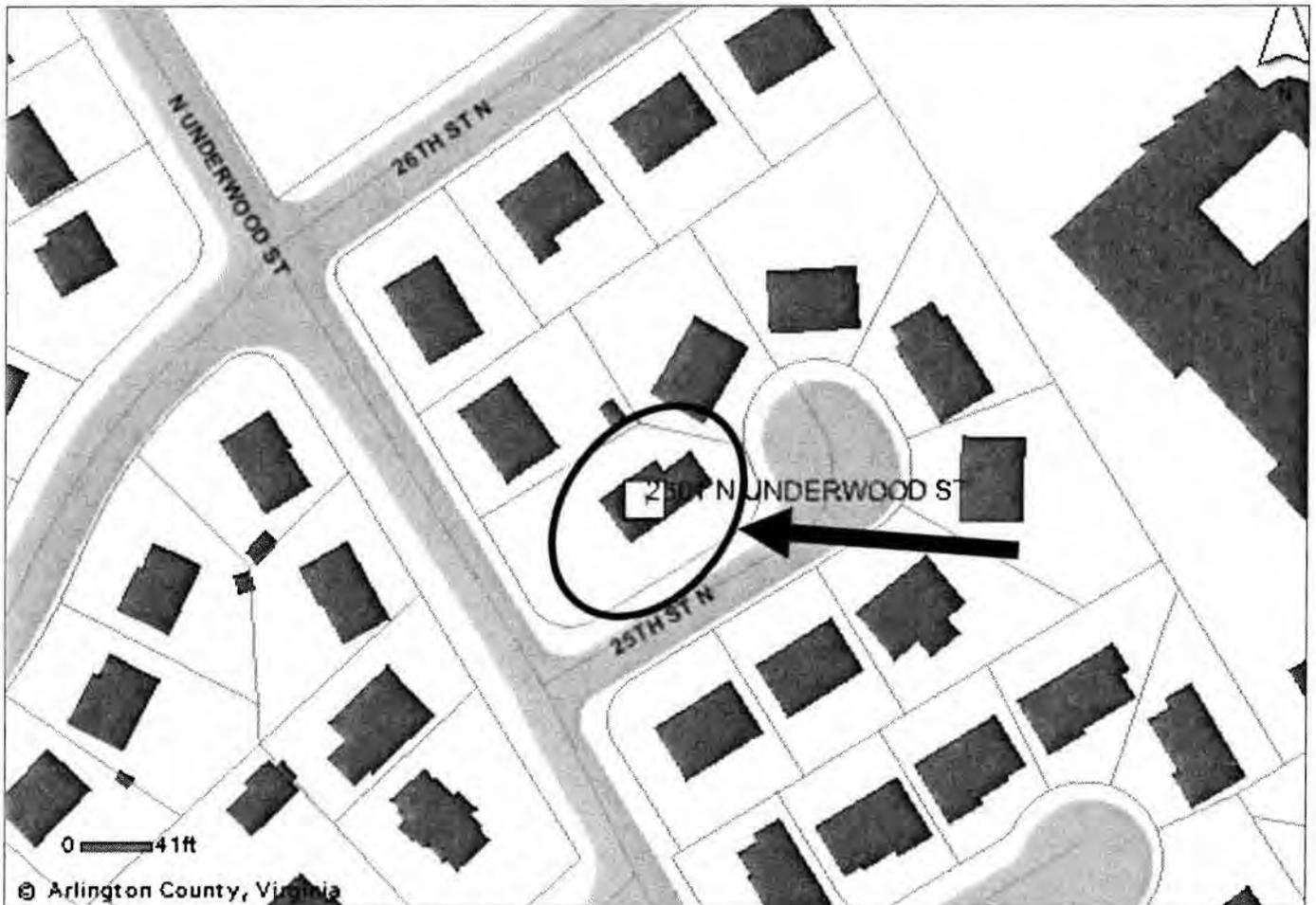


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-15(HP1200013)



A request by Leslie Aun & Michael McClain, owners of 2501 N. Underwood Street, the Crossman House Historic District, for exterior alterations to raise a portion of the roof, alter window and door openings.

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 - 15 Agenda Item # No 4

- Application Complete
- Application Incomplete

Applicant(s): Leslie Aun  
For Applicant(s): Leslie Aun

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

Design Recommendations:

- 1) Show steps at relocated door.
- 2) Indicate material and number of risers.

**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:** June 13, 2012  
**SUBJECT:** 2501 North Underwood Street, Case 12-15, Crossman House Historic District

The subject property is designated as the Crossman House Historic District. The house, constructed in 1892 by George Crossman, was designated a local historic district in 1986; the house was then nominated to and listed in the National Register of Historic Places in 2003. The Crossman House is a two-story, frame, late Victorian vernacular farmhouse with a T-shaped plan and a cross gable roof. Resting upon a continuous fieldstone foundation, the exterior is clad in a combination of weatherboards and wood shingles. The dwelling features an original wraparound front porch with turned posts and balusters, and intricate trim work. The house occupies what is now a corner lot, facing North Underwood Street on the west and 25th Street North on the south. The property consists of only 1/3 of an acre and there are no remaining outbuildings associated with its historic use as a dairy farm.

This is a request to alter the exterior of the Crossman House by:

- 1) Raising the roof by 4' on a non-historic side addition;
- 2) Replacing one door with a window; and
- 3) Replacing one window with a door and adding stairs.

The portion of the gable end that will be raised is on the east elevation. This portion of the house was constructed over the original side porch, which has been enclosed. The proposal would raise the gable end by 4', raise the existing windows on the south and north elevations so that their relationships with the eaves remains the same, and add a new skylight. The new wood siding will be patched to match the profile of the existing siding, and all the exterior trim will be reused.

The second alteration would remove a door on the east elevation and replace it with a window. This door location is not original, but the door was reused from an historic portion of the house. The door will be reused in what is currently a window location on the north elevation. The old door opening will be filled with a new window, next to an existing double-hung window. This will create a new ganged window on the east elevation. The new window will be custom-milled, wood, double hung, with 2 over 2 true divided lites, and will match the details and profile of the historic window in this elevation.

The third alteration would change a window opening on the north elevation to a door. The applicants are proposing to reuse the door from the east elevation in this location. This window has two, 6 lite casements, and is not original to the house.

None of the alterations are changing or removing historic materials. The new window will be custom milled to match the existing, and all siding infill will be milled to match the original siding. The proposal to raise the roof on the gable-end addition will not affect the proportional relationship of the mass to the rest of the historic house, will not obscure historic features of the house, and will not detract from the appearance of the historic house.

The DRC recommended approval of this application. The DRC asked that this case be placed on the consent agenda for the June 20, 2012, HALRB meeting. Since there are no specific design guidelines for this historic district, staff finds that the request meets the Secretary of the Interior's Standards for Rehabilitation #9 and recommends approval:

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*