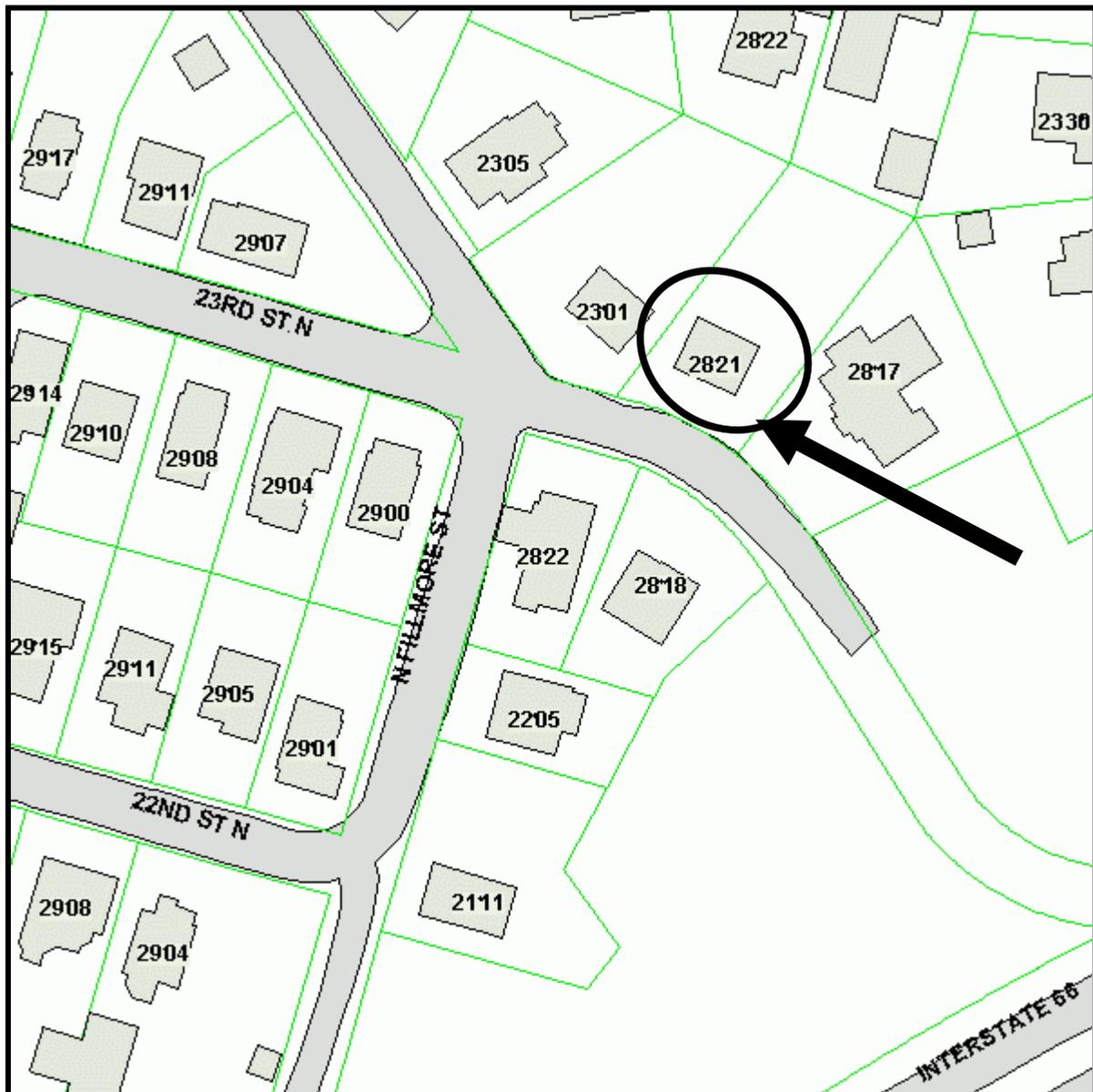


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-10 (HP1300010)



A request by Clint Woodson, Touchstone Custom Homes, LLC., contract purchaser of the property at 2821 23<sup>rd</sup> Street North in the Maywood Historic District, for partial demolition, construction of a new rear addition, alteration to roofline, alterations to front elevation, other alterations.

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 #13 - 11 Agenda Item # No 4

- Application Complete
- Application Incomplete

Applicant(s): Clint Woodson  
For Applicant(s): Clint Woodson

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

Design Recommendations:

1. Porch columns, frieze, and the detailing are too heavy for the cape cod.
2. Look at enlarging the windows on the side elevations.
3. Use the Maywood detailing for the deck.
4. Reconsider the rear roof slopes to be more compatible with existing house.
5. Right side elevation: Use same slope on either side of ridge.
6. Keep front windows as picture windows.
7. For new windows being cut into the brick, do not add a soldier course header.
8. For the deck—have the support posts meet the rail posts so that they visually line up.
9. The overhang on front dormers is a bit too large.

**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 #13-10 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Touchstone Custom Homes

For Applicant(s): Stan Stewart, architect

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

Design Recommendations:

1. Fix columns so that they are all more slender.
2. Consider pulling the porch roof all the way across.
3. Mimic old gable vents in new gable ends.
4. Make windows in side elevation gable ends larger.
5. Change windows on first floor to double-hung.
6. Add window to the kitchen on east elevation.
7. Alter the roofline on the east elevation so that the eave and pitch are the same on both east and west elevations.

**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:** 2821 23<sup>rd</sup> Street North, Case 13-10, Maywood Historic District

This is a request for partial demolition and construction of a new rear addition at 2821 23<sup>rd</sup> Street North in the Maywood Historic District. The house is a Colonial Revival-style cape code that was constructed in 1953. The *Maywood National Register Nomination* describes the house as a, “the three-bay-wide, concrete-block masonry dwelling [that] rests on a solid brick foundation. It is faced with 6: 1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. Windows are 1x1 vinyl-sash, and there is a fixed plate glass window flanked by eight-light horizontal sliding windows. Other notable features include 2 front-gable dormers clad in vinyl siding, simulated louvered shutters, rowlock sills, a wood fascia, and a stylized Colonial Revival entry surround with a denticulated entablature. It is listed as a non-contributing structure in the *National Register Nomination*.

The existing house contains 1326 square feet of living space. There is a steep change in grade off the back of the house that makes the basement accessible on grade. In the winter of 2013, a large tree fell on the roof, substantially damaging the interior of the structure and rendering it largely uninhabitable. Part of the proposed work will involve changes to the roofline in order to remedy the structural damage as well as to allow more habitable space on the second floor. The new addition will measure 16’ x 32’ (width) x 29’ for a total of 1236 additional square feet of living space. The finished basement will include 1441 square feet of living space. The total above ground square footage will be 2562 square feet. The applicant is also proposing to construct a wood deck off of the main living level. No large trees will be impacted as a result of this project.

The changes proposed in this application include the following:

1. Remove on the original house:
  - a. Facade:
    - i. Two dormers.
    - ii. Replacement windows and doors
  - b. West elevation (Left elevation on plans):
    - i. Replacement windows and siding.
  - c. East elevation (Right elevation on plans):
    - i. Replacement windows and siding.
2. Major Alterations to original house:
  - a. Raise the existing height of the house 6 feet.
  - b. Raise the existing chimney 7 feet.
  - c. Raise the brick on the first floor by 2’ from grade to the cornice line.
  - d. Construct a new entry portico with two steps.
  - e. Construct two new dormers on the façade, enlarge window and door openings.

- f. Alter the grade at the side elevations to partially over some of the brick foundation wall that is currently over-exposed due to long-term erosion.
3. New construction:
  - a. Addition of a new second story and two-story rear addition with basement egress at grade.
  - b. Construction of a small side addition, set back from the façade with a secondary door.
  - c. Construction of a new wood deck.

The new addition will be sheathed in smooth hardiplank siding, will have wood, double-hung and awning windows, wood doors and wood vents in the gable ends. The deck will be constructed of wood with Trex decking. All of the brick used to fill in window openings and for repairs will match the existing brick exactly. Salvaged brick from the rear elevation to be demolished will be used and the mortar will be mixed to match. The exposed basement foundation will be painted concrete. The roof will be covered with architectural asphalt shingles per the attached specifications.

Though many changes are proposed to the original house, the proportions and details are complimentary with the Colonial Revival style. The main block of the original house is being maintained as are the majority of door and window openings. Recent cases involving non-contributing houses in the historic district have allowed these types of changes involving the roof height, openings and details to be approved (CoA 10-28, 2332 North Fillmore Street; CoA 12-19, 2305 North Kenmore Street). While this proposal will result in a larger house, the size and style of the addition, and the materials used, are all in keeping with the neighborhood and conform to the standards set in the *Design Guidelines*.

The DRC heard this case in June and July. They recommended changes to the elevations, roof pitch, and details, all of which are included in the submitted drawings. 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 of the *Maywood Design Guidelines* and recommends approval.