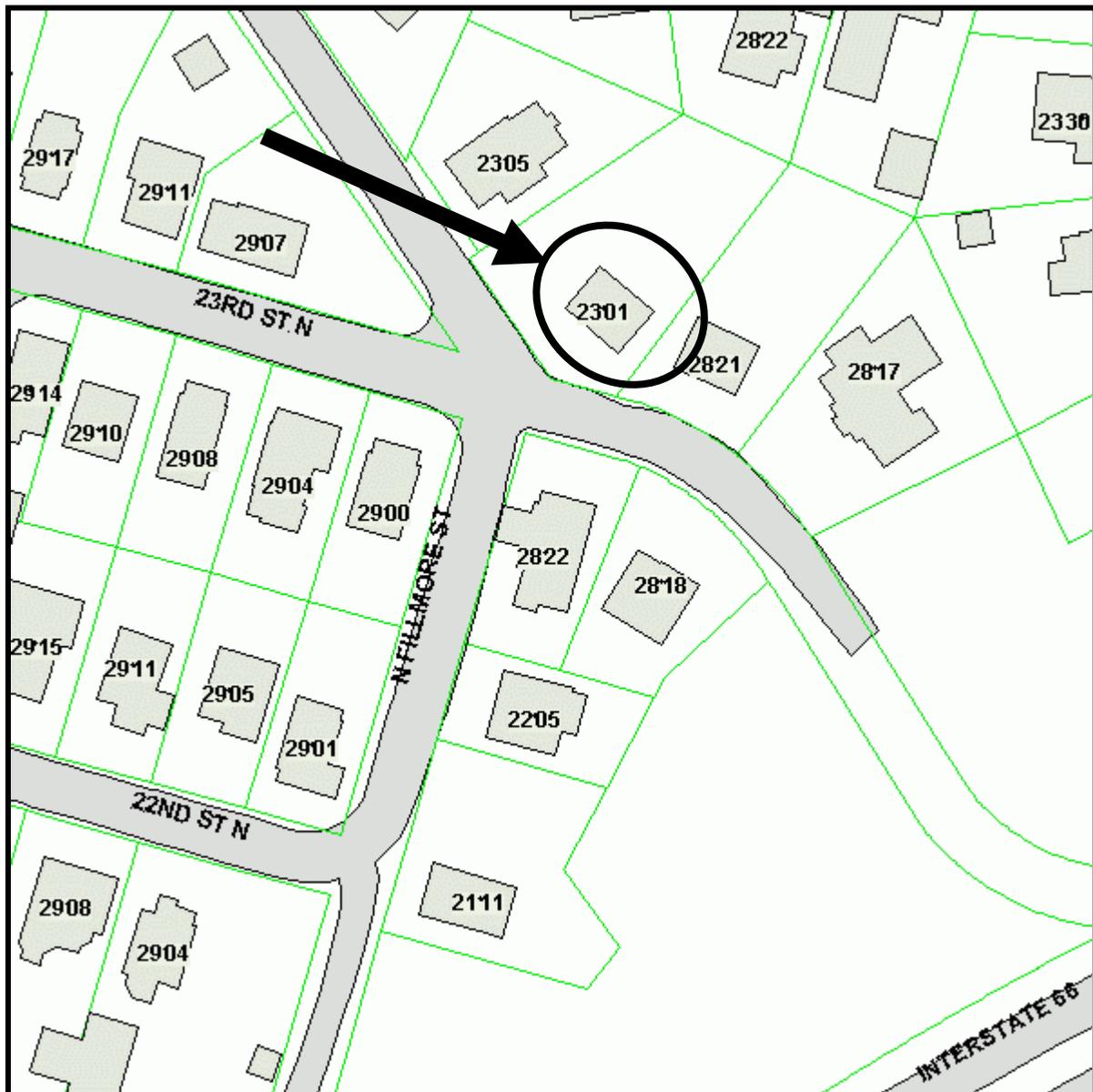


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-32 (HP1300035)



An after-the-fact request by Ron Hager/Hilda Rodrigues to construct a shed on the property at 2301 North Fillmore Street in the Maywood 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, John Liebertz**

Case #13 - 32 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Hilda Rodrigues

For Applicant(s): Ron Hager, Janine Rodrigues

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

Design Recommendations:

1. Does not meet Design guidelines.
2. The Board may consider:
 - Modifications to make it more acceptable, given that the form of the building itself is compatible.
 - Several coats of paint to hide the “woodgrain”
 - Installing asphalt shingles on the roof.

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: December 9, 2013
SUBJECT: 2301 North Fillmore Street, Case 13-32, Maywood Historic District

This is a request to allow for the after-the-fact construction of a shed in the Maywood Historic District at 2301 North Fillmore Street. The subject property is a Cape Cod style dwelling constructed in 1953. The *Maywood National Register Nomination* describes the house as follows: “The three-bay-wide, concrete-block masonry dwelling rests on a solid brick foundation. It is faced with 6:1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. The one-story, single-bay, shed-roof front porch has metal posts with an S-curve motif. Windows are 1/ 1 vinyl-sash with one fixed single-light window. Other notable features include 2 front-gable dormers clad in vinyl siding, rowlock sills, a metal awning over the entry, and simulated louvered shutters..” It is listed as a non-contributing building in the *National Register Nomination*.

In July of this year, the HP Code Inspector opened a Code Enforcement case against the subject property owner for constructing a shed in the historic district without first obtaining a Certificate of Appropriateness. The shed measures 7’x7’ and was constructed on a poured concrete pad. It is located in the side yard of the subject property. The shed itself is constructed entirely of resin (roof, walls, door, windows, etc.) per the specifications provided by the applicant. The resin siding has a faux-wood grain pattern. Construction grade “resin” is a synthetic material that is also known as polyvinyl, polystyrene, or polyethylene depending on its chemical composition. It is, essentially, a type of plastic material.

Sheds and other outbuildings, including garages, require CoA review in Maywood. The “Materials” portion of the Maywood Design Guidelines in Chapter 6: New Addition/Building applies to the allowable materials for all new additions and outbuildings. This section discusses appropriate materials that can be used within the District, and focuses on the proper use of brick, siding, stucco and shingles. The chapter does note that cement fiberboard may be used in certain circumstances as outlined in Appendix C. All sheds approved to date through the design review process have used traditional building materials (wood siding, wood shingles, Cherrydale type block) or have obtained approval to use Hardiplank in conformance with Appendix C. The *Guidelines* do not allow for the use of resin or plastic materials for an entire structure, and none have been approved for use in the historic district. The HALRB and the neighborhood have approved changes to the *Design Guidelines* to allow high-quality PVC trim to be used in very limited circumstances. This structure would not meet those standards. There are no standards that currently exist in the *Design Guidelines* that would allow for an all plastic structure to be constructed.

The DRC did discuss the potential for painting the structure to remove the appearance of the “wood grain,” and perhaps installing an asphalt shingle roof on top of the resin roof. It is not known whether this is feasible for the structure. The DRC had no recommendation for this application and asked that this case be placed on the discussion agenda for the December 18, 2013, HALRB meeting. The purpose of putting it on the discussion agenda without a recommendation was so that the entire HALRB

could discuss whether or not the material was compatible with the district and allowable under the *Design Guidelines*.

Staff finds that the request does not meet the intent of Chapter 6: New Addition/Building; Materials of the *Maywood Design Guidelines* and recommends denial of the application. Staff recommends that the applicant submit a new CoA application for a shed that would meet this section of the *Design Guidelines*.