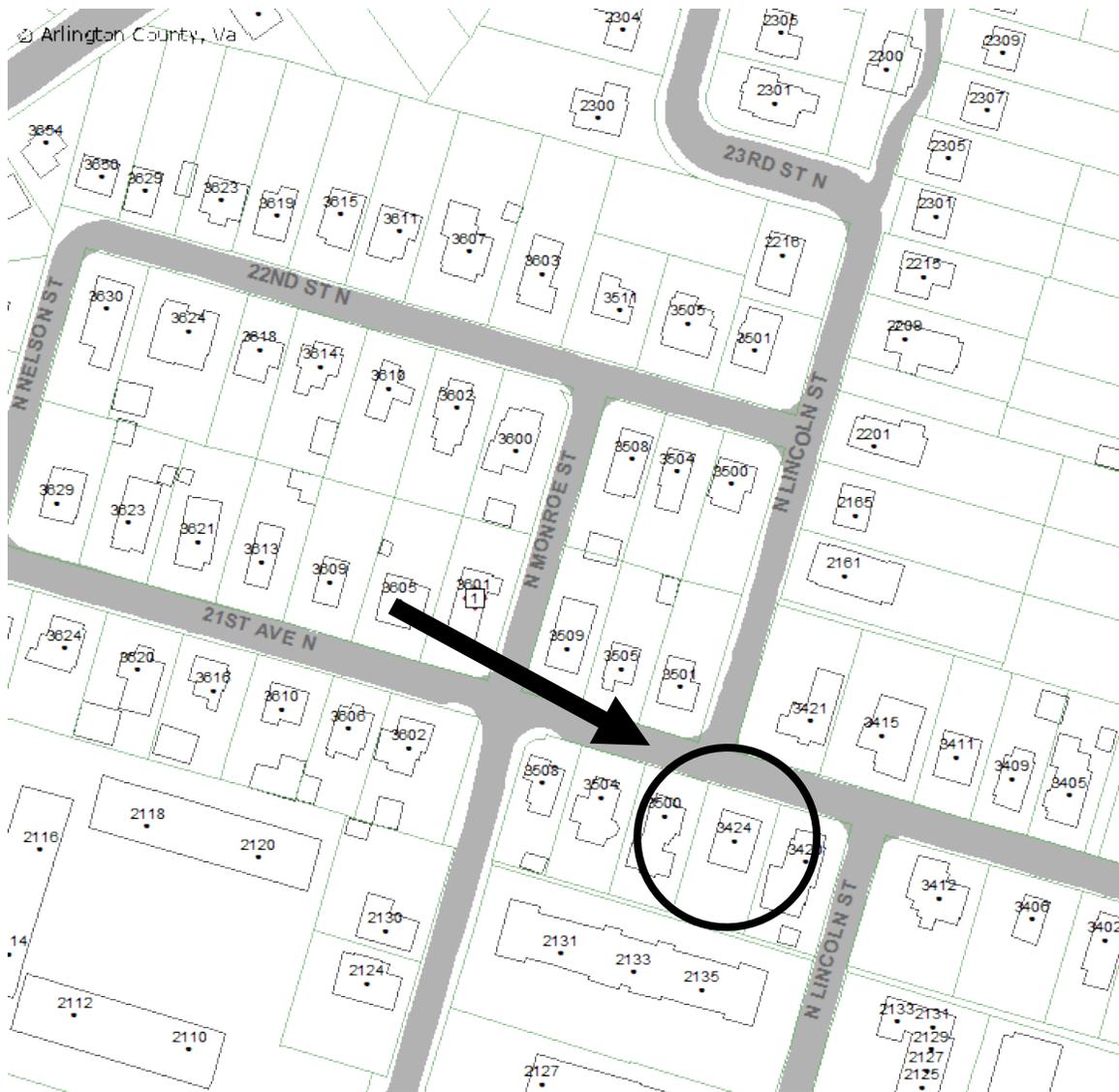


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-26B (HP1300041)



A request by Alex Berger & Amber Blaha, owners of the property at 3424 21st Avenue North, located in the Maywood Historic District, to amend previously approved CoA 12-26A. Alterations include the following modifications: 1) alter dimension of square bay window; 2) change the size of bay windows and second-story windows on the south elevation; 3) use of existing window in lieu of replacement window on the west elevation; 4) change two previously approved double-hung windows to casement windows with simulated divided light on east elevation; and 5) change width of French doors.

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

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

Case #12-26B Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Alex Berger and Amber Blaha
For Applicant(s): Amber Blaha

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

Design Recommendations:

1. Remove notation for window on A-10 as it will not be included in application.
2. Suggest decorative “foundation wall” under bay to close opening.
3. Approve use of brickmould in lieu of shown trim at basement windows.
4. PVC trim (such as AZEK) is allowed on the fascia, soffit, and frieze board. Any other use of PVC trim will need to be excluded from this application in order for it to remain on the consent agenda.

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 (dependent on exclusion of PVC trim)
 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: John Liebertz, Historic Preservation Planner
DATE: January 14, 2014
SUBJECT: 3424 21st Avenue North, Case 12-26B, Maywood Historic District

This is a request for alterations to previously approved CoA 12-26A for construction of a new two-story rear addition at 3424 21st 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 allow for the following alterations:

1. Altering the dimension of the square bay window on the rear addition.
2. Changing the size of first-story and second-story windows on the south elevation.
3. Changing two previously approved double-hung windows to casement windows with simulated divided lights on the east elevation.
4. Changing the width of the French doors accessing the patio.

It should be noted that all of the proposed windows will be wood with detailing to match those previously approved in the permit set.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the January 22, 2014, HALRB meeting. Staff finds that this request meets the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval of the CoA application.