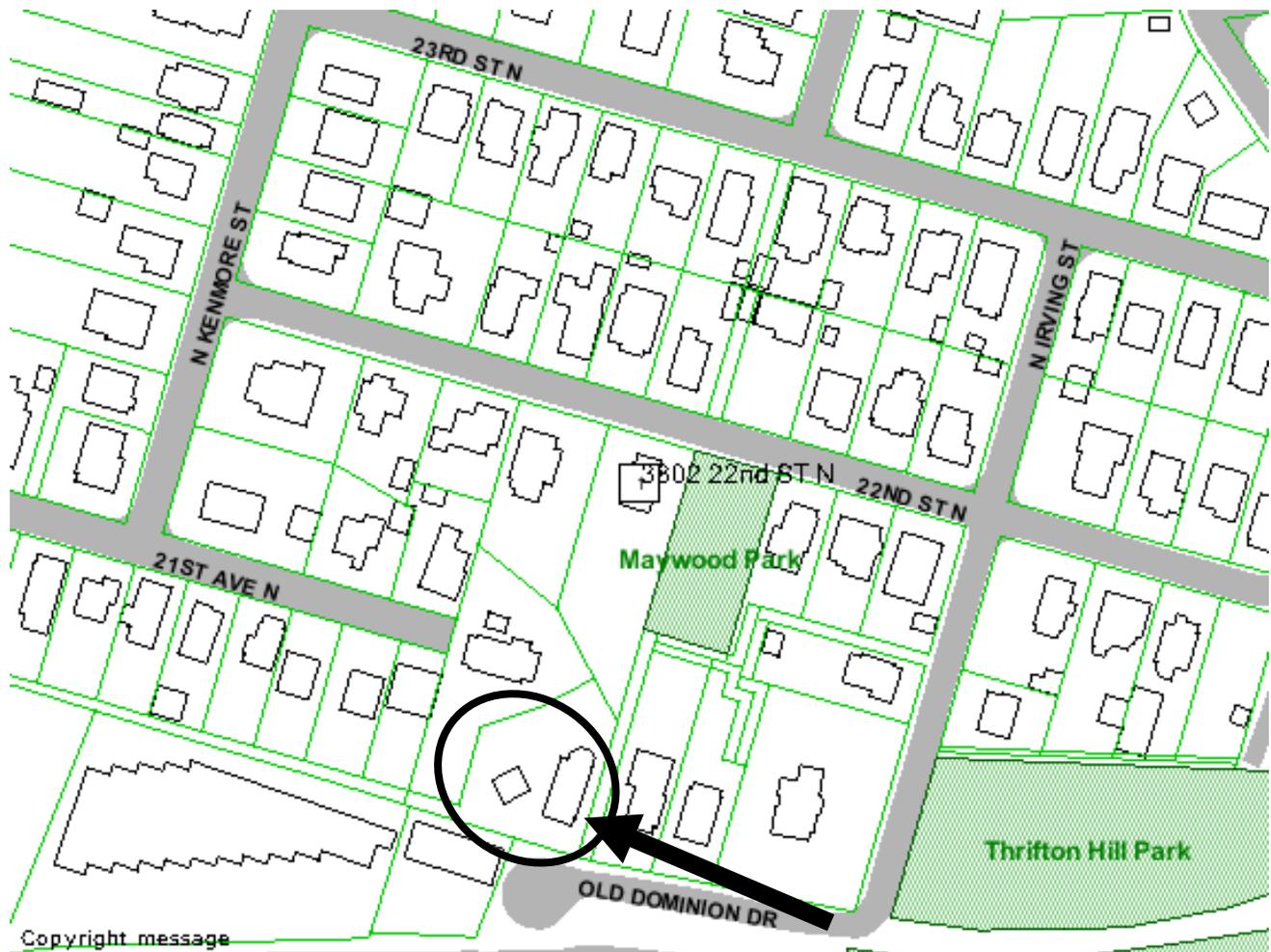


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-21(HP1300023)



A request by Kevin & Sue Hegg, owners, to construct three stone retaining walls on the property at 3221 Old Dominion Drive in the Maywood Neighborhood Historic District.

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

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

Case #13 - 20 Agenda Item # No 6

Application Complete

Application Incomplete

Applicant(s): Heggs

For Applicant(s): Oscar Changiz, Sue Hegg

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

Design Recommendations:

1. Complete site plan.
2. Perspective representation of walls in situ.
- 3.
- 4.

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: August 12, 2013
SUBJECT: 3221 Old Dominion Drive, Case 13-21, Maywood Historic District

The subject property is a vernacular-style, farmhouse dwelling constructed in the Maywood Historic District in 2005. This application is a request to construct three new stone retaining walls in the front yard. The front yard of this house has a steep grade and the owners have been dealing with erosion problems to the hillside since the house was first built and have serious concerns about the safety of this part of their yard. They are proposing to construct three retaining walls to help mitigate this problem. The walls will be constructed in an "L" shape, and will be no more than 23" high at the highest point of the wall. There will be 4' of distance between the walls and the grade will be leveled with fill dirt. The walls will tie into the existing concrete retaining wall along the right side of the driveway. The walls will be constructed of concrete blocks and will be faced with a stone veneer and capped with an Indiana sill stone, as per the attached photographs. In addition, the existing concrete retaining wall will be refaced with the stone veneer to match and capped with the sill stone to match.

The DRC had a number of questions as to how the walls would look, their length and height, how they would tie into the existing concrete wall, and other questions. The DRC asked the applicant to prepare more detailed materials that could be examined at the HALRB meeting. The DRC asked that this case be placed on the discussion agenda for the August 21, 2013, HALRB meeting, and gave no recommendation pending review of the additional submittal materials.

Staff finds that the request meets the intent of the *Maywood Design Guidelines* and recommends approval.