

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-13 (HP1600034)



A request by Glenn Vogel and Brooke Milton, the owners of the property at 3624 21st Avenue North in the Maywood Neighborhood Historic District, to make the following alterations: 1) that the HALRB direct the Zoning Administrator to grant a side yard setback modification (the approved second-story addition will be located 1.1' from the property line); and 2) to clarify the width of the eaves on the side addition's hipped-roof.

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 # 16-13 Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Glenn & Brooke Vogel

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. Provide elevation at gate.
2. Details of steps.

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: June 6, 2016
Subject: 3624 21st Avenue North, CoA 16-13, Maywood Historic District

Background Information

This Queen Anne-styled Foursquare was built prior to 1918. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling is clad in lapped wood siding and has a compound hipped roof sheathed in standing-seam metal. A two-story ell projects from the west elevation. The building has a one-story, four-bay, wood-frame front porch on round turned posts with a wood pergola roof, and both one-over-one and six-over-one wood-sash windows. Window and door surrounds are unmolded and unmitered with a projecting sill. Other notable features include a hip-roof dormer, a wood box cornice, and a new front vestibule and west-side pergola.” The building is listed as a contributing building in the *National Register Nomination*.

The Sanborn Fire Insurance Maps note the two-story hipped roof addition on the west elevation was built between 1929 and 1936. This renovation resulted in the building’s historically significant L-shaped footprint; the original building, however, is still clearly legible from the public right-of-way. Historic building permit records indicate that the front porch was replaced in 1987. This change resulted in the infill of the original entryway with a window, construction of the current angled staircase, and addition of the freestanding arch demarcating the entry.

The HALRB recently approved CoA 14-14 that included, but was not limited to: 1) alterations to the non-historic elements of the front porch (replacement of the turned wood posts with 6” turned posts and replacement of the wood railing); 2) construction of a two-story addition with a side-entry porch to the rear of the historic dwelling; and 3) a flagstone patio to the rear of the addition.

Proposal

The subject proposal is associated with CoA 14-14 and calls for the following elements:

1. Installation of a red brick driveway.
2. Removal of existing concrete steps to the front porch from the driveway.
3. Installation of new brick steps and landing accessing the eastern side of the front porch from the driveway.
4. Minor alterations to the porch’s design [amendment to CoA 14-14].
 - a. Infill of existing opening with approved railing per CoA 14-14.
 - b. Install a gate on the east elevation (accessing driveway).
5. Flagstone paver stepping stones from the driveway to the back patio.
6. Alter the footprint of the rear flagstone patio to 16’6 x 12’ [amendment to CoA 14-14].

DRC Review

The DRC heard this case at its June 2016 meetings. The DRC agreed that relocation of this secondary entry to the non-historic porch from the front elevation to the side elevation complies with the *Maywood Historic District Guidelines*. The committee requested additional drawings depicting the infill of the opening with the previously approved railing, the design of the proposed gate on the side addition, and a detail of the stair. The committee asked for all specification to be included with the application and recommended that this case be placed on the consent agenda for the June 15, 2016, HALRB meeting.

Recommendation

Staff finds that this requests meets the intent of Chapter 6: New Construction and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.