

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-29 (HP1400049)



A request by Jon & Amanda Davis, owners of 2165 North Lincoln Street in the Maywood Historic District, for the partial demolition and construction of a two-story rear addition with walk-out basement, window and door replacement, alteration to dormers, and painting the unpainted brick house.

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 # 14-28 Agenda Item #1

Application Complete

Application Incomplete

Applicant(s): Amanda Davis

For Applicant(s): Robert Shutler

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

Design Recommendations:

1. Add all specifications.
2. Add material notations to all elevations.
3. Add door/window schedule.
  - a. Add window swings to all elevations.
4. Add dimension lines on south and north elevation.
5. Improve solution for the support of the bay window
  - a. Larger fascia at bottom or more accurate bracket in "colonial view"
6. Provide details for screened-in porch.
7. Asphalt okay at "brow" on rear elevation.
8. Correct/reference basement parking at grade.
9. Remove gutters from dormers and bay.

**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:** 2165 North Lincoln Street, CoA 14-28, Maywood Historic District

### Introduction

The dwelling at 2165 North Lincoln Street was constructed in 1953. The *Maywood National Register Nomination* describes the Cape Cod as follows:

“The three-bay-wide, concrete-block masonry dwelling rests on a solid brick stretcher foundation. It is faced with stretcher bond, and has a side-gable roof sheathed in asphalt shingles. Windows are multi-light metal casements with four-light transoms. Other notable features include two front-gable dormers clad in aluminum siding.”

The building is a non-contributing resource in the National Register historic district.

Minimal alterations to the dwelling have occurred since its construction. In 1967, the property owner replaced (or covered) the dormers’ original wood siding with aluminum siding. The current proposal calls for alterations to the original building and a two-story rear addition with a walk-out basement.

### Detailed description of project

#### Original Building

- West elevation (facade)
  - Alterations to the existing dormers.
    - Replacement of the paired three-light steel-sash casement windows with a paired six-light wood-sash casement window.
    - Removal of aluminum siding and replacement with Hardiplank siding.
  - Replacement and enlargement of the existing steel-sash windows flanking the main entry with a single-light wood-sash window flanked by eight-light wood-sash casement windows.
    - Addition of operable wood shutters.
  - Replacement of the existing door with a wood, nine-light, multi-panel single-leaf door.
    - Addition of operable wood shutter/panel.
- South elevation (side)
  - Demolition of the rear shed dormer.
  - Replacement of the steel-sash windows with paired multi-light wood-sash windows.
    - The opening of the upper gable end window will be enlarged.
  - Infill of (1) glass block window with brick.
  - Replacement of (1) glass block window with a wood-sash window.

- North elevation (side)
  - Demolition of the rear shed dormer.
  - Replacement of a ribbon of three three-light steel casement windows with a three-light transom.
    - The window will be replaced with a bay window.
  - Replacement of the steel-sash windows with paired multi-light wood-sash windows.
    - The window opening in the upper gable end window will be enlarged.
  - Replacement of two glass block windows with a paired wood casement window and awning window.
- East elevation (rear)
  - Demolition of rear elevation to construct new two-story addition.
- Overall
  - Painting of unpainted masonry exterior.

### Addition

The proposed two-story wood-frame rear gable addition will have a walk-out basement. Large shed dormers will puncture the gable addition's roof on its northern and southern slopes. Materials include: cementitious fiberboard siding (basement and first story), Hardi-shingles (dormer), polyvinyl chloride trim, and asphalt shingle (gable roof and dormer roofs).

The fenestration on the north and south elevations will consist primarily of eight-light wood casement windows (on the basement and first story) and four and six-light casement windows on the dormer. On the east (rear) elevation, the basement and first story will consist of four sets of double-leaf multi-light wood doors, paired twelve-light wood casement windows, and a screened-in porch. The first story will be accessed via a wood stair and full-width deck. The upper gable end has a fixed sixteen-light window flanked by eight-light casement windows.

### DRC Review

The DRC heard this application at its November and December 2014 meetings. The DRC and staff requested the applicants explore the window configuration on the main facade, lower the addition's ridge line below the existing dwelling, study the design of the rear elevation of the addition, and include all necessary details and specifications. Staff commented that the solid-to-void ratio on the rear addition was too great and recommended the replacement of a number of the doors with windows. All items were included in the final application.

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 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval.