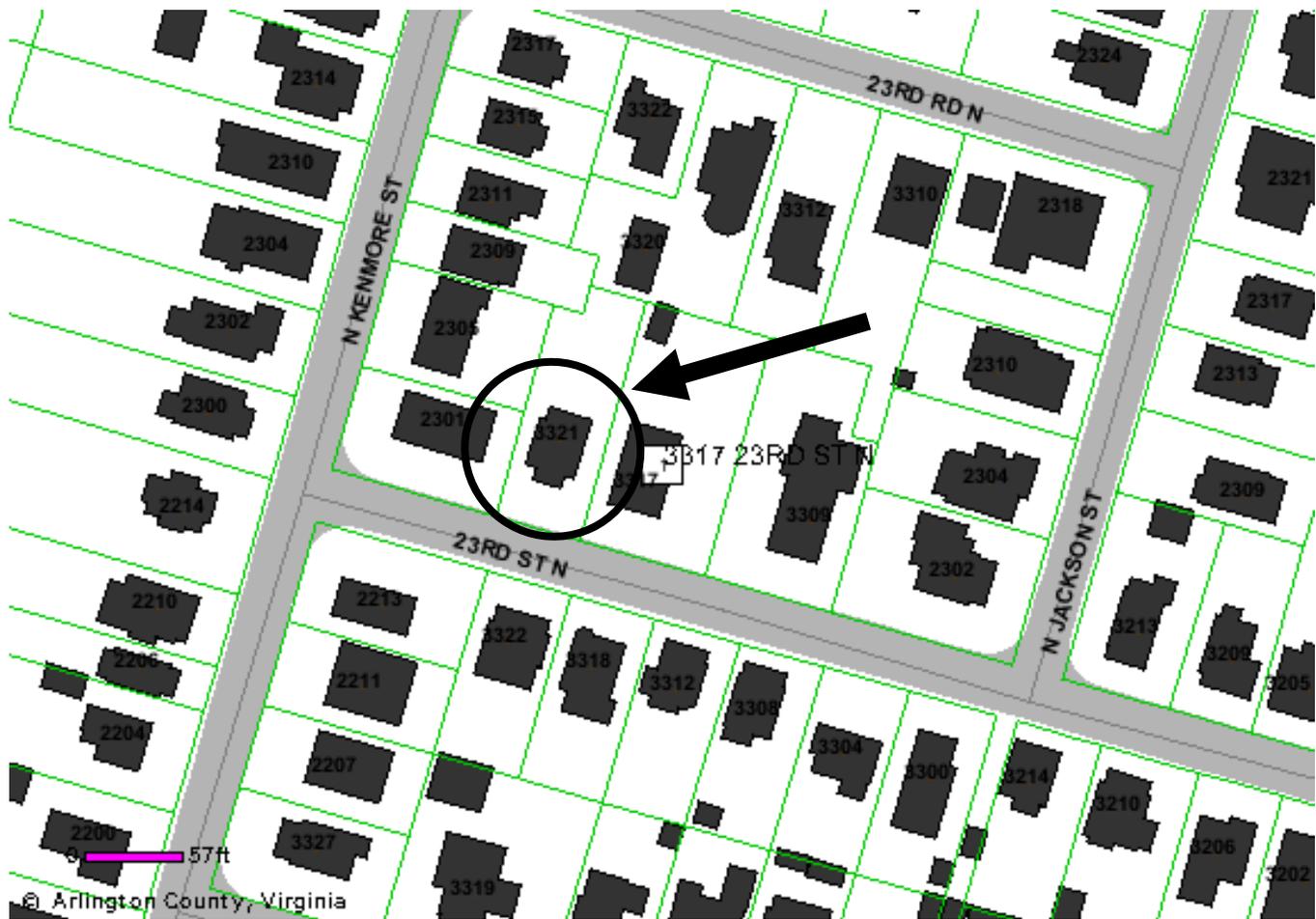


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-13A (HP1300018)



A request by Cecilia Kennedy, owner of 3321 23rd Street North in the Maywood Neighborhood Historic District, to amend previously approved CoA.

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 #12 – 13A Agenda Item # No 4

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. No issues.

2.

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: July 10, 2012
SUBJECT: 3321 23rd Street North, Case 12-13A, Maywood Historic District

This is a request to revise previously approved CoA 12-13 for 3321 23rd Street North in the Maywood Historic District. The HALRB previously approved CoA 12-13 for a one-story rear addition in July 2012, and approved alterations to that design in January 2013.

The house is a Craftsman bungalow that was constructed prior to 1925. The *Maywood National Register Nomination* describes the house as, “a three-bay-wide, wood-frame dwelling rests on a solid ashlar concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front portico on square posts and six-over-one wood-sash windows. Other notable features include wide, overhanging eaves with exposed rafter tails, asbestos shingles in the gable end of the portico, egg-and-dart molding at the base of the portico piers, and a molded wood cornice.” It is listed as a contributing structure in the *National Register Nomination*.

The existing house does not have any alterations shown in the permit record. There have been no HALRB reviews since the district was established; the house is almost entirely unaltered on the exterior. Currently, the house has approximately 1000 square feet of livable space, making it one of the smallest in Maywood. It measures 26’ 2” by 31’ 3”, excluding the front porch. The original CoA proposed to add approximately 900 square feet to the house, excluding a small rear porch and side stairwell. The footprint of the proposed addition will not increase in square footage with the proposed changes.

The alterations to the approved CoAs include the following items:

- Removal of three window wells for the proposed addition.
- Changing the basement stairwell from from 27’ 4” in length to 16’.
- Altering the roofline on the proposed back portion of the addition, over the family room. The previous roof had a side-gable configuration. The new roof is a cross-gable, with an 8/12 pitch on the side gable ends (to compliment the 8/12 pitch on the original house), and the rear gable end has a 7/12 pitch to accommodate the width of the addition.
- For the West elevation changes include:
 - Moving the proposed door on the west elevation and altering the fenestration. The new windows will include a set of ganged, triple 6-lite awning windows, and a set of ganged, triple 6/1 double-hung windows. All the windows will still be wood.
 - Removing the kitchen window in the original house. This existing 8/8 window is not original to the house. It will be replaced with a 6/1 double-hung window.
 - Installing new 3-lite wood awning windows in the basement elevation.
- For the East elevation changes include:
 - Changing the ganged window Type C to a single window Type A.

- Changing the bathroom window Type D, double-hung, to a single, awning window (new) Type C.
- Installation of new casement egress window Type G.
- For the Rear elevation changes include:
 - Changing the Casement Type A windows to double-hung, 6/1, ganged windows.
 - Addition of awning windows in new rear gable end.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the July 17, 2012, 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.