

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-33 (HP1400058)



A request by David Abramowitz & Linda Staheli, owners of 3402 21st Avenue North in the Maywood Historic District, to alter the front porch: 1) replace framing members; 2) replace the existing flooring; 3) remove the front railing; 4) replace the existing concrete steps; and 5) install a new stair rail.

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 # 14-33 Agenda Item #5

Application Complete

Application Incomplete

Applicant(s): David Abramowitz & Linda Staheli

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. Okay with wood steps.

Findings:

Return to next DRC meeting

Send to HALRB

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: December 4, 2014

SUBJECT: 3402 21st Avenue North, CoA 14-33, Maywood Historic District

The dwelling at 3402 21st Avenue North was built prior to 1923. The *Maywood National Register Nomination* provides the following description of the predominately Queen Anne-styled house:

The two-bay-wide, wood-frame dwelling is clad in a combination of aluminum siding and wood shingles, and has a hipped roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on turned round posts, and six-over-one wood-sash windows. Window and door surrounds are beaded with a projecting sill. Other notable features include wide, overhanging eaves with paired brackets and a beaded board soffit, a bay window on the east elevation, and a hipped front dormer.

The house is a contributing resource to the National Register historic district.

This proposal is limited to minor alterations to the non-historic one-story front porch. The porch is evident on the 1936 Sanborn Fire Insurance Maps, but it has undergone numerous alterations. In 1986, building permit records indicate the construction of a front porch addition. In 2003, the former owners received CoA 3-11 to replace the existing front porch's half columns and knee wall with the extant full height square columns and railings. The following year, the owners received CoA 4-32, to replace the asphalt shingle roof with a standing-seam copper roof.

The applicants are requesting slight modifications, including:

- Repair of the underlying deteriorated framing;
- Removal of the existing deteriorated front railing;
- Replacement of the existing wood flooring with IPE tongue-and-groove flooring;
- Replacement of the concrete steps and installation of a new wood stair rail (to match existing); and
- Repair and parging of the existing masonry porch foundation.

The DRC heard this application at its December meeting. The DRC and staff had no comments regarding the proposal. The owners asked if they could replace the concrete steps with wood steps. The DRC and staff supported the replacement, but requested the application be updated to reflect this change. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the December 17, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* and recommends approval.