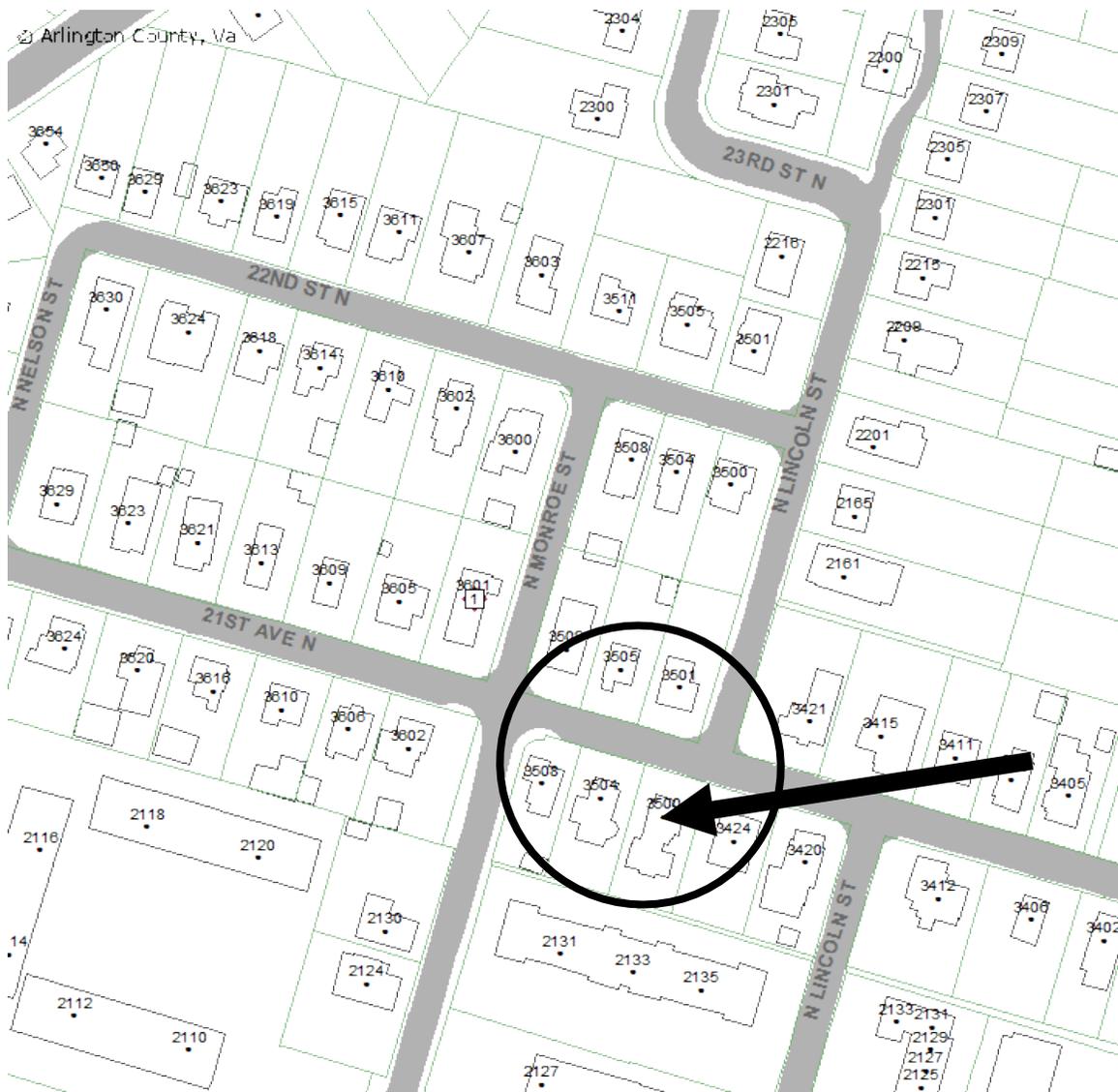


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-24 (HP1300026)



A request by Elizabeth & Christopher Rugaber, owners of the property at 3500 21st Avenue North, located in the Maywood Historic District, to alter materials on walkway and driveway.

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 #13 - 24 Agenda Item # No 4

Application Complete

Application Incomplete

Applicant(s): Rugabers

For Applicant(s): Liz Rugaber

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

Design Recommendations:

1. No comments.

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, Historic Preservation Planner
DATE: September 9, 2013
SUBJECT: 3500 21st Avenue North, Case 13-24, Maywood Historic District

The subject property is a Queen Anne-style Foursquare that was constructed prior to 1912. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling [that] 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, three-bay, wood-frame wrap-around front porch on columns and one-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a gable-roof dormer and wide, overhanging eaves.” It is listed as a contributing building in the *National Register Nomination*.

The proposal is for alterations to the existing driveway and walkway materials, and for the construction of low retaining walls. The actual amount of hardscape will not be increased by the project, save for very minor changes to the walkway leading to the front steps. The applicant is proposing to install landscape pavers in the driveway and for the front walkway. The applicant also will be constructing low walls (under 2’) adjacent to the driveway and portions of the walkway. The new walls will attempt to match the existing walls as closely as possible in terms of the stone and mortar.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the September 18, 2013, HALRB meeting. Staff finds that the request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.