

For DRC: **Charles Matta, Darren Hannabass,**

For Arlington County: **Michael Leventhal, Rebecca Ballo, Peter Schulz**

Applicant(s): **Springstreet Development**

For Applicant(s): **David Springberg, Tom French**

Comments and Notes:

1. General comments on the westernmost house, Lot 5B: The interior plan and shape of the lot have driven the exterior massing and elevations. There is a conflict between the resulting volume and the actual footprint. Something more honest, perhaps more modern/an un-traditional house form, one that fits the floorplan, (which is not a traditional floorplan), may work better. This house should look to take advantage of the proximity to Broadview, and not turn its back on it. This comment was carried forward more generally to look at the yard, landscaping and rear/side elevations. A comment was made to perhaps move the west bedroom on the first floor to the 3rd floor space. The rooflines are busy and tall, generally too visible, and could be simpler. A neo-traditional skin for this house may not be the best approach considering the unusual lot constraints, proximity to Broadview, and the floorplan.
2. Consider moving the basement steps on the house on the left. Either to the east elevation, possibly adjacent to the window well. There is room next to the driveway if the setback from Broadview became 8' as opposed to the proposed 10'. DRC members and staff understand that might result in house moving closer to Broadview. It is not required, but desirable for the livability of the house, to have both a window egress and basement stairs. Code requires egress window for bedrooms in basement.
3. Consider reworking the garage locations. Possibilities include joining the garages so they read as one structure; moving the garage closest to Broadview to another location; attaching garages to the houses. Options for the driveway include pea gravel or grasscrete in addition to proposed permeable pavers. The issue is to lessen the number of perceived structures from 4 to 3, create more usable open space in the rear yards, relieve the condition where the front of Broadview is interacting with a garage, parking, and 'service' area. Staff will examine if it is possible to have the garages as one structure under URD process. Developer not currently taking advantage of the detached garage bonus. DRC members and staff note that the typical desirability of detached garages may not apply to this unique site. Could be ok to reconfigure so long as people can turn around in the driveway.
4. For the eastern house, Lot 4B: No comments at this time. In general, the massing, rooflines, and elevations work well for this house.

For DRC: **Robert Dudka, Charles Craig**

For Arlington County: **Rebecca Ballo, Peter Schulz**

Applicant(s): **Springstreet Development**

For Applicant(s): **David Springberg, Tom French**

Comments and Notes:

1. General comments on the westernmost house, Lot 5B: The house has a heaviness to it, created by both the massing and the roofline. It is not sure what it wants to be, style-wise. People want to purchase a house that looks out on some feature. This house does not take advantage of the view and proximity to Broadview. It needs to be 'lighter'. Consider simplifying the rear, have it read like an infill piece to the house in front. Consider pushing the mass and height to the front and making the back simpler and lighter.
 2. The important axis of Broadview should be dealt with: 1) the axis from the porch to the street, and 2) the axis from the porch/tower looking to the east. Try to open up the front axis as much as possible and rework the rear of Lot 5B to make it relate better to Broadview—now it is not relating at all. Perhaps the basement stairs go away entirely. Less concerned about the streetscape views so long as the views to and from the house can still be enjoyed.
 3. For the rear of Lot 5B, try using the rear area with the mudroom and adjacent as a 'secondary' porch area (see Chautauqua example). Try having the rear areas and porches relate like a little community. Part of the rear can read as a reclaimed porch. Consider looking at the plan again as setbacks are mutable with the URD.
 4. For the garages, overall approach is ok, but try moving, rearranging to either group the buildings or tilt them away from Broadview.
- 5For the eastern house, Lot 4B: No comments at this time. In general, the massing, rooflines, and elevations work well for this house.

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 - 14 Agenda Item # No 7

Application Complete

Application Incomplete

Applicant(s): Dave Springberg

For Applicant(s): Dave Springberg, Tom French

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

Design Recommendations:

(All comments pertain to lot 5B)

1. Move driveway pad further back from historic house.
2. Create a better defined “tower” element, also with more daylight.
3. Detail the back to read even more as a reclaimed “porch”.
4. Larger windows on east elevation.
5. Organize and align windows on west elevation.
6. Remove oval window on façade.
7. Landscaping in the front and side should be designed so as not to block views of the historic house.
8. Save as many trees as possible.
9. Swap the railing and relocate stairs on the rear elevation.

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.