

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-01 (HP1300044)



A request by Nicholas and Moley Evans, owners of the property at 3435 8th Street South, located in the Alcova Historic District, to make the following alterations: 1) enclose existing rear porch; 2) construct a gable roof on existing ca. 1915 two-story addition; 3) remove existing windows and install new windows on two-story addition; and 4) remove and replace existing casement windows on second-story sunroom.

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 #14 - 01 Agenda Item # No1

Application Complete

Application Incomplete

Applicant(s): Moley and Nicholas Evans

For Applicant(s):

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

Design Recommendations:

1. Sunroom/Master Bath
 - a. On A-201, elevation 3, add back second double window.
 - b. Correct dimensions of window 74. The windows should be double 85.
 - c. On elevations 1 and 3, match corner condition to existing with trims tight to corner (so the window turns the corners).
2. Mudroom
 - a. Correct window 74 to double 85.
3. Overall
 - a. Correct spec sheet on A-0002.
 - b. Add details regarding width of ridge board (if applicable).

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: John Liebertz, Historic Preservation Planner
DATE: February 11, 2014
SUBJECT: 3435 8th Street South, Case #14-01, Alcova Historic District

This is a request for alterations to the two-story kitchen addition, rear first-story porch, and sunroom (all located at the rear of the dwelling) at 3435 8th Street South in the Alcova Historic District. This single-family home was designated as a local historic district in 1978 and is located in the Alcova Heights neighborhood. Designed in the Greek Revival style, the two-story frame house has undergone several different building periods. The *Reconnaissance Level Architectural Survey Form* describes the house as follows:

The original section consists of a 2-story, side gable, Greek Revival dwelling with an interior chimney. This section was clad in wood shiplap siding and contains 2-over-2, double-hung wood sash windows. The present Italianate cornice with decorative wood brackets on the east elevation was added at a later date. The second section of the house, erected sometime in the late 19th century is a 2½-story, side gable frame building clad in wood German siding. An exterior end brick chimney adorns its west gable end.... The 2-story, pedimented portico supported on fluted Tuscan columns was added in the 1920s along with the decorative wrought iron balcony over the new front entrance on the north elevation.

The extant two-story kitchen on the northwest corner (rear) of the house was built ca. 1910. The wood-frame addition retains its original wood siding and is capped by a shed roof. Alterations to the addition have occurred since its original construction. Historic images show a one-story enclosed porch and lean-to shed to the southwest of the kitchen that possibly obscured its first story. The porch and lean-to were demolished in the mid-20th century and the current rear porch and port-cochere were completed in 1976. In 1982, the HALRB approved alterations to the fenestration pattern and replacement of the windows on the first and second story of the kitchen wing.

The second-story sunroom located towards the southwest corner of the house was built ca. 1930. The HALRB approved the replacement of the original ribbon of casement windows in 1993. These windows were replaced in-kind; however, the size and spacing of the window appears to have been slightly altered.

The current proposal would allow for the following changes:

1. Enclosing the ca. 1976 rear porch to create a mudroom.
2. Replacing the ribbon of wood-sash casement windows on the second-story sunroom (the existing casements replaced the historic casement windows in 1993) with a similar ribbon of casement windows.
3. Adding a standing seam metal gabled roof to the ca. 1910 two-story kitchen.
4. Altering the windows on the kitchen addition:



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

- a. The removal and replacement of two non-historic paired wood casement windows on the west elevation (installed in 1983). These two windows will be replaced with single nine-light wood casement windows.
- b. The infill of a centrally located second-story six-over-six, double-hung, wood-sash window installed in 1983. Two new six-over-six, double-hung, wood-sash windows will be symmetrically placed on the second story.
- c. The removal and replacement of two six-over-six, double-hung, wood-sash windows on the north elevation (also installed in 1983). The new windows will match the design of the existing windows.

The DRC first heard this application at its January 8, 2014, meeting. The committee and staff asked the applicants to retain the kitchen addition as part of the design, keep the existing configuration of the ribbon casement windows on the second-story sunroom, study the window configurations in general, and stepback the new mudroom from the ca. 1910 kitchen. The applicant made the recommended changes and resubmitted for the February 5, 2014, DRC meeting. At that meeting, both the DRC and staff requested slight adjustments to the ribbon of windows on the second-story sunroom and clarifications to the specification sheets. The DRC asked that this item be placed on the consent agenda for the February 19, 2014, HALRB meeting. Staff agrees with the DRC recommendation in this case. Since there are no historic district design guidelines for the Alcova Historic District, staff finds that this case meets the objectives established by the Secretary of the Interior's Standards for Rehabilitation #1, #2, #4, and #6. Staff therefore recommends approval of this application.