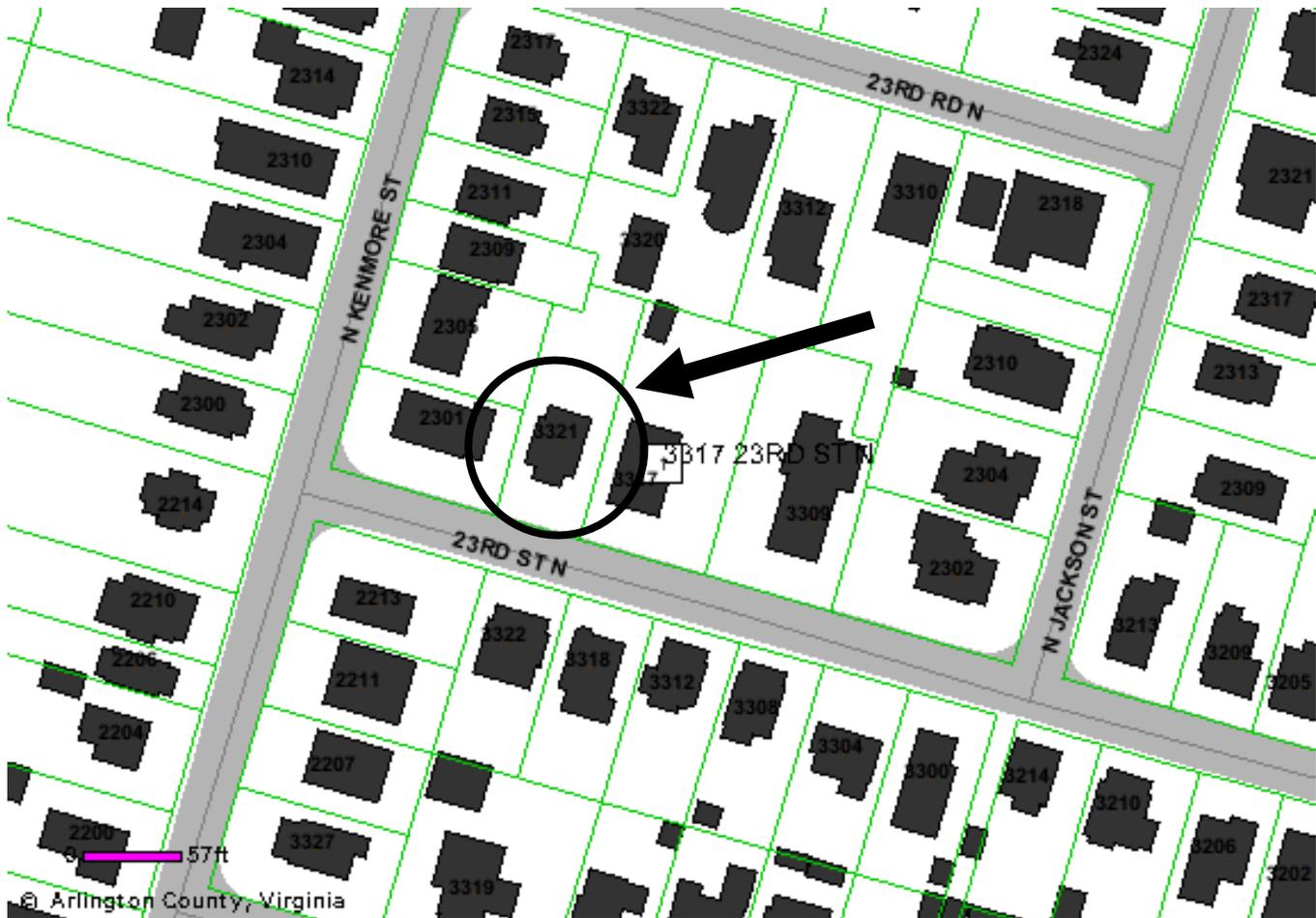


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-13 (HP1200012)



A request by Cecilia Kennedy, owner of 3321 23rd Street North in the Maywood Neighborhood Historic District, for partial demolition and construction of a new rear addition.

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 - 13 Agenda Item # No 6

Application Complete

Application Incomplete

Applicant(s): Kennedy

For Applicant(s): Same

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

Design Recommendations:

1. Correct as built drawings for all windows, doors, details, etc.
2. Correct scale of all drawings.
3. Consider connecting rear addition with a “hyphen” or other small visual ‘break’.
4. Consider detailing porch as a reclaimed porch.
5. Consider dropping roofline of addition 4”-6”.

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**

Case #12 - 13 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): Kennedy

For Applicant(s): Same

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

Design Recommendations:

1. Keep single window on east elevation.
2. Step back more 18"-2' on south.
3. Give sunroom its own identity—stepback, change direction of gable, look more like a glazed porch.
4. Consider glazing corridor on north at "link"

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**

Case #12 - 13 Agenda Item # No1

Application Complete

Application Incomplete

Applicant(s): Kennedy

For Applicant(s): Same

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

Design Recommendations:

1. Simplify sunroom pilaster scheme – square pilasters, windows and doors tight to pilasters. Can move windows up a few inches on sunroom too.
2. Indicate details at window head/jamb/sill.
3. Submit specifications for all materials—roofing,siding, windows,doors,handrails,etc.
4. Submit all as-built drawings and revised CoA application.
5. Submit lot coverage and square footage numbers (existing vs. proposed).

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 9, 2012
SUBJECT: 3321 23rd Street North, Case 12-13, Maywood Historic District

This is a request to construct a new one-story rear addition at 3321 23rd Street North in the Maywood Historic District. 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 applicants are proposing to add approximately 900 square feet to the house, excluding a small rear porch and side stairwell.

The new addition will have a cross-gable roof, and will be mostly lower than the existing roof. The rear portion of the addition, with the cross-gable, will be the same height as the side-gable on the existing house. The addition will have two parts; one will read as a small, 21’ long rear addition, and then the cross-gable portion (16’ long and 25’ wide) will be designed to look like an enclosed porch. It will be used as an all-weather sunroom. The middle part of the addition will be inset from the existing house by 1’ 6” on both sides, and will help delineate the new portion from the original. The addition will be sheathed in cement fiberboard lap siding with a 5” exposure and smooth finish. The new windows and doors will all be wood, as will the stairs and handrails, and all exterior details and trimwork. The windows on the middle part of the addition will be 6/1, 1/1 and single-pane (in the gable ends) to match those on the existing house. The windows on the ‘reclaimed porch’ area will be single-glazed casements. The applicant is also proposing a basement egress stairs on the west elevation, and two window wells on the east elevation. The only changes to the historic house include removing an unused chimney flue, and replacing the existing asphalt shingles on the roof. The new asphalt shingles will be used on the existing roof as well as that of the new addition.

This application came to the DRC in May, June, and July. The application became more refined over time, and resulted in a design that is more sympathetic to the historic house, and one that has a higher level of architectural detail and refinement. The DRC commended the applicant for keeping the addition to one-story and for working to make sure that the mass and scale did not overwhelm her small historic house. The DRC asked that all as-built drawings and all specifications be included in the final packet.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the July 18, 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.