

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-24 (HP1400042)



A request by Ashish Katkar, owner of 2329 North Jackson Street in the Maywood Neighborhood Historic District, to install a vinyl-sash egress window in the basement.

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 # 14-24 Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Ann Kelly

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. Set windows in a traditional way with brick mold and 1½” brick showing.
2. Okay with vinyl window in this particular case
 - a. The building is non-contributing and all the other windows are vinyl.
3. Please note the window will be 6/6. Include specification showing profile/muntins.

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: September 9, 2014
SUBJECT: 2329 North Jackson Street, CoA 14-24, Maywood Historic District,

This application is a proposal to install a basement egress window on the dwelling located at 2329 North Jackson Street in the Maywood Historic District. Constructed in 1978, the Colonial Revival-inspired house is considered a non-contributing building in the Maywood Historic District. Due to its date of construction, the building was not evaluated or included in the *Maywood National Register Nomination*. The two-story dwelling rests on a brick veneered foundation. The wood frame structural system is covered with vinyl siding and capped with a side-gable asphalt shingle roof. Typical fenestration consists of 1/1, double-hung, vinyl-sash windows with 6/6 simulated divided lights.

The owners request approval of a new 32" x 46" double-hung, vinyl-sash window with 6/6 grids on the basement of the north elevation (side). The window will be centered within the opening (at least 1.5" of the inside face of the brick will remain exposed) and will not be flush with the exterior wall surface. The trim (brick molding) will be PVC.

The DRC heard this case at its September 3, 2014, meeting. Staff and the DRC agreed that requiring a single wood-sash basement window to be installed on a house with only vinyl windows would not be compatible with the current design or the existing materials of the dwelling. Staff, however, would encourage the property owners to install historically appropriate wood windows when replacing the existing vinyl windows on the residence in the future. The DRC also recommended that the proposed basement window be centered within the saw cut opening of the foundation instead of setting it flush with the exterior surface. The applicant complied with this request.

The DRC recommended that the CoA application be placed on the consent agenda for the September 17, 2014, HALRB meeting. Staff finds that the proposal complies with Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* and recommends approval.