

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-31 (HP1400056)



A request by Chris & Cheryl Green, owners of 3505 21st Avenue North in the Maywood Historic District, install a stone retaining wall, path, and steps.

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 # 14-31 Agenda Item #4

Application Complete

Application Incomplete

Applicant(s): Chris & Cheryl Green

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 additional information on the site plan: material of riser and caps (steps), material of cap on wall, wall heights, etc.

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: 3505 21st Avenue North, CoA 14-31, Maywood Historic District

The house at 3505 21st Avenue North was constructed prior to 1923. The *Maywood National Register Nomination* states the following regarding the Queen Anne-styled dwelling:

The two-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in lapped wood siding and has a front-gable roof sheathed in asphalt shingles. It has a one-story, two-bay, wood-frame front porch on turned posts and one-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include wide, overhanging eaves, diamond wood shingles and gable returns in the gable ends, and louvered shutters.

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

The proposal calls for minor alterations to the landscape and replacement of the front steps.

- The applicants will install a new Pennsylvania fieldstone retaining wall along the front of the property abutting the sidewalk.
 - The retaining wall will be approximately the same height as the existing wall.
- The existing concrete path providing access to the porch from the sidewalk will be removed and replaced with a Pennsylvania flagstone path.
- The number of steps to the porch will be retained, but the existing steps will be replaced with Pennsylvania fieldstone with a natural stone cap.
 - No other elements of the porch will be altered.

The DRC heard this application at its December meeting. The DRC and staff requested additional information be added to the site plan for clarity, but had no comments regarding the proposal. 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 and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.