

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-06A (HP1600013)



A request by Carol Rickard-Brideau & Scott Brideau, owners of 3210 23<sup>rd</sup> Street North in the Maywood Neighborhood Historic District, to reauthorize expired CoA 14-06 and that the HALRB direct the Zoning Administrator to allow for a side-yard setback modification (the new rear addition will be 6'8" from the property line).

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

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

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Case # 14-06A Agenda Item # 7

Application Complete

Application Incomplete

Applicant(s): Carol Rickard-Brideau & Scott E. Brideau

For Applicant(s): HP Staff

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

Design Recommendations:

1. No comment

**Findings:**

Return to next DRC meeting

Send to HALRB

**If sent to HALRB, recommended action is:**

Place on consent agenda



**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** April 11, 2016  
**SUBJECT:** 3210 23<sup>rd</sup> Street North, CoA 14-06A, Maywood Historic District

Architectural Description

This vernacular-style house was built prior to 1917. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling [that] rests on a solid brick parged foundation. It is clad in vinyl siding and has a front-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame shed-roof front porch on metal piers and one-over-one wood-sash windows. Window and door surrounds are aluminum. Other notable features include stone-facing on the first story underneath the porch, an aluminum box cornice, affixed simulated shutters on the front elevation, wide, overhanging eaves, and a single-cell addition to the east elevation.” The one-story addition on the east elevation and the two-story rear porch are evident on the 1929 *Sanborn Fire Insurance Map*. The building is listed as a contributing building in the *National Register Nomination*.

Subject Application

The applicants request that the HALRB reauthorize CoA 14-06 and to direct the Zoning Administrator to grant a setback modification for the side-yard setback. The addition will be located 6’6” from the side property line.

The HALRB approved the subject application in June 2014. Below is an excerpt from the 2014 staff report that discusses approved CoA 14-06:

This proposal calls for the demolition of the partially enclosed two-story rear porch capped with a shallow shed roof and the adjacent non-historic deck. The applicant will construct a 9’6 x 15’6 two-story gable addition capped with a standing seam metal roof and a new deck. The proposed addition recalls the historic porch as the first story is enclosed and the second story consists of a screened-in sleeping porch. The addition features stock double-worked wood siding with a 5” face, four-light (simulated divided light) wood casement windows, cementitious fiberboard panels and soffits, and PVC trim. The new deck will feature IPE wood and no railings.

The submitted drawings call for “siding to match original,” which typically infers that the new siding will be matched to exactly replicate the profile of the existing siding. Dorothy Murdoch, the architect for the project, stated the following regarding the siding:

Our intent is to match the existing siding as closely as possible with available stock material. I believe this can be done within an eighth of an inch at most. I did measure the existing house siding and in fact the

exposed face is 2 ½". The Smoot #117 is quite possibly an exact match. The shape is right and the dimension is right. It's possible one is thicker than the other—but without cutting out a section of existing siding, we can't know that.

Based on this information, staff supports the use of the Smoot #117 double-worked wood siding with a 5" face on the addition.

*DRC and HPP Staff Recommendations*

The DRC had no comments regarding the reauthorization of this application and recommended that the item be placed on the consent agenda for the April 20, 2016, HALRB meeting.

Historic Preservation Program staff failed to include a setback modification request as part of the original application since the new addition is sited within the footprint of the historic addition. Staff recommends that the HALRB direct the Zoning Administrator to grant a setback modification as the proposed setback is consistent with the existing streetscape and historic district design guidelines. Staff finds that the request meets the intent of the *Maywood Design Guidelines* and recommends approval.