

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-23 (HP1400041)

CONTRIBUTING HOUSE



An after-the-fact request by Henry & Ann Kelly, owners of 2210 North Nelson Street in the Maywood Neighborhood Historic District, for the following renovations to the ca. 1981 side porch: 1) extend its footprint and shed roof on the south (side) elevation; 2) remove the wrought iron railing and balustrade and replace it with a wood railing and balustrade; and 3) screen-in the side porch.

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 # 14-23 Agenda Item # 6

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. Okay with gutter extension and metal roof.
2. Include better images (work with staff).
 - a. All sides of porch, detail of connections, details of railing (first and second story).
3. Include plans and better drawings of the porch.

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.

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 # 14-23 Agenda Item #1

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. Overall flatness of porch is a concern.
2. Update fascia board drawing at the base of the porch (suggestion is attached)
3. Add horizontal beam at the top of the post.
4. Consider thickening the existing wood post.
5. Contact staff regarding similar existing designs.

Findings:

- Return to next DRC meeting
- Send to HALRB on Discussion Agenda

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.

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 # 14-23 Agenda Item #8

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. Revise bottom railing.
2. Include a similar detail for the "header" at the top of the screened-in porch.
3. Use the blue porch as a model.

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.

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 # 14-23 Agenda Item # 4

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. Include clearer drawings with additional notes.
2. Meet with staff for assistance.
3. Consider drainage of water.

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.

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 # 14-23 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. Enlarge corner posts
2. Typical posts
3. Put more notes on drawings
4. Include elevation

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: May 13, 2015
SUBJECT: 2210 North Nelson Street, CoA 15-04, Maywood Historic District

This Queen Anne-styled dwelling was built prior to 1915. The *Maywood National Register Nomination* describes the building as follows: “The two-bay-wide, wood-frame dwelling is clad in aluminum siding and has a front-gable roof sheathed in asphalt shingles. It has an L-shaped footprint. It has a one-story, four-bay, wood-frame front porch on square turned posts and two-over-two wood-sash windows. Other notable features include wide, overhanging eaves, aluminum-clad gable returns in the gable end, applied simulated louvered shutters and a large rear addition. The house is listed as a contributing resource in the National Register Nomination.

In 2014, the Historic Preservation Program Code Inspector noticed alterations to the ca. 1981 rear covered porch. The applicants had completed numerous alterations to the porch’s design without receiving a CoA. For documentation of the existing condition of the porch (with the after-the-fact alterations), refer to the photographs attached to the application.

Since September 2014, the DRC and staff have worked with the applicant on plans to amend the screened-in porch in order to meet the intent of the *Maywood Design Guidelines*. Recommendations included the: 1) extension of the deck flooring materials; 2) installation of a fascia board to cover the posts and lag bolts; 3) the infill of the screened-in sections at the corner of the deck to create a sense of a heavier corner post; 4) the addition of other trim elements to create depth; and 5) the addition of a header/fascia board.

The current submission incorporates all of the design suggestions listed above and will bring the existing deck into compliance with the *Maywood Design Guidelines*. The DRC recommended the approval of this application and asked that this case be placed on the consent agenda for the May 20, 2015, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation and recommends approval.