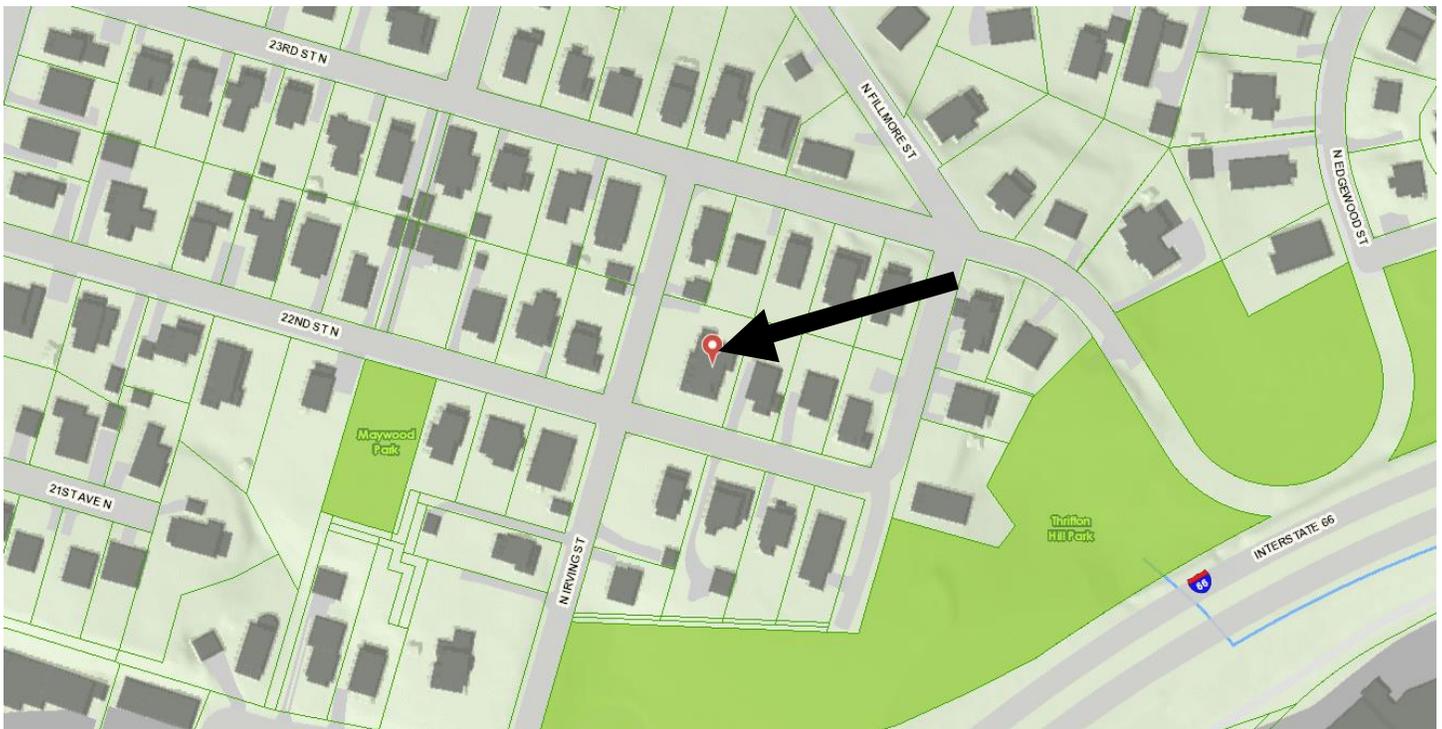


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-09 (HP1600021)



A request by Carter & Christi Ham, owners of 2915 22nd Street North in the Maywood Neighborhood Historic District, to renovate the existing screen porch into a sunroom.

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**

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Case # 16-09 Agenda Item # 7

Application Complete

Application Incomplete

Applicant(s): Carter & Christi Ham

For Applicant(s): Heidi FitzHarris

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

Design Recommendations:

1. Hardi-panel not AZEK.
2. Stair detailing to match existing.
3. Be definitive about posts; no more than 9".

**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 10, 2016  
**SUBJECT:** 2915 22<sup>nd</sup> Street North, Case 16-09, Maywood Historic District

**Background Information**

The house is a pre-1918 Queen Anne style frame dwelling. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide wood-frame dwelling [that] rests on a solid parged foundation. It is clad in [wood] siding and has a front-gable roof sheathed in [standing seam metal]. It has a one-story, two-bay, wood-frame wrap-around front porch on columns and one-over-one [wood]-sash windows. Other notable features include fish-scale wood shingles in the front gable-end...wide overhanging eaves....” The building is a contributing resource to the Maywood Historic District.

The subject (non-historic) rear porch was built in 2007 as part of a larger renovation project and screened-in porch built ca. 2011.

**Proposal**

The applicants request to convert a screened-in rear porch into a sunroom. The footprint of the rear porch will remain intact; however, a 3’ landing will be added at the top of the stair. The existing square posts will be increased from 7.5” to 9” in width. The rear elevation will consist of double-leaf wood doors flanked by four-light wood casement windows set above a two-light hopper window. The side elevations consist of a ribbon of three, four-light, wood casement windows set above a full-width, smooth cementitious fiberboard panel.

**DRC Review**

The DRC heard this application in May 2016. The committee recommended the following: 1) that the stair details match the existing design except for the flagstone treads; and 2) that the square posts be no more than 9”. The DRC asked that this case be placed on the consent agenda for the May 18, 2016, HALRB meeting.

### **Discussion and Recommendation**

The proposed sunroom respects and remains secondary to the design, massing, and scale of the historic house. Therefore, staff finds that the requests meet the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*.