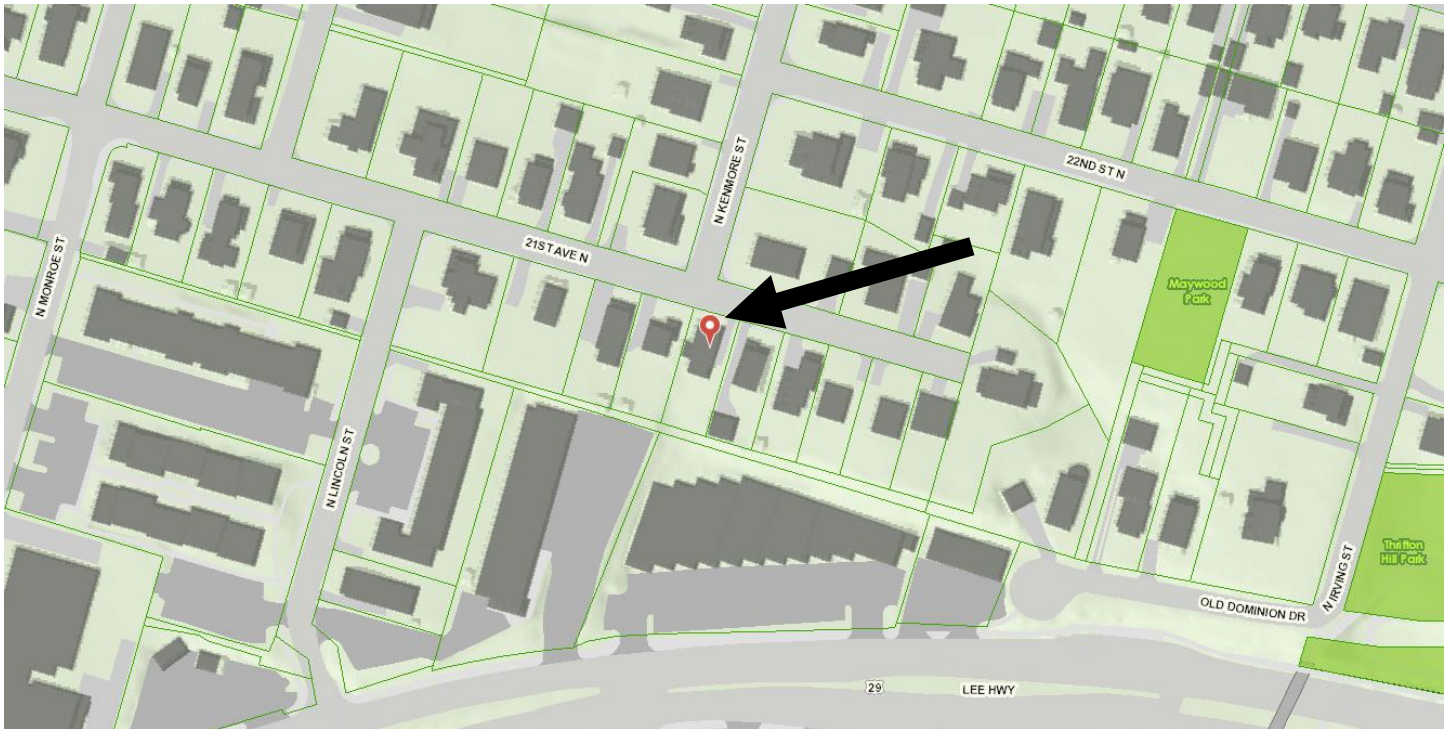


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-04 (HP1600012)



A request by Francisco Hernandez & Elsa Arcila, owner of 3316 21st Avenue North in the Maywood Neighborhood Historic District, to construct a second story on the existing rear addition and other minor alterations

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**

Case # 16-04 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Francisco Hernandez

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. DRC okay with massing of additions, but explore the following with your architect:
 - a. Dropping the roof line of the rear addition;
 - b. Changing siding on rear addition; and
 - c. Consider removing scrolled rafter tails of both additions.
2. DRC members okay with wood shakes/shingles matching the historic material on the second story of the side addition.
3. Please make sure that all existing drawings match conditions
 - a. Siding on side addition matches the historic house.
 - b. Note the louvers on the shutters
 - c. If nothing is changing on the historic house, please note that on the drawings to void any discrepancies between actual conditions and as-built drawings.
4. Provide site plan and roof plan with next submission.
5. Provide all specification sheets (windows, doors, siding, trim, roofing materials, etc.) with next submission.
 - a. Note all windows must be wood. Siding and trim on the rear addition can be cementitious fiberboard (ex. HardiPlank) and Cellular PVC (ex. AZEK).

Findings:

Return to next DRC meeting

Send to HALRB

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: May 10, 2016
Subject: 3316 21st Avenue North, CoA 16-04, Maywood Historic District

Background Information

The building at 3316 21st Avenue North was built prior to 1916. The building is a contributing resource to the Maywood National Register Historic District and is described in the Nomination as follows:

...the two-bay-wide, wood-frame dwelling rests on a solid foundation parged with concrete and has a front-gable roof clad in asphalt shingles. It is sheathed in lapped wood siding on the first story and wood shingles on the second story. It has a one-story, two-bay, wood-frame front porch on Tuscan columns and one-over-one wood-sash windows. Window and door surrounds are unmetred and unmolded with a projecting sill. Other notable features include wide, overhanging eaves with exposed scroll-sawn rafter tails, wood louvered shutters, and an entry with diamond-pane sidelights with stained-glass glazing. Additions include a shed-roof extension to the southeast corner, raising of the first-story bay to two stories, and a single-cell, shed-roof addition to the roof.

The 1929 *Sanborn Fire Insurance Maps* indicate that the historic building footprint has remained intact. Located on the west (side) elevation, the one-story wing/addition's wood siding matches the historic house. It is possible that the addition was constructed as part of the original house. On the rear elevation, *Sanborn Fire Insurance Maps* show an open one-story porch. This porch was enclosed as part of renovation project completed in 1983. The other aspect of this project included the construction of a shed dormer with clearstory windows on the eastern slope of the main gable roof. There have been no relevant CoA(s) approved for this dwelling.

Proposal

The subject proposal calls for the construction of a second-story hipped-roof addition on the existing one-story wing/addition on the west elevation. The project scope remains within the footprint of the existing building. The addition consists of the following elements:

1. Second-story addition to the existing single-story, single-bay, hipped-roof wing/addition.
 - a. Overall
 - i. The addition rests within the footprint of the existing building.
 - ii. Asphalt-shingle hipped roof to match existing.
 - iii. Second story clad in wood shingle siding to match existing.
 - b. North Elevation (façade)
 - i. One-over-one, double-hung wood window to match size/dimensions of first story window.
 - c. West and South Elevations (side and rear)
 - i. No fenestration.

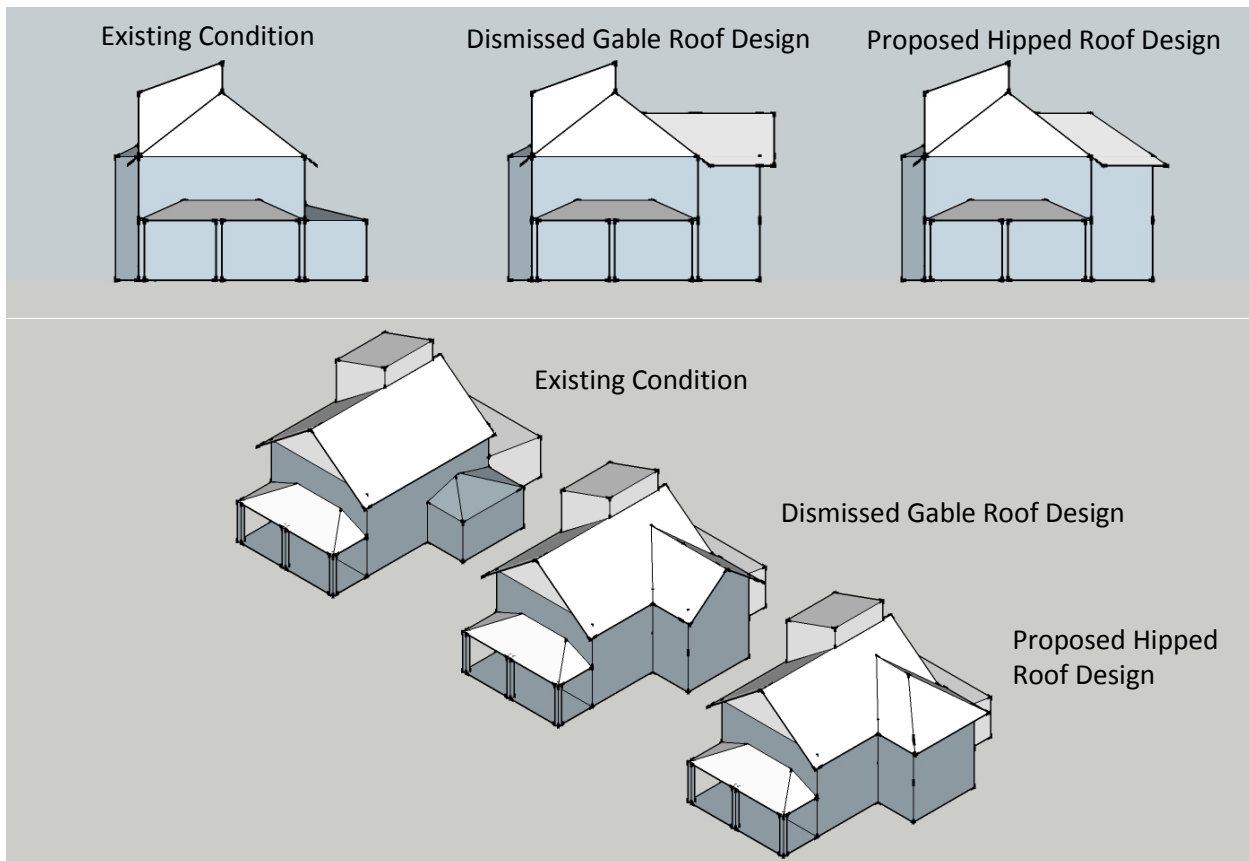
DRC Review

The DRC heard this case at its April and May 2016 meetings. At the first meeting, the DRC supported the construction of a second-story on the existing side addition/wing. A rear addition was considered by the applicant and commented on by the DRC, but this aspect of the application has been withdrawn. At the second meeting, the DRC recommended that the applicant select the hipped roof for the addition in order for it to remain subservient to the front-gable massing. The DRC discussed the appropriateness of utilizing shingle siding on the addition, but recommended the use of the material as other options would detract from the character-defining elements of the dwelling.

The DRC recommended that this case be placed on the consent agenda for the May 18, 2016, HALRB meeting.

Discussion and Recommendation

The proposed design complements the historic character of the original dwelling. Staff recommends the use of a hipped roof instead of a gable roof (as originally proposed) on the second-story addition. The hipped roof recalls the design of the existing roof form and allows for the prominent front-gable to remain the focal point of the house from the public rights-of-way. Below is a massing study that illustrates the appropriateness of utilizing a hipped roof on the second-story addition.



On this particular dwelling, staff finds the use of wood-shingles as the primary siding material on the second-story addition appropriate. Staff agrees with the DRC’s analysis that the use of other siding materials (double-worked wood siding, vertical wood siding, etc.) would negatively impact the historic nature of the façade. The use of a hipped roof, stepped down from the ridgeline of the front-gable roof, distinguishes this section of the building as an addition.



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

Fenestration on this addition is limited to the front elevation. The new window on the 2nd story will match the design and size of the windows on the first story.

Staff finds that this requests meets the intent of Chapter 6: New Construction of the *Maywood Design Guidelines* and recommends approval.