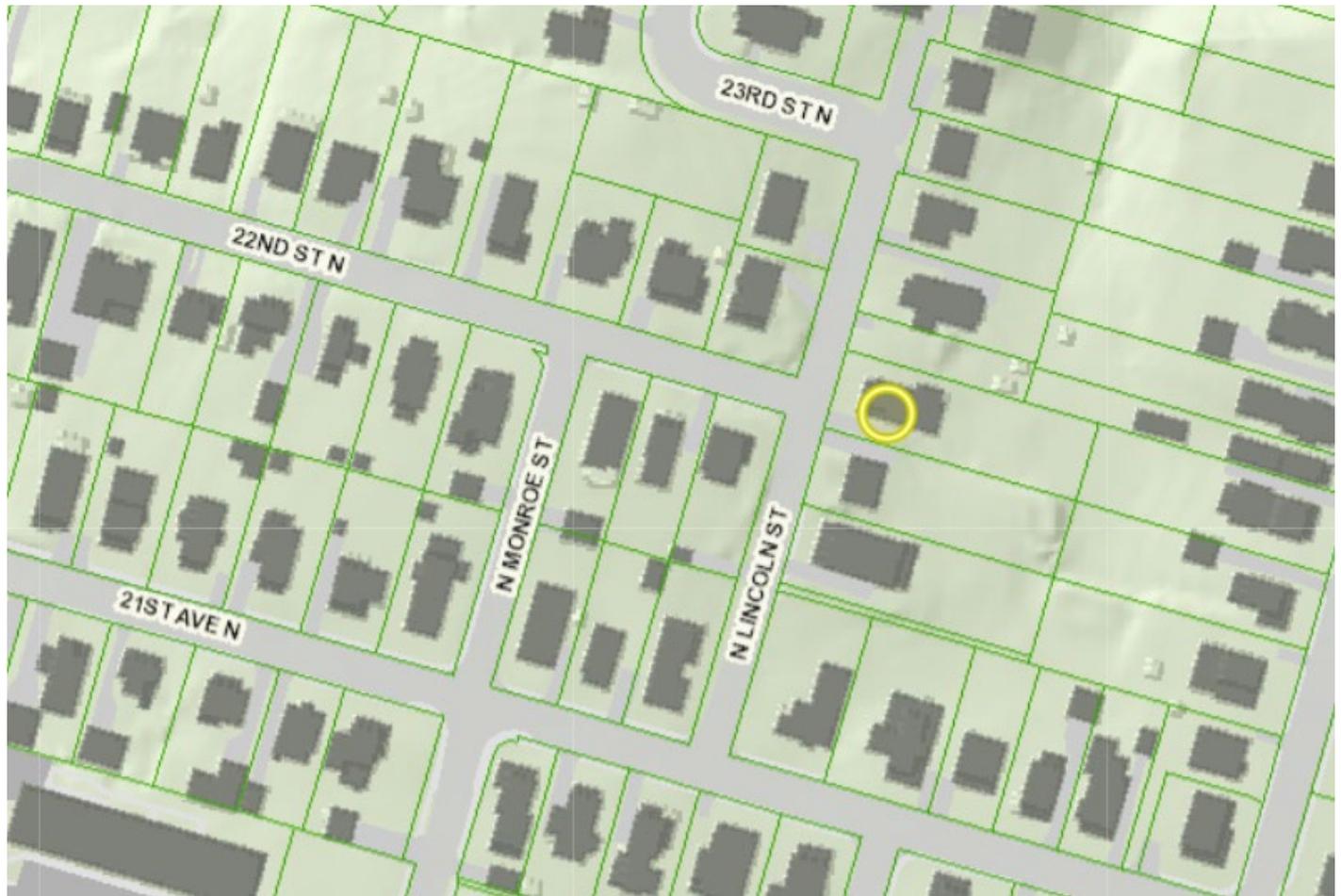


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB January 27, 2021

CoA 20-27: 2201 North Lincoln St: A request to replace current back deck with screened porch plus sunroom underneath screened porch.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: January 21, 2021
SUBJECT: 2201 North Lincoln Street, CoA 20-27, Maywood Historic District

Background Information

The dwelling at 2201 North Lincoln Street was constructed in 1910. It is not included in the *Maywood National Register Nomination*. This proposed project was reviewed preliminarily by the HALRB in December 2020.

Proposal

The applicant is requesting to expand the rear deck and add a three-season sunroom beneath the enlarged deck. The enclosed deck will feature a standing seam metal gable roof (to match the material of the front porch roof), four skylights, and floor to ceiling screens installed behind the columns. The current handrail will be replaced with a horizontal metal cable rail. The sunroom will be enclosed by nine- and six-light casement windows and twelve-light French doors.

DRC Review

Due to the public health crisis caused by the COVID-19 pandemic, the Design Review Committee (DRC) has not been able to convene since the owners submitted their CoA application. This item therefore has been placed on the January 27, 2021, HALRB agenda as a discussion item.

Recommendation

The Historic Preservation staff recommends approval of the subject application. The proposed deck and screened-in porch will be located at the rear of the property and not be visible from the public right-of-way, will match the existing footprint, and will be proportional in massing to the existing dwelling. It therefore meets the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* which state, "In most cases, the new addition should not be prominently visible from the street and should be located to the rear of the house, if possible" (p. 27).

The proposed horizontal cable rail system is not a traditional porch design aesthetic in Maywood and would not be appropriate for a historic part of the home or on a visible facade. However, this element will not be visible from the public right-of-way, and it could be considered as a differentiation of a modern

addition to a historic portion of the house and thereby abides by Standard 9 of *The Secretary of the Interior's Standards for Rehabilitation*:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 9 also could be applied to the selection of nine- and six-light casement windows for the enclosed sunroom given the single-light windows on the main house.

The proposed screening will be installed behind the structural columns on the rear deck, as established numerous times by precedent set by HALRB case decisions.