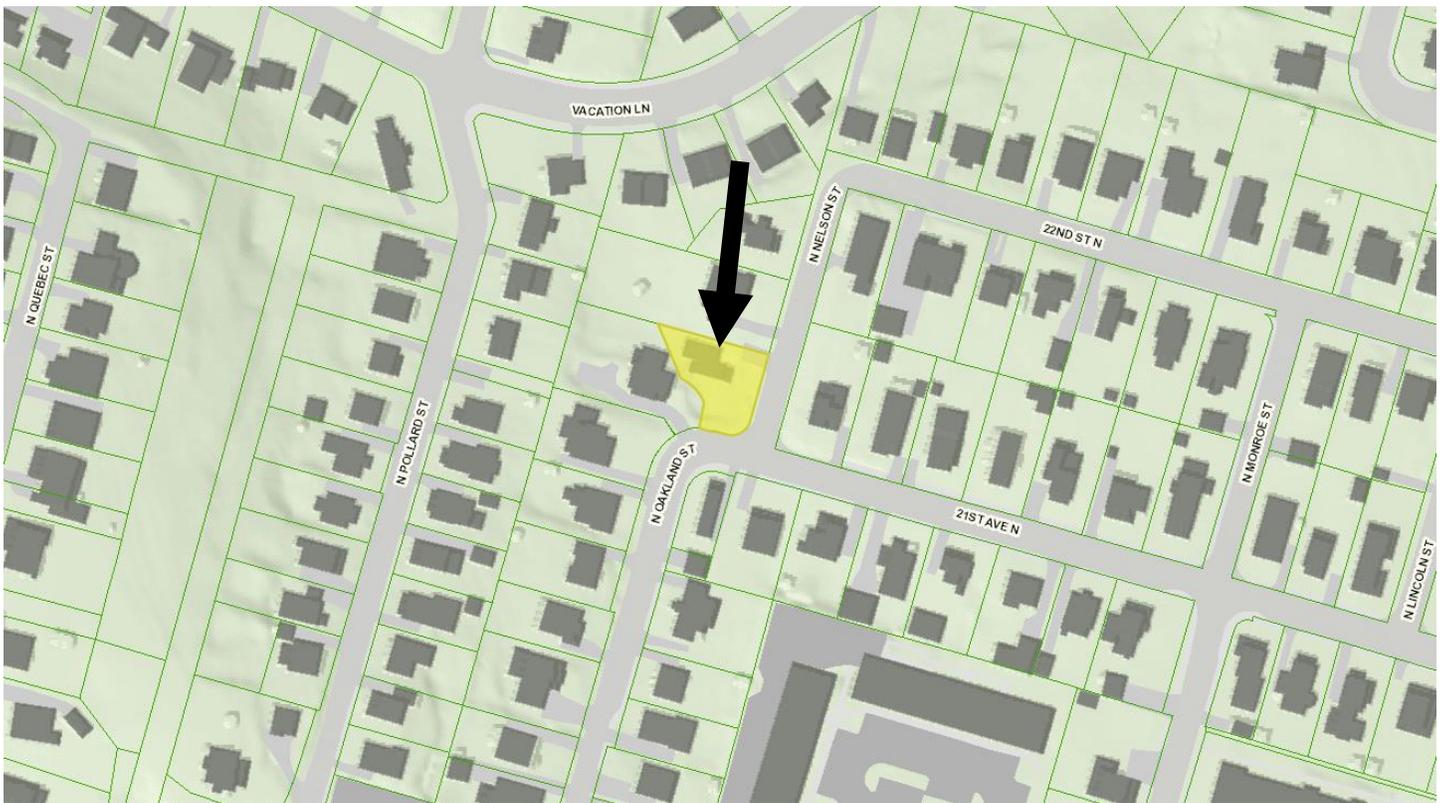


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-25 (HP1500042)



A request by John & Ellen Fitzpatrick, owners of 2200 North Nelson Street in the Maywood Neighborhood Historic District, to construct a new shed.

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 # 15-25 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): John Fitzpatrick

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. Exposure for hardiplank to be less than 5".
- 2.
- 3.
- 4.
- 5.
- 6.

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.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: December 9, 2015
Subject: 2200 North Nelson Street, CoA 15-25, Maywood Historic District

The dwelling at 2200 North Nelson Street was built prior to 1914. The *Maywood National Register Nomination* describes the building as follows:

The two-bay-wide, wood-frame dwelling rests on a solid parged foundation with a raised basement and an L-shaped footprint. It is clad in aluminum siding and has a front-gable roof sheathed in asphalt shingles. It has a one-story, two-bay, wood-frame front porch on square turned posts and one-over-one vinyl-sash replacement windows. Window and door surrounds are unmitered and unmolded with a projecting sill. Other notable features include a boxed aluminum cornice, a diamond-light in the garret story gable end, and a single-cell addition to the rear elevation, supported on two Tuscan columns.

The house is a contributing resource to the Maywood National Register Historic District.

The subject proposal calls for the construction of a 10' x 4' shed near the front retaining wall. The shed will be clad in cement fiberboard siding not to exceed a 5-inch exposure. The shed roof will be sheathed in asphalt shingles.

The DRC reviewed the application at its December 2015 meeting. The DRC and staff discussed the location of the shed with the applicant. Staff supported the placement of the shed near the front of the property (adjacent to the driveway) due to the fact that it will be largely obscured by a large retaining wall. The DRC agreed with staff's assessment. The DRC requested that the applicant note the exposure of the cement fiberboard siding on the application and requested that it be less than a 5" exposure.

The DRC recommended that the application be placed on the consent agenda for the December 16, 2015, HALRB meeting. Staff finds that this request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.