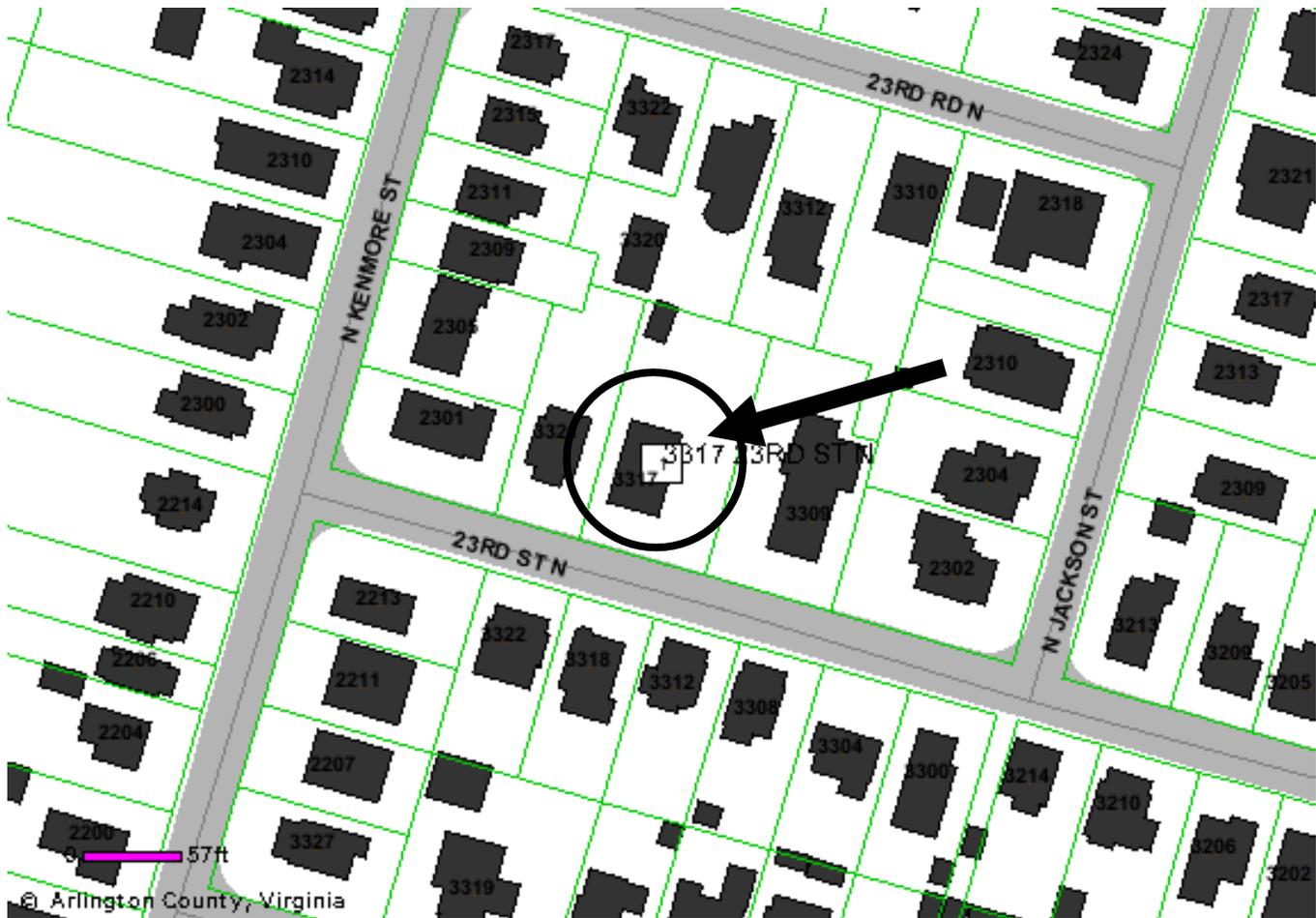


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-30 (HP1200028)



A request by Peter & Lindsey Egge, owners of 3317 23rd Street North in the Maywood Neighborhood Historic District, for addition of stormwater retention planters and alteration of driveway.

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 - 12-30 Agenda Item # No 2

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. Bubble out driveway—define material.
2. Add note on A-7 about how the planter walls will be finished.
- 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
DATE: January 7, 2013
SUBJECT: 3317 23rd Street North, Case 12-30, Maywood Historic District

This is a request to revise previously approved CoA 12-07 at 3317 23rd Street North in the Maywood Historic District. Approved in July 2012, CoA 12-07 was for partial demolition and the construction of a rear-addition. This revision would add two stormwater retention planters and alter the driveway.

The house is a Craftsman bungalow that was constructed prior to 1918. The *Maywood National Register Nomination* describes the house as “Queen Anne, pre-1918 [building]. The two-bay-wide, wood-frame dwelling rests on a solid rock-face concrete-block foundation. It is clad in narrow lapped wood siding and has a front-gable roof sheathed in asphalt shingles. It has a one-story, four-bay, wood-frame front porch on Tuscan columns and both nine-over-one and six-over-one wood-sash windows. Window and door surrounds feature molded lintels and projecting sills. Other notable features include wide. Overhanging eaves with exposed scroll-sawn rafter tails, and wood shingles in the gable ends.” It is listed as a contributing building in the *National Register Nomination*.

Recent changes to the Chesapeake Bay Ordinance now require projects with at least 2,500 square feet of land disturbance to capture the water runoff on site prior to being released into the public stormwater system. Many homeowners in Arlington have been required to comply with this provision of the law; this is the first such case in the Maywood Historic District. The law requires the water to “drain to daylight.” Depending upon the grade of the existing height, the height of the planter boxes as they appear above grade may vary. On this site, two boxes are being proposed. One will be in the front in the area where an existing concrete stoop was approved for removal as part of the previous CoA. The second box will be in the rear of the house near the back steps of the new addition. The first box measures approximately 48 square feet, while the second is 34 square feet. Both will be faced with Cherrydale block to match the existing house as closely as possible, and both will be screened with landscaping. The technical details of the planters must be prepared by a civil engineer and meet the specifications of the Chesapeake Bay Ordinance.

Similarly, the applicants are proposing to remove some existing concrete from their driveway to reduce impervious surface, and will have driveway strips and a smaller area to park a car. There were no issues with this change.

The DRC and staff appreciates that the applicant considered thoughtful locations for both boxes. These considerations will minimize the appearance of the planters and will help them blend into the design for the house. 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* and recommends approval.

