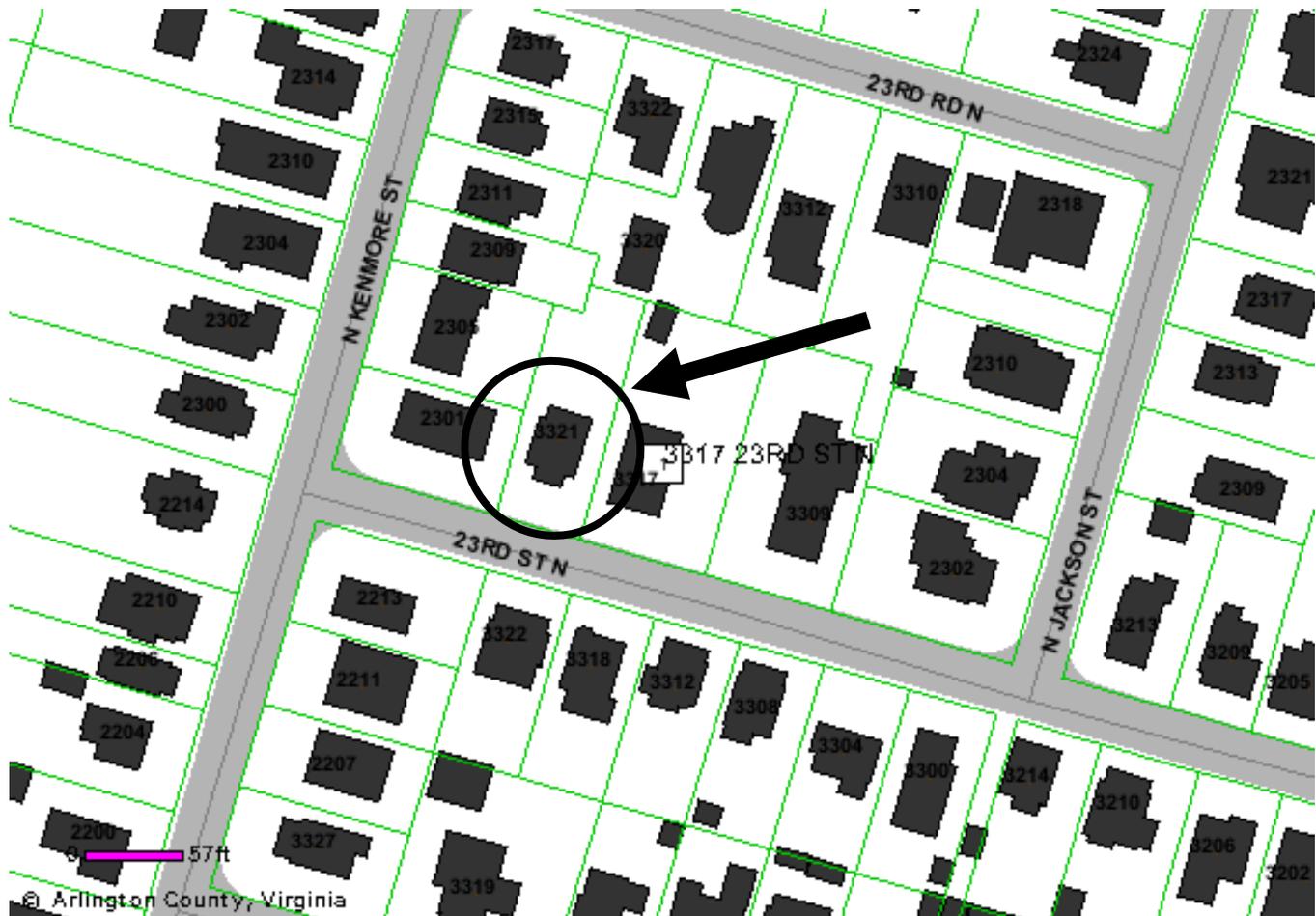


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-02A (HP1500004)

CONTRIBUTING HOUSE



A request by Cecilia Kennedy, owner of 3321 23rd Street North in the Maywood Neighborhood Historic District, to amend CoA 14-02 in order to: 1) remove the previously approved stormwater planter; 2) replace the approved concrete two-strip driveway with a permeable paver driveway; and 3) install a permeable paver path to the front and side entries.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence**

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

Case # 14-02A Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Cecilia Kennedy

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. Include site plan (as submitted at DRC) in final application.

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: March 6, 2015
SUBJECT: 3321 23rd Street North, Case #14-02A, Maywood Historic District

This is a request amend CoA 14-02 for the property at 3321 23rd Street North in the Maywood Historic District. The house is a Craftsman bungalow that was constructed prior to 1925. The *Maywood National Register Nomination* describes the house as “a three-bay-wide, wood-frame dwelling [that] rests on a solid ashlar concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front portico on square posts and six-over-one wood-sash windows. Other notable features include wide, overhanging eaves with exposed rafter tails, asbestos shingles in the gable end of the portico, egg-and-dart molding at the base of the portico piers, and a molded wood cornice.” It is listed as a contributing resource in the *National Register Nomination*.

Due to exceeding the 2,500 square foot land disturbance threshold, the owner is required to have stormwater mitigation measures as required by Arlington County Department of Environmental Services (DES). DES required that a 4’ x 5’ stormwater planter be placed on the property. The DRC and HALRB worked with the applicant to place the stormwater planter in the least obtrusive location in regards to the dwelling and the streetscape. Approved CoA 14-02 called for the following items:

1. Construction of a parged 4’x 5’ stormwater planter on the northeast (rear) corner of the dwelling.
2. Replacement of the existing gravel/paved driveway with 2-foot concrete driveway strips separated by a grass median.

The subject proposal to amend CoA 14-02 includes the removal of the stormwater planter and the replacement of the concrete driveway strips with permeable pavers. The changes are required due to the Inspection Services Division (ISD) rejection of the original proposal due to structural concerns. The applicant consulted with DES who agreed the use of permeable pavers satisfied the stormwater mitigation requirements.

The DRC heard this application at its March 4, 2015, meeting. The committee and staff agreed that the removal of the potentially obtrusive stormwater planter and its replacement with permeable pavers would be beneficial to the overall project. The DRC requested that it be noted that the requirements of stormwater mitigation is outside of their control and that it only reviews these elements in order to minimize their impact on the historic district.

The DRC asked that this item be placed on the consent agenda for the February 19, 2014, HALRB meeting. Staff finds that this request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval of the application.