

# Historical Affairs and Landmark Review Board

## Arlington County, Virginia

HALRB Case 14-14 (HP1400021)



A request by Glenn Vogel and Brooke Milton, the owners of the property at 3624 21st Avenue North in the Maywood Neighborhood Historic District, to make the following alterations: 1) demolish the rear covered porch; 2) demolish a shed; 3) demolish a pergola; 4) remove a small front-porch roof added ca. 1986; 5) replace the non-historic turned wood posts, railing, and decking on the front porch; 6) construct a two-story addition with a side porch; and 7) add a patio to the rear of the dwelling.

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**

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Case #14 - 14 Agenda Item # 4

Application Complete

Application Incomplete

Applicant(s): Glen Vogel & Brooke Milton

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. Retain turned wood posts on the front porch.
  - a. Recommend larger wood posts to match the original.
2. On north elevation, show the proposed porch that extends beyond the east elevation of the original building.
3. Coordinate with staff regarding inspection of the existing windows on the west side elevation.
4. Study setback of west elevation.
5. Pergola may help lower level setback.
6. Study window spacing on the east side elevation (looks walleyed).
7. Please show perspectives that illustrate addition.
8. Please include horizontal and vertical measurements on all proposed drawings.
9. Study differentiation between old and new; allow for the original building to stand out.

**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, Andy Wenchel**

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

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Case #14 - 14 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Vogel and Milton

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. Differentiate old vs. new
2. Study proportions (roof, wall, relationship of windows, void to solid) – Needs further refinement
3. Continue to study massing.
4. Study roof form.
5. Lower roof on addition (drop ridge line).
6. Study windows on master bath/lower sill
7. Eliminate brow across back.
8. Eliminate box for fireplace or find another solution.

**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**

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Case # 14-14 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Glen & Brooke Milton

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. Prefer alternative roof option (without hip).
2. For the window on south elevation toward western end: 1) move the second story window to the center of the below window; or 2) make it the same window.
3. Replace kitchen window on the north elevation. New window to match the original in size, materials, and design.
4. Retain paired kitchen windows on the west side elevation. If applicant wants the full board to discuss its replacement, bring forward as a separate case.
5. Update drawings to show existing window condition on the west side elevation (6/1 windows and correct mullions).

**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:** 3624 21<sup>st</sup> Avenue North, CoA 14-14, Maywood Historic District

This Queen Anne-styled Foursquare was built prior to 1918. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling is clad in lapped wood siding and has a compound hipped roof sheathed in standing-seam metal. A two-story ell projects from the west elevation. The building has a one-story, four-bay, wood-frame front porch on round turned posts with a wood pergola roof, and both one-over-one and six-over-one wood-sash windows. Window and door surrounds are unmolded and unmitered with a projecting sill. Other notable features include a hip-roof dormer, a wood box cornice, and a new front vestibule and west-side pergola.” The building is listed as a contributing building in the *National Register Nomination*.

The Sanborn Fire Insurance Maps note the two-story hipped roof addition on the west elevation was built between 1929 and 1936. This renovation resulted in the building’s historically significant L-shaped footprint; the original building, however, is still clearly legible from the public right-of-way. The existing rear porch likely dates to the construction of the two-story addition. Historic building permit records indicate that the front porch was replaced in 1987. This change resulted in the infill of the original entryway with a window, construction of the current angled staircase, and addition of the freestanding arch demarcating the entry. No significant CoAs in regards to this proposal are associated with the property.

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

1. Demolition of the rear porch.
2. On the front porch (north elevation):
  - a. Replacement of the existing (ca. 1987) 3.5” turned wood posts with more historically appropriate 6” turned wood posts.
  - b. Replacement of the ca. 1987 wood porch rail.
  - c. Replacement of stacked 2x10s with a new wood beam.
  - d. Removal of the ca. 1987 free-standing arch and posts.
3. On the north elevation, in-kind replacement of the six-over-one, double-hung, wood-sash window on the first story.
4. Construction of a two-story addition (approx. 20’x32’) with a side-entry porch to the rear of the historic dwelling:
  - a. Addition consists of standing seam metal 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 window).
    - iii. One-light, awning windows.

- c. Doors are as follows: single-leaf wood door (side-porch), double-leaf wood door with an adjoining matching fixed single-light window (side-porch), and a double-leaf wood door (rear elevation).
- d. Siding consists of smooth lap cementitious fiberboard siding with a six-inch exposure. The *Maywood Design Guidelines* call for a maximum of five-inch exposure. The proposed six-inch exposure, however, will match the original siding.
- e. Corner boards, frieze, window trim, and water table will be PVC.
- f. A window well will be located on the west side elevation and will be enclosed by a wood guard rail.

#### 5. Landscape

- a. Demolition of existing shed.
- b. New flagstone patio to rear of the addition.
- c. New 3'-high wood Gothic picket fence.

The DRC heard this case in June, July, and August 2014. At the June DRC meeting, the applicants presented a similarly designed addition, but it unsuccessfully distinguished itself from the historic dwelling. The DRC and staff recommended the applicant differentiate the old and new architectural elements, simplify the complex roof lines, and study the massing. In addition, proposed alterations to the main house included the replacement of the ca. 1987 turned wood posts on the front porch with Doric columns. Staff shared pictures of the dwelling that showed the original turned wood posts. The applicants suggested replacing the existing 3.5" wood posts with more substantial and historically appropriate 6" wood posts.

At the July DRC meeting, the applicants presented updated drawings and 3-D renderings of the project. The drawings reflected a number of the requested changes, but similar issues remained. In particular, the DRC and staff asked the applicants to differentiate the addition from the historic dwelling, study proportions of solids and voids, simplify the roof line, and eliminate the bay for the fireplace.

At the most recent DRC meeting in August, the applicants presented two options for the east side elevation of the rear addition. The DRC and staff contended that the new alternative (presented in this application) simplified the roof line and allowed this elevation to be secondary to the historic facade. Other outstanding issues were resolved, including the lowering of the addition's roof line and elimination of the bay for the fireplace. Staff requested full specifications for all elements. As of this date, a limited number of the specifications are outstanding, but staff is working with the applicants to complete the package prior to the HALRB meeting.

Prior to the August meeting, staff conducted a site visit to examine three six-over-one, double-hung, wood-sash windows on the historically significant addition built between 1929 and 1936. Staff concluded that the paired first-story windows on the west elevation had damaged lower rails, glazing issues, and excess paint. These issues, however, are repairable. The DRC agreed with staff's assessment that the windows should be retained based on the guidance offered by the Secretary of the Interior's Standards for Rehabilitation. The applicant objected due to safety, security, and maintenance concerns, but consented to omitting the replacement of these windows from the application. The owners will have a window repair expert examine the windows to determine the feasibility of repair. The single wood window on the north elevation of the historically significant addition had severe rot. Staff recommended the replacement of this window.

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.