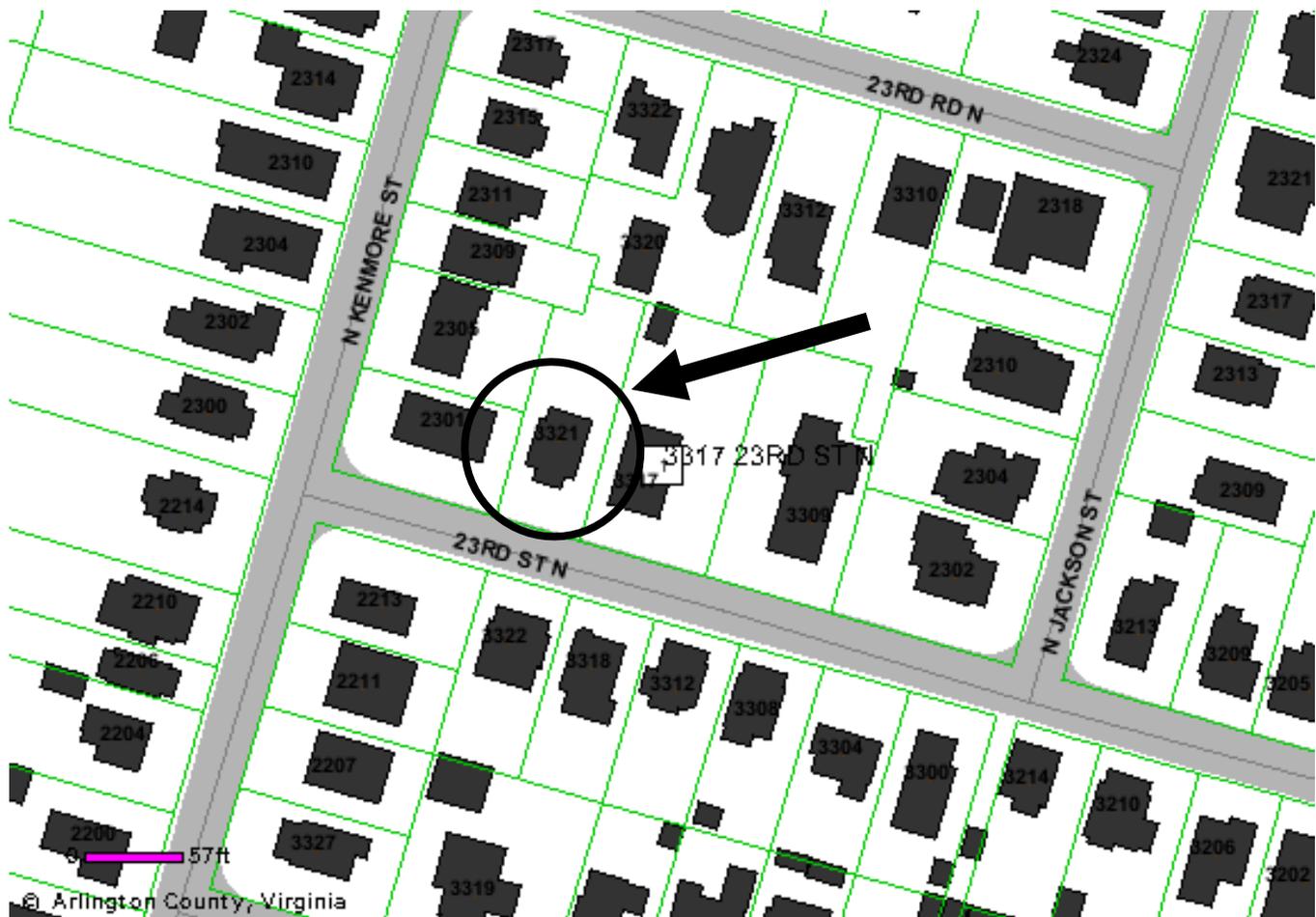


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-02 (HP1400001)



A request by Cecilia Kennedy, owner of 3321 23rd Street North in the Maywood Neighborhood Historic District, to: 1) install a stormwater planter; 2) replace the existing gravel driveway with a concrete two-strip driveway separated by grass; and 3) receive an after-the-fact amendment to CoA 12-13A to alter the roof.

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**

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Case #14 - 02 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Cecilia Kennedy

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. Include site plan with updated location of stormwater planter in rear (location acceptable) noting dimensions and material.
2. Parging of the stormwater planter is acceptable; no coping required.
3. Include your existing elevation noting the height of the addition's foundation.
4. If possible, align top of planter and bottom of fascia board so the planter blends with foundation.
5. Replacement of existing driveway with concrete strips is acceptable. Note material on site plan.
6. If you look into other permeable materials for the driveway, please include spec sheet.

**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.

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**

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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.

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**

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Case # 14-02 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Cecilia Kennedy

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. Basement windows should be inset and utilize brick mold.
2. Recommend wrought iron railing at window well; wood railing that matches front porch will be acceptable.
3. Change to roof acceptable
4. Replacement of driveway acceptable.
5. The 36"-42" tall stormwater planter (to be parged/covered with stucco) is acceptable provided that a fence obscures views of the the planter from the street. If the fence is to be removed, screening of the planter with a fence or landscaping must be completed.

**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  
**DATE:** April 9, 2014  
**SUBJECT:** 3321 23<sup>rd</sup> Street North, Case 14-02, Maywood Historic District

The house is a Craftsman bungalow that was constructed prior to 1925 in the Maywood Historic District. The *Maywood National Register Nomination* describes the dwelling as “a three-bay-wide, wood-frame dwelling [that] rests on a solid ashlar concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front portico on square posts and six-over-one wood-sash windows. Other notable features include wide, overhanging eaves with exposed rafter tails, asbestos shingles in the gable end of the portico, egg-and-dart molding at the base of the portico piers, and a molded wood cornice.” It is listed as a contributing building in the *National Register Nomination*. The HALRB previously approved CoA 12-13 for a one-story rear addition in July 2012 and an amendment to the application, CoA 12-13A, in July 2013.

The current request includes the following: 1) install a stormwater planter; 2) replace the existing gravel driveway with a concrete two-strip driveway separated by grass; 3) amend CoA 12-13A to install a 36” tall wood or wrought iron/metal railing around the window well; and 4) receive an after-the-fact amendment to CoA 12-13A to alter the roof. The new driveway and minor revisions will not adversely affect the character of the existing house or the addition under construction. The installation of the 4’x5’ stormwater planter, however, will require permanent screening from 23<sup>rd</sup> Street North. Currently, a privacy fence obscures visibility of the stormwater planter from the public right-of-way. If the fence is removed at a future date, the current or future owner of the property will be required to screen the stormwater planter with shrubbery/landscaping or new fencing, and apply for a Certificate of Appropriateness.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the April 16, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 6: New Addition/Building and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.