

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-13 (HP1400020)



A request by Andrew Lewis and Theresa Wyatt, the owners of the property at 2313 North Jackson Street in the Maywood Neighborhood Historic District, to make the following alterations: 1) demolish the majority of the rear one-story shed addition; 2) construct a two-story rear addition with an exposed basement; 3) demolish a masonry retaining wall and steps to the south of the dwelling; 4) add cedar arbor; 5) add a wood fence; 6) add new flagstone walkway; 7) add masonry retaining walls on the south side of the dwelling to create a flagstone patio; 8) replace and relocate a/c units; and 9) extend a concrete driveway.

For DRC (*highlight those present*): **Robert Dudka, Charles Craig, Charles Matta, Tova Solo**

For Arlington County (*highlight those present*): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case #14 - 13 Agenda Item # 5

Application Complete

Application Incomplete

Applicant(s): Andrew Morris Lewis III and Theresa Maria Wyatt
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. Please include perspectives that show massing.
2. Study massing.
 - a. The addition looks very large in comparison to the historic house.
 - b. Work with massing to minimize exterior appearance.
3. Consider decreasing the size of the addition.
4. Study the side porch
 - a. DRC does not want it to read as an entrance to a “house behind” the original house.
5. Study treatment of original rear addition; its massing is more visible on the north elevation and is lost in the south elevation.
6. Study differentiation between the old and new.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andy Wenchel**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case #14 - 13 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): Lewis/Wyatt
For Applicant(s): Heidi FitzHarris

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

Design Recommendations:

1. Study massing. Continue to study how to disguise size; it still looks large.
2. Vary materials slightly. Differentiate shingles from original house (possibly clapboard with a different exposure or possibly a different shingle type). Please bring back samples.
3. Study roof forms and types. Maintain roof slopes on the bay.
4. Proportionally, the roof needs to be further articulated. Need to lower roof and study overhang. This will help distinguish the original house, early addition, and the new addition.
5. Differentiate so it does not look like all of the same period; needs to look like new addition.
6. For the hyphen on the south elevation, change to a shed.
7. Remove at a minimum 2' from the wing on the south elevation in order to make it read more like a bay. This will help with the massing.
8. Study massing of chimney.
9. Consider reducing width of fascia on the addition.

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, Andrew Wenchel, Tova Solo, Erin May, Joan Lawrence**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 14-13 Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Andrew Morris Lewis III & Theresa Maria Wyatt

For Applicant(s): Heidi FitzHarris

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

Design Recommendations:

1. Consider reducing the size of the windows in the basement. They are currently too large.
2. DRC is okay with a shed roof on the north elevation (similar to south elevation).
3. Please note materials on all elevations (i.e. siding, roofing, etc.)
4. If cedar arbor is to be included, please provide details (drawings, dimensions, etc.) as part of final packet.

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: August 12, 2014
SUBJECT: 2313 North Jackson Street, CoA 14-13, Maywood Historic District

The dwelling at 2313 North Jackson Street was built prior to 1923. The *Maywood National Register Nomination* describes that house as follows: “the wood frame dwelling sits on a solid foundation and is capped by a hipped roof with asphalt shingles. The dwelling, clad in weatherboard and wood shingles, measures two bays in width and features a central half-hipped dormer, wide overhanging eaves, and wood windows, including three 1/1 and 1-light casement. Other details include thin aluminum surrounds and sills 1-light sidelights, and a boxed wood cornice.” The building is listed as a contributing building in the *National Register Nomination*.

The dwelling has undergone numerous alterations. In 1948, the previous owners demolished the original rear porch and constructed the extant one-story rear addition and an above-ground basement. In 1956, the original front porch was removed resulting in the dwelling’s current footprint.

The current proposal calls for the following alterations to the house:

1. Partial demolition of the second story rear addition.
 - a. Partial retention of the north and south elevations; all doors and windows will be replaced.
 - b. Retention of the existing masonry side entry and railing.
2. Construction of a second story on the existing first-story addition.
3. Construction of a two-story addition (approx. 18’x 26’).
 - a. Addition consists of an asphalt shingle gable-roof hyphen leading to a configuration of hipped roofs.
 - b. New wood windows are:
 - i. One-over-one, double-hung windows
 - ii. Two-light casement windows (replicating the design of a double-hung windows
 - iii. Two-light fixed windows
 - iv. One-light, awning windows.
 - c. Both doors are single-leaf wood doors. The door on the rear elevation has tempered glass.
 - d. Siding consists of wood lap siding with a five-inch exposure on the first story. The second story has wood lap siding with alternating two-and-a-half-inch and five-inch exposure.
 - e. North side elevation will have a 36’ masonry-clad chimney.
 - f. Trim pieces (corner boards, frieze, windows, bandboards) will be primarily constructed of wood.
 - g. The panels on the two-story rear bay window will be constructed of cementitious fiberboard.
4. Landscape
 - a. Replacement of a three-foot high chain link fence on the rear of the property with a six-foot high wood gothic picket fence.

- b. Replacement of the existing 4' high wood picket fence with a 3' high black metal half circle top fence.
- c. New 3' high black metal half circle top fence with two gates along the front of the property.
- d. Replacement of the concrete walkway accessing the house with a flagstone walkway on sand.
- e. Removal of an existing flagstone patio/path in the front yard.
- f. Extension of the current concrete driveway to the east.
- g. Removal of a masonry retaining wall and steps on the south side of the property.
- h. Construction of a flagstone patio enclosed by a retaining wall (either a parged concrete with brick cap or stacked fieldstone with solid stone cap) located on the south side of the property.
 - i. Accessed by small stair on the side yard.
- i. Construction of a flagstone patio enclosed by retaining wall (either a parged concrete with brick cap or stacked fieldstone with solid stone cap) located in the rear yard.

The DRC heard this case in June, July, and August 2014. At the June DRC meeting, the applicants presented a substantially larger addition with a more prominent roof line and a recessed entry porch on the facade. The DRC and staff made similar comments and asked the applicants to consider decreasing the overall size of the addition, study its massing in order to make it secondary to the historic house, differentiate architectural elements on the addition from the original dwelling, and evaluate how the recessed entry porch relates to the facade.

At the July DRC meeting, the applicants returned with updated drawings and 3-D renderings of the property. The revised proposal addressed fenestration concerns, removed the recessed entry porch, and added a chimney towards the rear elevation. Staff expressed concerns that the overall massing and design still remained incompatible with the original dwelling. The DRC requested that the applicants continue to study the massing and the roof form, decrease the size of the wing on the south addition, and further differentiate architectural materials. In addition, staff stated that the height and massing of the proposed chimney was inconsistent with the style of the dwelling and the historic district. The DRC did not object to the chimney, but requested that the applicants further study its design and consider a corbelled cap or other stylistic embellishments.

At the most recent DRC meeting in August, the applicants presented updated drawings that addressed many of the DRC and staff's previous concerns. The proposed massing and roof line (as shown in this application) allow the addition to read as secondary to the main dwelling while primarily retaining its overall footprint. The applicants further differentiated the addition from the historic dwelling by utilizing different siding. Other changes included piercing the chimney through the roof (instead of its former location proud of the roof line). Staff contended that the chimney remained incompatible with the style of the original building due to its design and massing. The DRC had no comments regarding the chimney.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the August 20, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation, Chapter 6: New Addition/Building, Chapter 7: Site Elements, Appendix C: Cement Fiberboard Siding, and Appendix D: Cellular Polyvinyl Chloride Trim of the *Maywood Design Guidelines* and recommends approval.