

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-08 (HP1400013)



A request by Carter & Christie Ham, owners of 2915 22nd Street North in the Maywood Neighborhood Historic District, to make the following changes: 1) construct a one-story garage and pergola; 2) install a stone wall with picket-top fence; 3) install brick or permeable concrete pavers; and 4) extend stone walkway to match existing patio.

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: May 13, 2014

SUBJECT: 2915 22nd Street North, Case 14-08, Maywood Historic District

The house is a pre-1918 Queen Anne style frame dwelling. The Maywood National Register Nomination describes the house as a “three-bay-wide wood-frame dwelling [that] rests on a solid parged foundation. It is clad in vinyl siding and has a front-gable roof sheathed in pressed metal shingles. It has a one-story, two-bay, wood-frame wrap-around front porch on columns and one-over-one vinyl-sash windows. Other notable features include fishscale wood shingles in the front gable-end, a large side dormer, wide overhanging eaves, and a one-story, shed-roof addition to the rear elevation.”

This proposal is a request for the following items: 1) the construction of a one-car garage with an attached pergola, decorative wall, and fencing; and 2) that the HALRB find the setback of the garage to be consistent with the historic district guidelines and direct the zoning administrator to grant a modification to the underlying side yard setback.

In 2011, the previous home owners received CoA 11-17 to complete the two items requested above and to renovate the rear covered porch. The applicants, however, only completed the renovation of the rear covered porch and never built the one-car garage or pergola. The new home owners are requesting to complete the project as approved by the HALRB. Alterations to the previously approved plans are limited to the removal of the polycarbonate panels over the pergola. For more information regarding CoA 11-17, see excerpts from the staff report below:

In 2007, the HALRB approved the construction of a new wrap-around porch, a second story addition on the rear and side elevations, and a new covered rear porch. Though there currently is not a garage on the property, there had been one as recently as 2009. It was a double garage, with half located on this lot and half on the neighbor’s lot at 2914 23rd Street North. This garage was listed as a non-contributing structure in the Maywood National Register Nomination, and staff had concluded that it retained little to no integrity in terms of its materials or design. It had been constructed at some time between 1936 and 1954 (see image at the end of the staff report). In 2009, the HALRB approved the demolition of the shared garage, and allowed the property owner at 2914 23rd Street North to construct a detached, one-car frame garage, with an attached porch area covered by a shed roof. Although the previous garage had a non-conforming setback from North Irving Street, the new garage would have been required to meet the 25’ setback without a variance. However, the owners applied for and received a variance, allowing their new garage to be located only 11’7” from North Irving Street. The garage as-built is setback 17’ 9”.

The owners/applicants of 2915 22nd Street North are proposing to build a similar detached one-car garage with an attached pergola... and a decorative stone wall. The structure will read as a one-car garage from the street, but there will be room to park a second car underneath the pergola. The garage itself will be sheathed in 5" Hardiplank siding to match the addition to the main house, and the roof will be standing seam metal, also to match the main house. The garage will measure 15'2" high by 13'1" wide and will be 23' in length for a total of approximately 300 square feet. The garage door and side entry door will be wood and conform to the attached specifications. The pergola will incorporate three painted wood square columns resting on a 1'8" decorative stone wall. The wall will have a cast stone cap. There will be a small section of decorative wood fencing placed on top of the wall, spanning the length between the columns. A gate will provide access from the paved parking area underneath the pergola to the rear yard. The parking pad underneath the pergola and in front of the one-car garage will be interlocking brick pavers. The applicants also will be installing a new 4' wood picket fence around the side yard in the location shown on the attached site plan.

The applicants are seeking a variance from the required setback from North Irving Street as part of this application. The required setback is 25' and they are requesting a setback of 17'9". As previously noted, the garage next door at 2914 23rd Street North has a setback of 17'9". The double garage previously located on this property had an even smaller setback of approximately 16'5". The requested setback variance is consistent with the garage next door, and is also nearly identical to the setback of the garage that had previously existed on this site for the past sixty years.

The DRC heard this application in May 2014. Based on the fact that the HALRB previously approved the submitted application, the DRC had no additional comments regarding the design. The DRC asked that this case be placed on the consent agenda for the May 21, 2014, HALRB meeting. Staff finds that the requests meet the intent of Chapter 7: Site Elements and Chapter 8: Streetscape of the *Maywood Design Guidelines*. Staff also recommends approval, based on the findings of fact in this report, and concludes that there are sufficient grounds to have the HALRB direct the Zoning Administrator to issue the variance for the side yard setback from North Irving Street to the face of the new garage.