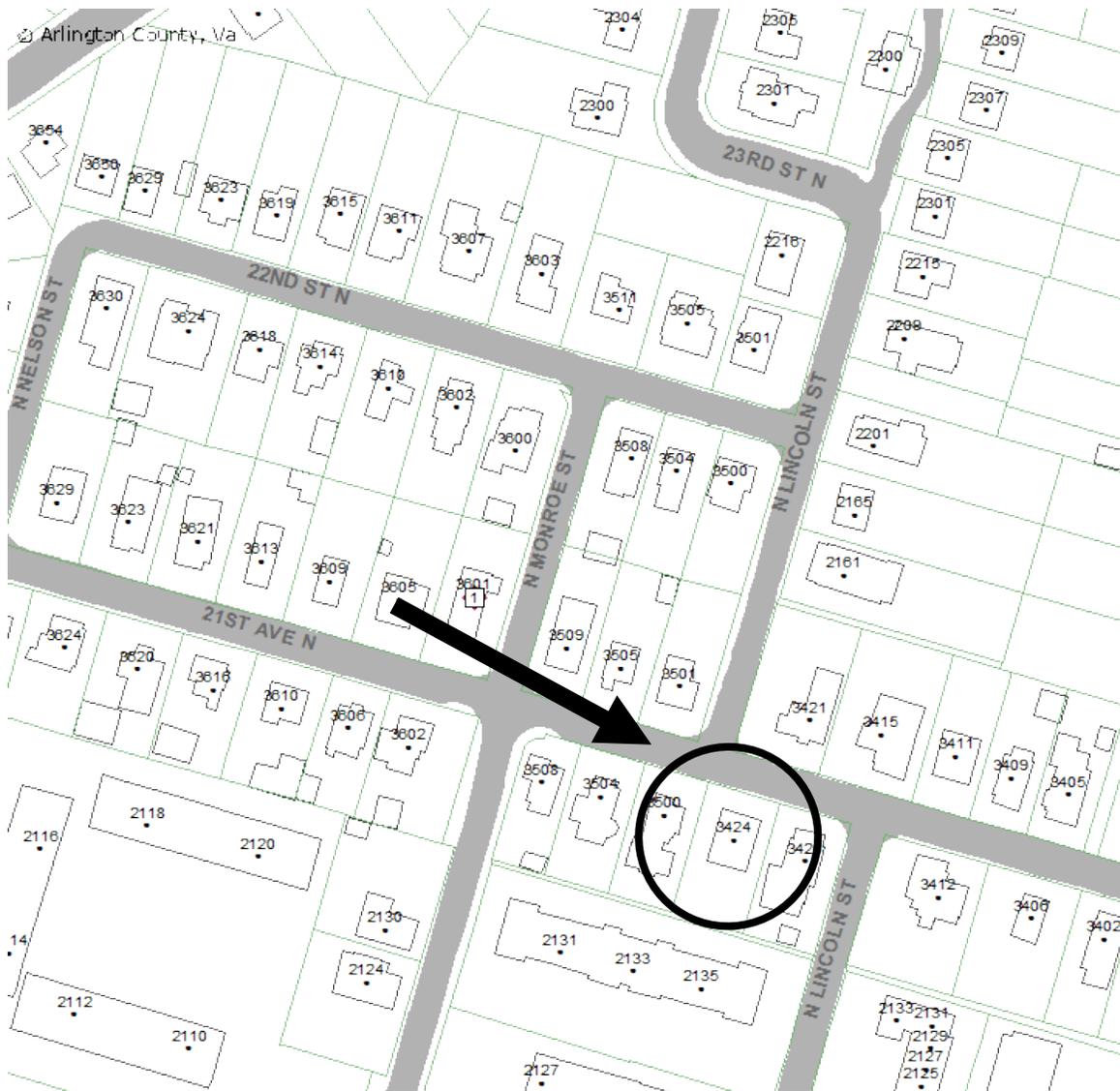


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-26 (HP1200024)



A request by Alex Berger & Amber Blaha, owners of the property at 3424 21st Avenue North, located in the Maywood Historic District, for partial demolition and new construction of 2-story rear addition.

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

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

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Case #12 - 26 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Berger/Blaha

For Applicant(s): Berger/Blaha, Fitzharris

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

Design Recommendations:

1. Reconfigure the screen porch element on this side and reconsider the architectural detailing. Consider extending existing line of porch and screening it in, or moving the screened portion to the rear.
2. Create a more classical overhang on the side entrance.
3. The west side elevation needs to be rethought. The two-story 'tower' element is inconsistent with the four-square, Colonial Revival style of the house.

**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.

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

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

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Case #12 - 26 Agenda Item # No 4

Application Complete

Application Incomplete

Applicant(s): Berger/Blaha

For Applicant(s): Berger/Blaha, Fitzharris

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

Design Recommendations:

1. Option B Elevation preferred with Option C roof.
2. Reduce height of windows above new porch on east side.
3. Rear and west side elevation option C with lower roof, variation of B.
4. Simplify casing on side door, north elevation.

**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  
**DATE:** January 7, 2013  
**SUBJECT:** 3424 21<sup>st</sup> Avenue North, Case 12-26, Maywood Historic District

This is a request to construct a new two-story rear addition at 3424 21<sup>st</sup> Avenue North in the Maywood Historic District. The house is a Queen Anne-style Foursquare that was constructed prior to 1914. The *Maywood National Register Nomination* describes the house as follows “The two-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in weatherboard and has a hipped roof sheathed in asphalt shingles. It has a one-story, four-bay, wood-frame wrap-around front porch on posts and one-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a hip-roof dormer and wide, overhanging eaves.” It is listed as a contributing building in the *National Register Nomination*.

This proposal would remove the rear wall, the rear portion of the wrap-around porch, and the rear one-story porch. The new construction will have a footprint of approximately 16’ x 27’. The screened-in porch also will be extended along the east elevation, and a new secondary entrance will be constructed along the west elevation. The new addition will extend the hipped roof of the original house, but will be lower in height to provide a visual differentiation. The portion of the new addition off the side, with the secondary entrance and mudroom, will have a lower roofline and is being designed with a scale and massing that are clearly secondary to that of the historic house. The porch extension will be screened to provide for more seasonal usage. The detailing of the extended screen porch was discussed in detail at the DRC. By keeping it in line with the existing porch, but designing it with different, but compatible details, will help to differentiate this new section of the porch from the original. The new roof will have asphalt shingles to match the original roof. The new addition will be sheathed in wood lap siding with a profile that matches that of the existing house. The windows will all be wood SDL, with details to match the existing house. The doors also will be wood. All associated trim will be wood. The only other change to the historic house is the addition of a small, square window (Window B) on the west elevation to illuminate the stairwell. This is an appropriate location and design for the window, and while changes to original fenestration patterns are generally discouraged, this small change does not affect the integrity of the house or its historic character.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the January 16, 2013, HALRB meeting. Staff finds that the request meets the intent of Chapter 6: New Addition/Building, and Chapter 7: Site Elements of the *Maywood Design Guidelines*. Staff recommends approval of the CoA.