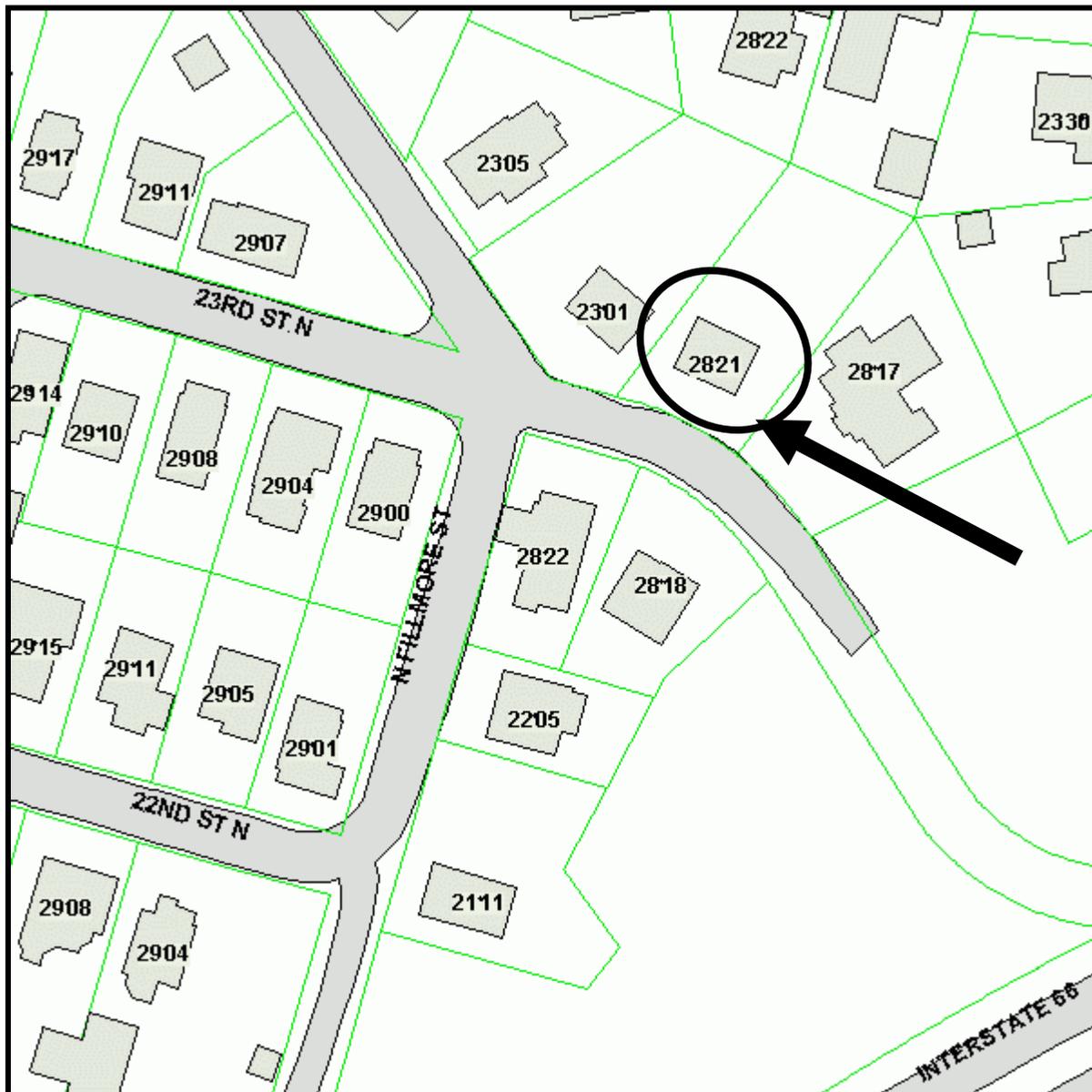


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-10A (HP1400006)



A request by Clint Woodson, Touchstone Custom Homes, LLC., contract purchaser of the property at 2821 23rd Street North in the Maywood Historic District, for amendments to previously approved CoA 13-10. Proposed work includes the following: 1) add a new egress door and window on the basement of the addition; 2) replace two existing basement windows on the original dwelling; and 3) install ridge vents.

HALRB/Design Review Committee Report Meeting Date:

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 # Agenda Item #

Application Complete

Application Incomplete

Applicant(s):

For Applicant(s):

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

Design Recommendations:

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: March 12, 2014

SUBJECT: 2821 23rd Street North, Case 13-10A, Maywood Historic District

This is a request for alterations to previously approved CoA 13-10 for the partial demolition and construction of a new rear addition at 2821 23rd Street North in the Maywood Historic District. The house is a Colonial Revival-style Cape Cod that was constructed in 1953. The *Maywood National Register Nomination* describes the house as a “three-bay-wide, concrete-block masonry dwelling [that] rests on a solid brick foundation. It is faced with 6: 1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. Windows are 1x1 vinyl-sash, and there is a fixed plate glass window flanked by eight-light horizontal sliding windows. Other notable features include 2 front-gable dormers clad in vinyl siding, simulated louvered shutters, rowlock sills, a wood fascia, and a stylized Colonial Revival entry surround with a denticulated entablature.” It is listed as a non-contributing building in the *National Register Nomination*.

This proposal would allow for the following alterations:

1. Addition of a four-over-four, double-hung, wood-sash window on the basement of the right side elevation.
2. Addition of a single-leaf, four-light wood door on the basement of the left side elevation.
3. Replacement of two existing basement windows on the left side elevation.
4. Installation of ridge vents and power roof vent.

The DRC heard this case at its March 5, 2014 meeting. The DRC chairman and staff asked the applicant to retain the parged concrete on the basement of the addition instead of the proposed cementitious siding and requested that the applicant apply to the Board of Zoning Appeals (BZA) for a variance in order to allow the previously approved Colonial Revival-styled front entry porch. The applicant agreed and revised the drawings as requested. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the March 19, 2014, HALRB meeting. Staff finds that this request meets the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval of the CoA application.