

LETTER OF TRANSMITTAL

Historical Affairs & Landmark Review Board  
c/o Historic Preservation Program  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Anne Braghetta  
Tim Huson  
2101 North Kenmore  
Arlington, VA  
22201

Dear Review Board Members:

Enclosed is an application for a Certificate of Appropriateness and the following attachments:

Drawing(s) -- Indicate scale on each drawing.

Site Plan / Plat Surveyor's Plat 1" = 20'

Elevation 1/4" = 1' North, South, East, West Sides

Floor Plan Plan View Window of House  
Well 1/2" = 1'

Section 1/2" = 1' Window

Detail 1/2" = 1' Window

Photograph(s) -- Please indicate number of photographs.

Color Monochrome Black/White Monochrome

Material Samples/Manufacturer's Catalog Cuts -- Please describe all material exhibits.

Anderson Window Catalog Cuts

YOUR SIGNATURE BELOW CONFIRMS YOUR CONSENT TO THE FOLLOWING:

1. I understand that these materials will be placed in the Historic Preservation Program's building file for information about my property following the public hearing.
2. I understand it is my responsibility to inform my adjacent neighbors of my building and construction plans for this project.
3. I hereby grant permission to the County's Historic Preservation Code Inspector to enter my property during the application and construction phases of my project.
4. I hereby grant permission to the County's Historic Preservation Code Inspector to take photographs of my property, including the existing conditions, during the construction phase, and after the project is completed.

(Signed)

*[Handwritten Signature]*

Date

*[Handwritten Signature]*  
April 29, 2013

SUBMISSION REQUIREMENTS											
* = REQUIRED 0= MAY BE REQUIRED, CHECK WITH STAFF											
PROJECT	APPLICATION	PHOTOGRAPHS	SITE PLAN	VICINITY PLAN	ELEVATIONS	DETAIL DRAWINGS	FLOOR PLANS	SAMPLE/SPECS	LANDSCAPEPLAN/ ARBORIST REPORT	3-D VIEWS	MODEL
NEW CONSTRUCTION	*	*	*	*	*	*	*	*	*	0	0
ADDITIONS	*	*	*	*	*	*	*	*	*	0	0
PARTIAL/TOTAL DEMOLITION	*	*	*	*	*	0	*	*	*		
DECKS/PORCHES	*	*	*	*	*	*	0	*	0		0
FENCES/WALLS	*	*	*	0	*	0		*	0		
DRIVES/WALKS	*	*	*	0	*			*	0		
ALTERATIONS	*	*	*	0	*	*	0	*	0		0
SIGNAGE	*	*	0		*	*		*			0
MAJOR LANDSCAPING/REGRAIDING	*	*	*	*	0				*		0
TREE REMOVAL	*	*	*	0					*		

**ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

DATE April 29, 2013

<u>Z-</u>	<u>-</u>	<u>-HD</u>	<u>RPC#</u>
(TO BE COMPLETED BY STAFF)			

**DESIGNATED PROPERTY:**

Name of Historic District Maywood, Arlington

Address of Building 2101 North Kenmore Street, Arlington, VA 22201

**OWNER:**

Name Anne Braghetta and Tim Huson

Address (if different) \_\_\_\_\_

Phone (Home) 703-666-8179

(Work) 703-899-3713

EMAIL: \_\_\_\_\_

**PERSON FILING APPLICATION, IF OTHER THAN OWNER:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (Home) \_\_\_\_\_

(Work) \_\_\_\_\_

Relationship to Applicant \_\_\_\_\_

**PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:**

Tom Cook

**PURPOSE OF APPLICATION:**

Repair (change of materials)

Alteration

Addition

Fence

Demolition

New construction

Relocation

Outbuildings

Tree Removal

Grading

Sign

Other

Will an application related to this property go before any of the following?  Board of Zoning Appeals

Planning Commission  County Board

Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?  YES  NO

Is any demolition anticipated?  YES  NO

If yes, please describe internal walls only, old walls and piping

**OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):**

Description:

Requesting variance for previously approved COA (#13-04) on window well placement.

We will be finishing our basement with upgrade of existing bathroom and installation of egress windows on north and south sides of house.

## FILING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

All CoA applications requiring HALRB review will be referred *first* to the Design Review Committee (DRC). See the 2012 CoA Application Schedule below for important dates. Please call the Historic Preservation staff at (703) 228-3812 if you need any assistance with this application.

- I. Complete Application (see page two), Letter of Transmittal (see page three), and include all necessary attachments (see pages four and five for instructions). Application Packets that are incomplete will NOT be accepted for review.**

\* For a **DRC Application** submit **10 (TEN) Copies** of your Application Packet\*

\* For an **HALRB Application** submit **20 (TWENTY) Additional Copies** of your Application Packet\*

**A. Photos:** Submit current color and/or black and white photographs of property and specific area(s) to be affected. Photos should accurately represent existing materials, colors, and textures. **All photos should be labeled and direction of view noted.**

**B. Drawings of Site and/or Construction Plans:** Submit drawing(s) of the area(s) to be affected. These may include elevations, wall sections, floor plans, and site plans (including plat) as indicated on the attached submission chart. Indicate scale on each drawing.

**C. Material Samples:** Include samples of all materials to be used, accurately showing color, textures, and scale. All samples should be identified by listing manufacturer's catalog names and brand names.

**D. Past Photos or Drawings:** If available, please attach older photograph(s) or drawing(s) of the property.

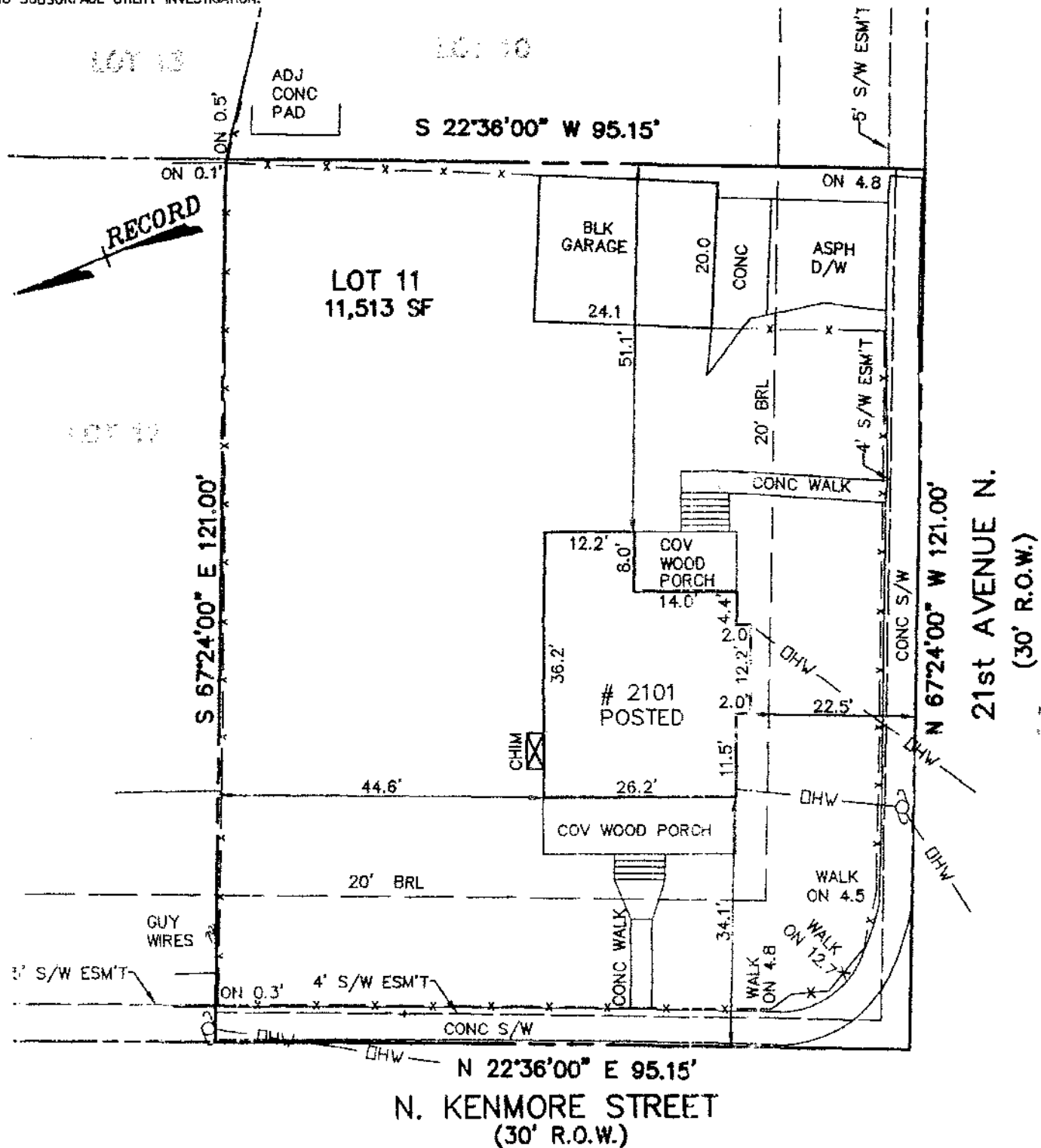
- II. Forward completed application to the Historic Preservation Program by the filing date noted below. Upon receipt of your application, you will be notified as to the date of your meeting with the Design Review Committee.**

### 2013 CoA APPLICATION SCHEDULE

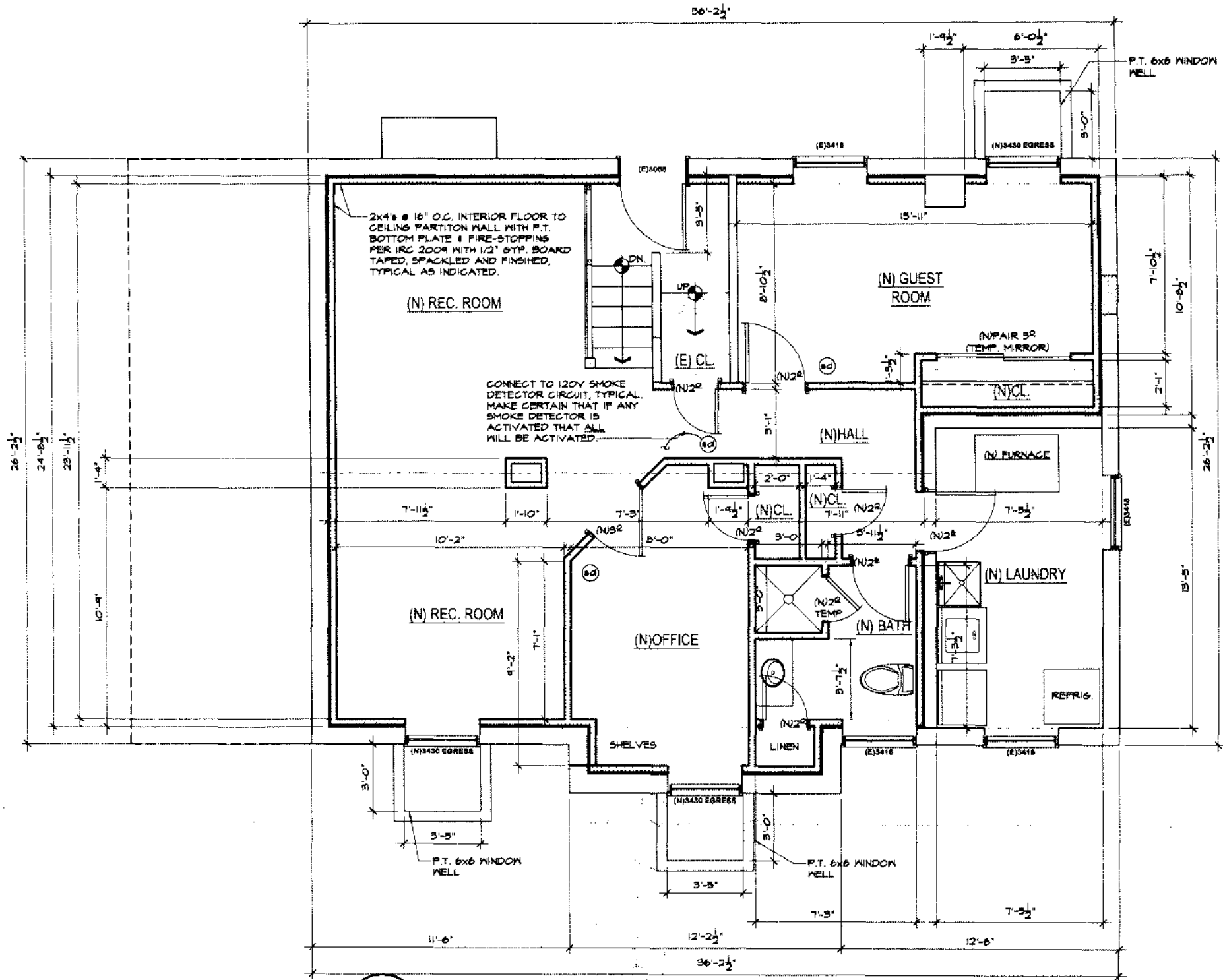
MEETING MONTHS	FILING DATE	DRC MEETING	HALRB HEARING
JANUARY 2013	12/19	1/2	1/16
FEBRUARY	1/23	2/6	2/20
MARCH	2/20	3/6	3/20
APRIL	3/20	4/3	4/17
MAY	4/17	5/1	5/15
JUNE	5/22	6/5	6/19
JULY	6/19	7/3	7/17
AUGUST	7/24	8/7	8/21
SEPTEMBER	8/21	9/4	9/18
OCTOBER	9/18	10/2	10/16
NOVEMBER	10/23	11/6	11/20
DECEMBER	11/20	12/4	12/18
JANUARY 2014	12/18	1/2 *Thursday*	1/15

NOTES:

- 1) NO TITLE REPORT FURNISHED.
- 2) BOUNDARY BY OTHERS.
- 3) THIS PLAT WAS FORWARDED ELECTRONICALLY IN READ ONLY FORMAT. ANY ATTEMPT AT ALTERATION INVALIDATES THE SEAL AND SIGNATURE. AN ORIGINAL HARD COPY REMAINS ON FILE AT RICE ASSOCIATES.
- 4) COPYRIGHT 2005, RICE ASSOCIATES - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
- 5) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP.
- 6) THE SUBJECT DWELLING IS LOCATED IN F.I.R.M. ZONE 'C', AS SHOWN ON COMMUNITY PANEL NUMBER 515520 0010 B, DATED MAY 3, 1982.
- 7) LOCATION OF IMPROVEMENTS BASED ON MONUMENTATION FOUND IN THE SUBDIVISION. DHF, IRF, IPF, PKF, NF DENOTES FOUND MONUMENTATION.
- 8) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES).
- 9) NO SUBSURFACE UTILITY INVESTIGATION.







2
A
**NEW BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"





**Photos of 2101 North Kenmore Street, Arlington, VA 22201 (Maywood)**

Front of House, Existing. NO CHANGE PROPOSED



Rear of House, Existing. NO CHANGE PROPOSED



North Side of House, Existing – Proposed Egress window on far left side of photo



South Side of House, Existing - Proposed Egress window on far left side of photo





Detail – Windows north side of house



(Future egress window on left)

Detail – Windows north side of house



(Window replacement on right)



2101 North Kenmore Street

Detail – Windows south side of house



(Future egress window)



(Possible future egress window)

Detail – Broken bathroom windows south side of house. (Replacement)





ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE Feb 20, 2013 Z \_\_\_\_\_ - HD \_\_\_\_\_ RPC# \_\_\_\_\_  
(TO BE COMPLETED BY STAFF)

DESIGNATED PROPERTY:

Name of Historic District Maywood  
Address of Building 2101 North Kenmore Street

OWNER:

Name Tim Huson + Anne Braghetta  
Address (if different) \_\_\_\_\_

Phone (Home) 703-666-8179 cell 703-899-3713  
(Work)

EMAIL: anne@braghetta.com tim@huson.com

PERSON FILING APPLICATION, IF OTHER THAN OWNER:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
Relationship to Applicant \_\_\_\_\_

PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:

T Cook Company

PURPOSE OF APPLICATION:

Repair (change of materials)  Alteration  Addition  Fence  
 Demolition  New construction  Relocation  Outbuildings  
 Tree Removal  Grading  Sign  Other

Will an application related to this property go before any of the following?  Board of Zoning Appeals  
 Planning Commission  County Board  Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?  YES  NO

Is any demolition anticipated?  YES  NO If yes, please describe \_\_\_\_\_

Interior renovation only

OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Description: We plan to remodel the basement in order to upgrade the existing bathroom in the basement. As part of the remodel, we would like to install two egress windows; one on the south side of the house and one on the north side

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Drawing(s) -- Indicate scale on each drawing.

Site Plan / Plat	<u>Surveyor stak. 1" = 20'</u>
Elevation	<u>1/4" = 1' North, South, East West Side of Ho</u>
Floor Plan	<u>Plan View Window Well 1/2" = 1'</u>
Section	<u>1/2" = 1' Window</u>
Detail	<u>1/2" = 1' Window</u>

Photograph(s) – Please indicate number of photographs.

Color 4 Black/White \_\_\_\_\_

Material Samples/Manufacturer's Catalog Cuts – Please describe all material exhibits.

Anderson Window Casement Catalog Cuts

YOUR SIGNATURE BELOW CONFIRMS YOUR CONSENT TO THE FOLLOWING:

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3. I hereby grant permission to the County's Historic Preservation Code Inspector to enter my property during the application and construction phases of my project.
4. I hereby grant permission to the County's Historic Preservation Code Inspector to take photographs of my property, including the existing conditions, during the construction phase, and after the project is completed.

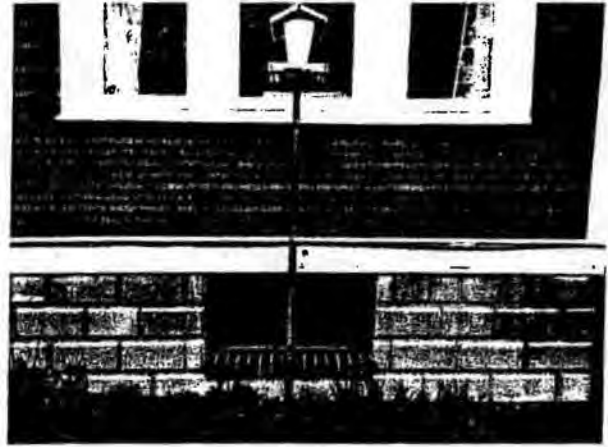
(Signed) Anne B. [Signature]  
Date Feb 19 2013



Detail – Windows south side of house



(Future egress window)



(Possible future egress window)

Detail – Broken bathroom windows south side of house. (Replacement)



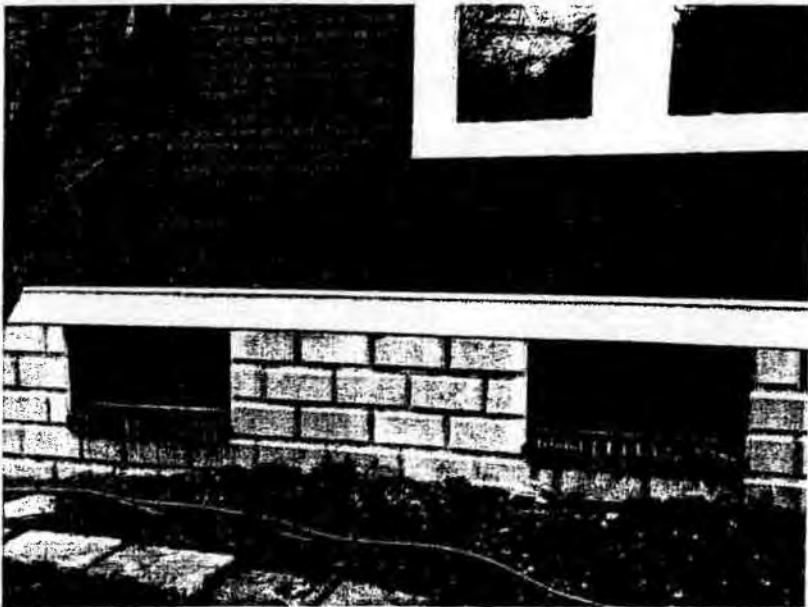
**HALRB APPROVED**  
Co.A ISSUED ON 3/28/13  
FIELD CHANGES TO THE ORIGINAL SUBMITTALS OF  
APPROVED. READ  
INFORMATION CALL 703.444.1111

Detail – Windows north side of house



(Future egress window on left)

Detail – Windows north side of house



**HALRB APPROVED**

DATE: 3/28/13  
FILED: [illegible]  
APPROVED: [illegible]  
[illegible]

CEILING

TO WINDOW HEAD - TYPICAL

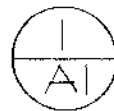
2ND FLOOR

CEILING

TO WINDOW HEAD - TYPICAL

1ST FLOOR

BASMENT GLG.



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

WEST SIDE

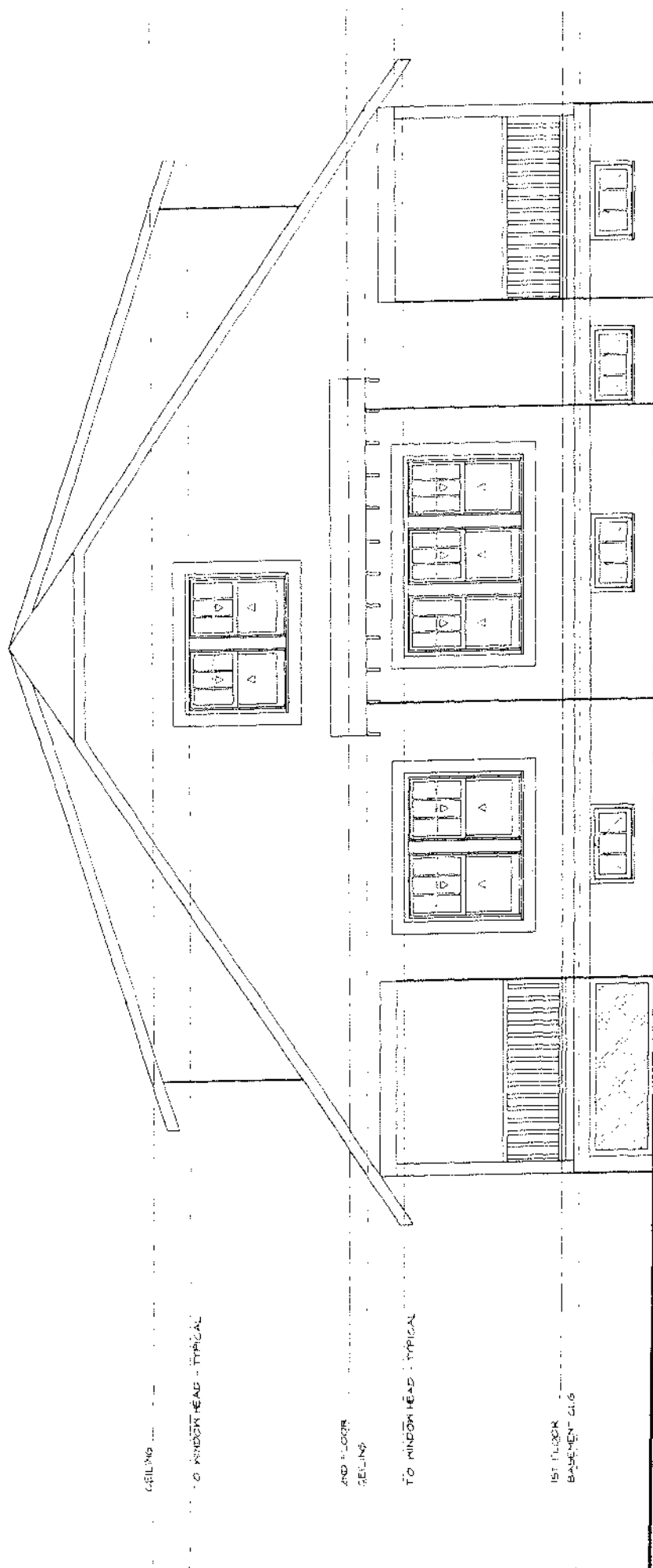


4  
A1

EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"

NORTH SIDE



CEILING

TO WINDOW HEAD - TYPICAL

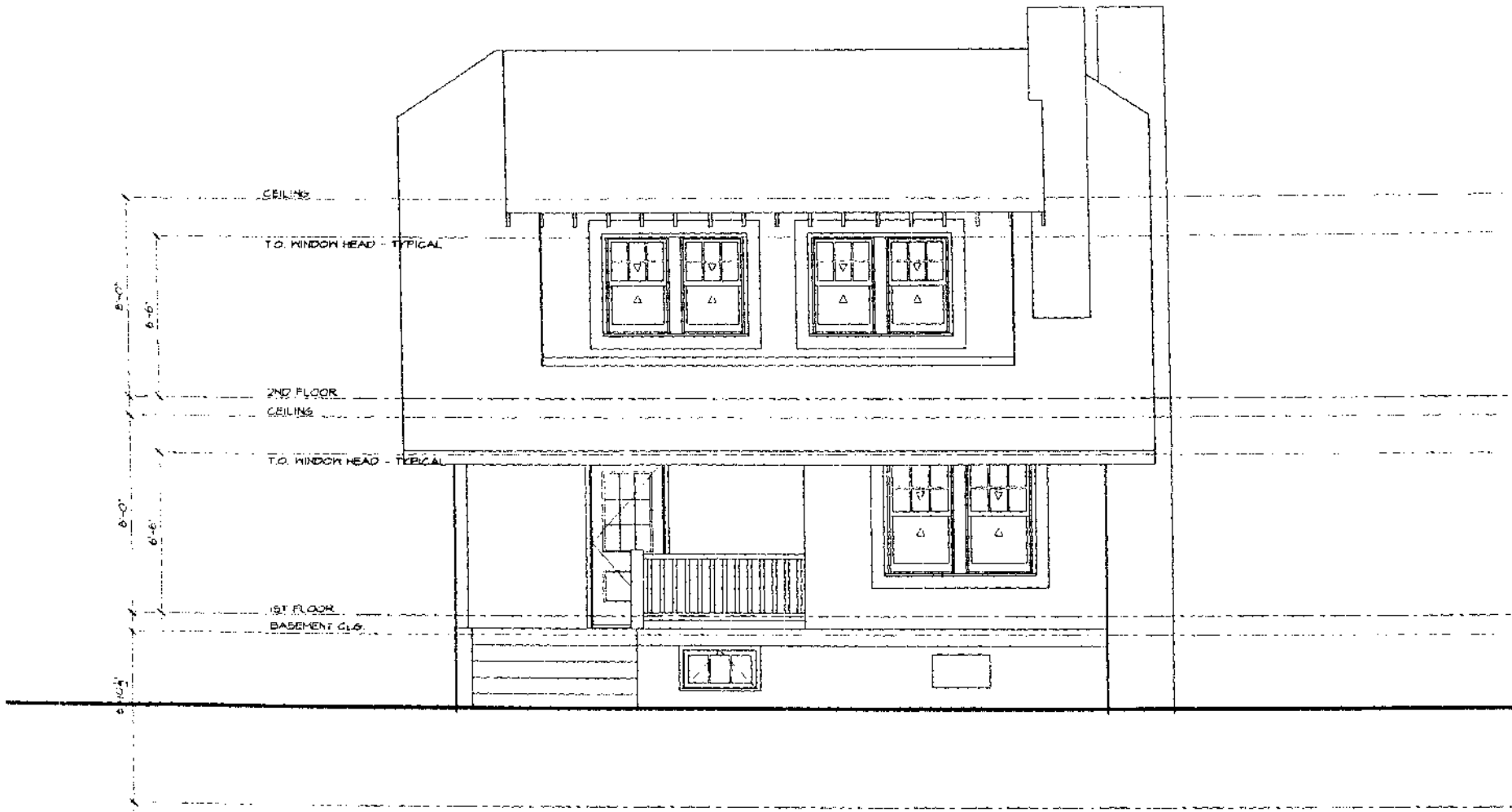
1ST FLOOR  
CEILING

TO WINDOW HEAD - TYPICAL

1ST FLOOR  
BASEMENT CLG

2 EXISTING RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

SOUTH SIDE



3  
A1

EXISTING BACK ELEVATION

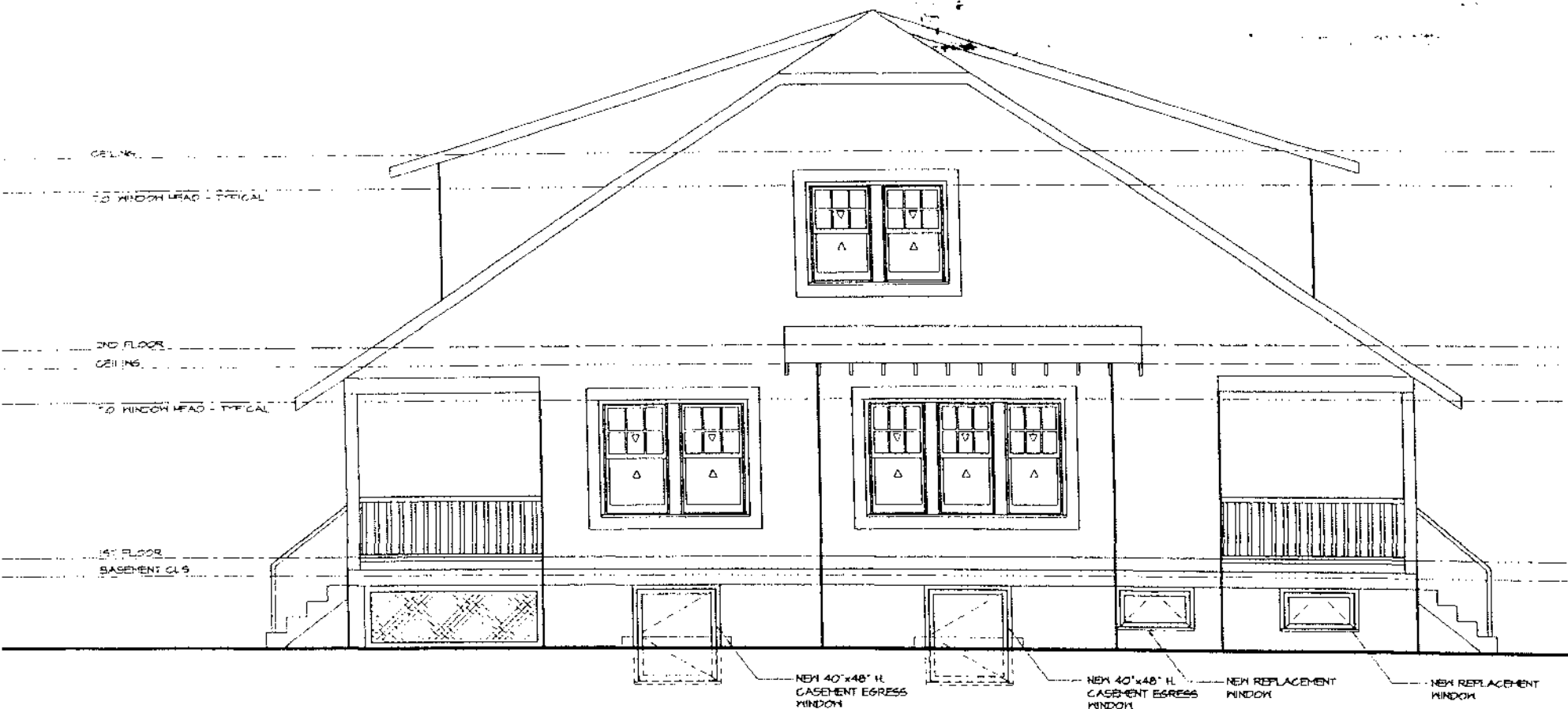
SCALE: 1/4" = 1'-0"

EAST SIDE

HALRB APPROVED

COA ISSUED ON 3/28/13

FIELD CHANGES TO ANY MAJOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-2830.



2 NEW RIGHT ELEVATION  
A4 SCALE: 1/4" = 1'-0"

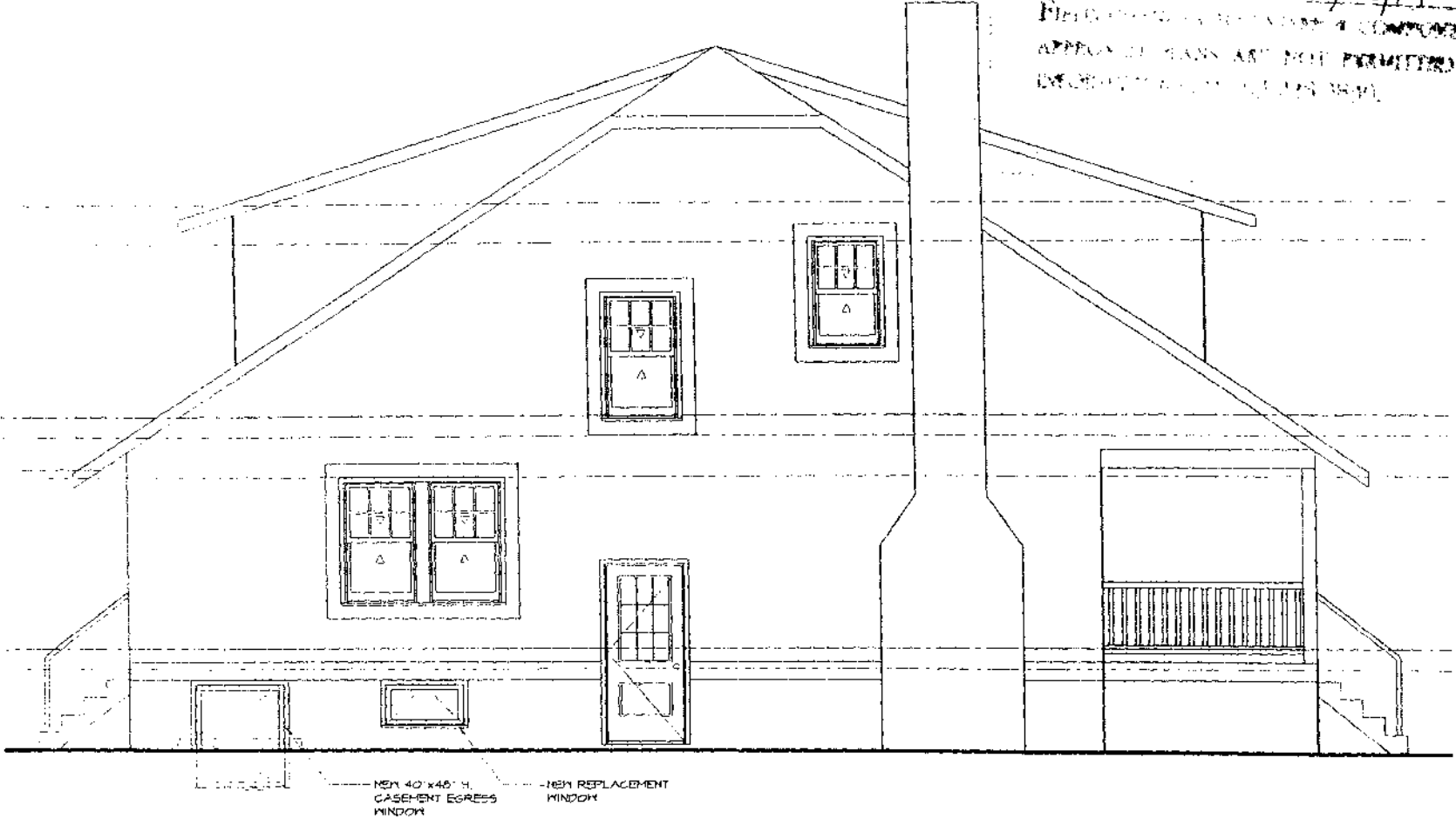
SOUTH SIDE

1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

HALRB APPROVED

DATE: 3/28/13

PERMITTED BY THE BOARD OF COMMISSIONERS OF  
APPROPRIATE AGENCIES AND NOT PERMITTED FOR  
EXCISE TAX PURPOSES



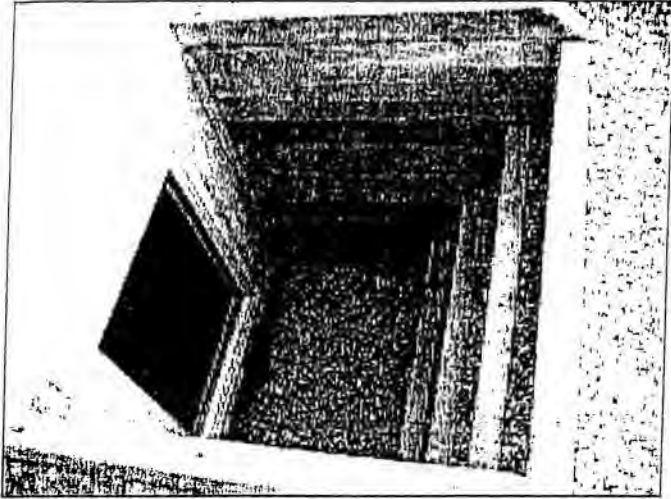
4  
A2

NEW LEFT ELEVATION - NORTH SIDE

SCALE: 1/4" = 1'-0"



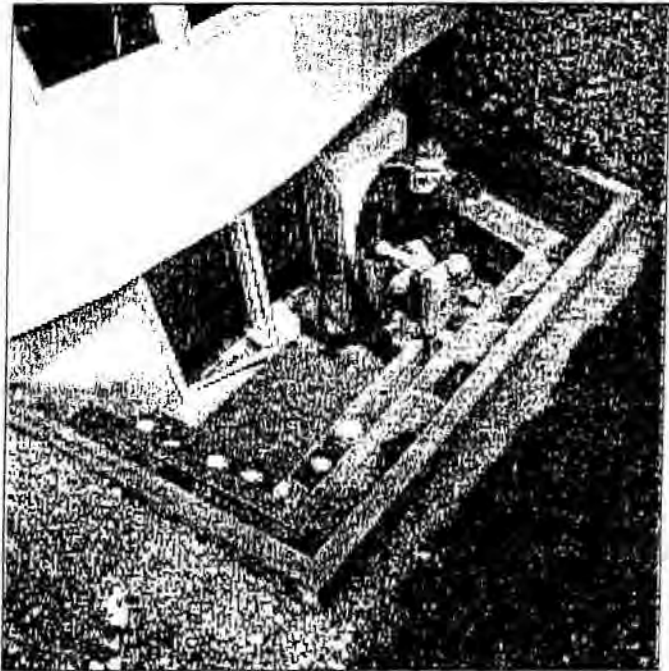
Window Well detail of concept



HALRB APPROVED

DATE: 3/28/13

FILE: [illegible]  
APPROVED FOR [illegible] FROM [illegible]  
BY: [illegible]

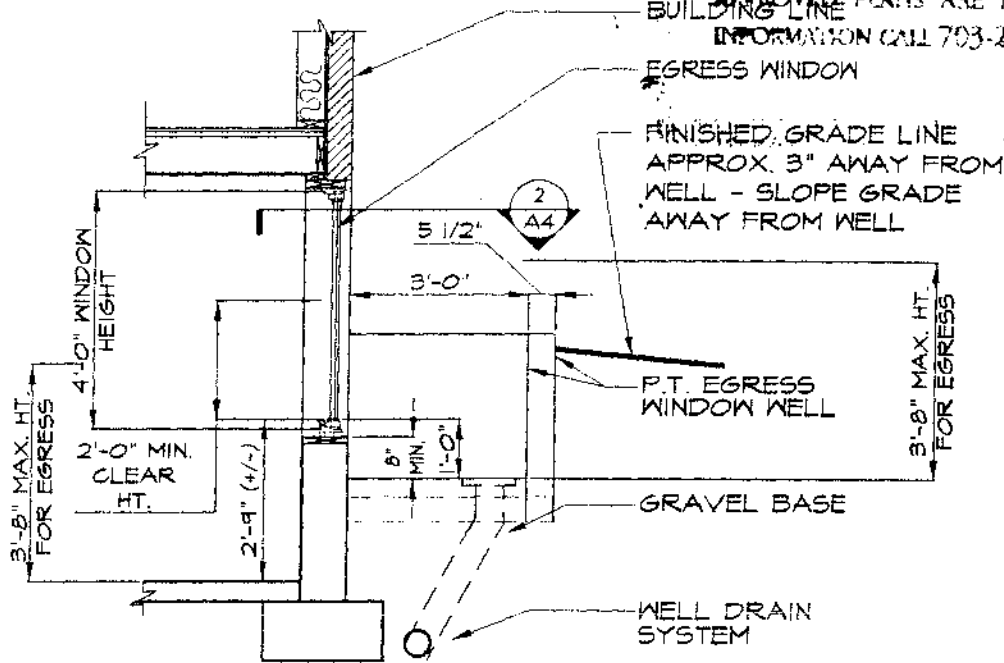


# HALRB APPROVED

COA ISSUED ON 3/28/13

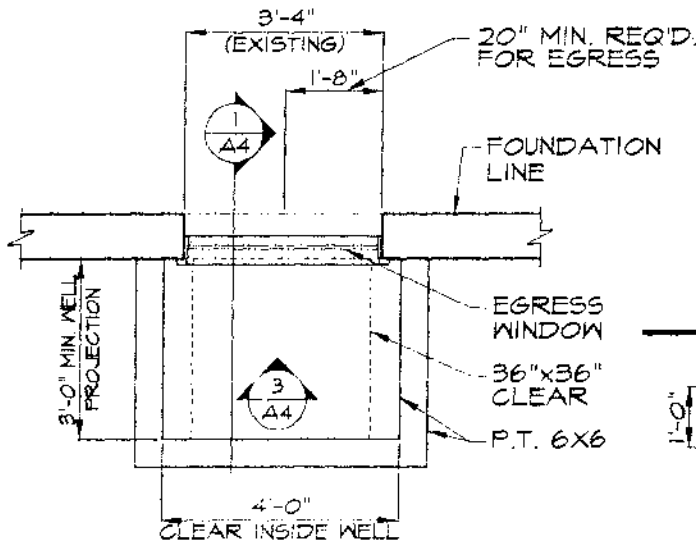
FIELD CHANGES TO EXTERIOR COMPONENTS ARE

APPROVED. PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

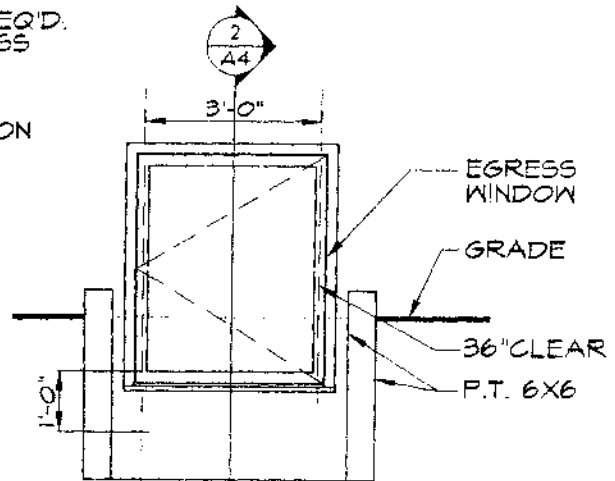


1 SECTION THRU WINDOW WELL  
A4 SCALE: 1/2" = 1'-0"

NOTE:  
NEW WINDOW TO MEET MIN. OPENING HEIGHT OF 24" CLEAR AND MIN. OPENING WIDTH OF 20" PER IRC 2009, SECTION R310. MIN. OF 3' x 3' CLEAR INSIDE OF WINDOW WELL.



2 PLAN VIEW WINDOW WELL  
A4 36" PROJECTION REQUIRED FOR EGRESS  
SCALE: 1/2" = 1'-0"



3 WINDOW ELEVATION  
A4 SCALE: 1/2" = 1'-0"