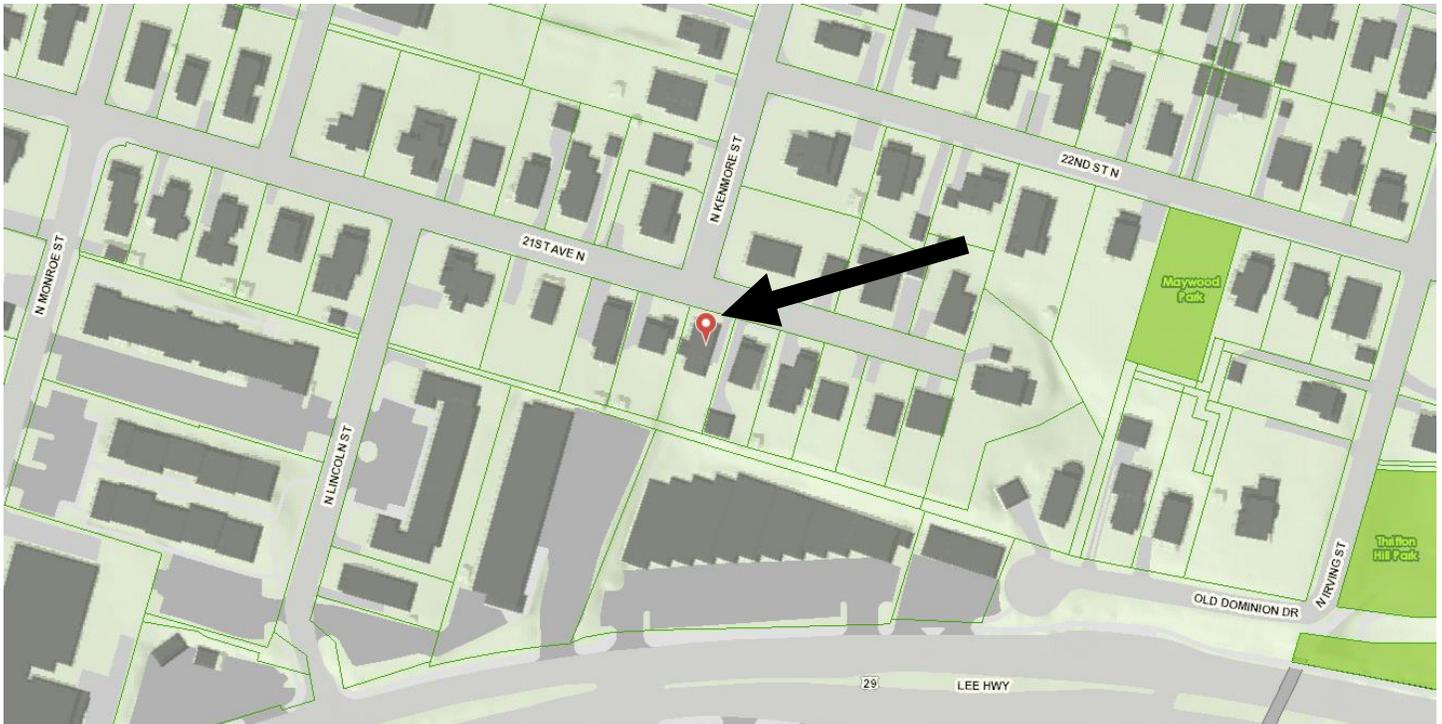


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-04A (HP1600032)



A request by Francisco Hernandez & Elsa Arcila, owner of 3316 21st Avenue North in the Maywood Neighborhood Historic District, to amend CoA 16-04 in regard to the dimensions of the eaves and that the HALRB direct the Zoning Administrator to grant a side yard setback modification.

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 # 16-04A Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Francisco Hernandez

For Applicant(s): HPP Staff

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

Design Recommendations:

1. Include additional notes regarding roof overhang.
 - a. Note that the 1' overhang is for all three elevations.
2. Include site plan with notations.

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: 3316 21st Avenue North, CoA 16-04A, 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 an amendment to CoA 16-04. The HALRB conditionally approved the project with the stipulation that the applicant return to the board to confirm the size of the roof overhang/eave and request that the HALRB direct the Zoning Administrator to grant a side-yard setback modification. The applicant updated the drawings to illustrate that the roof will have a 1' roof overhang/eave on all three elevations of the second story addition. The roof overhang of the side elevation will be located 1.1' from the property line.

DRC Review

The DRC heard this case at its June 2016 meeting. The DRC confirmed that all three elevations of the side addition will have a 1' roof overhang/eave. The committee requested that a site plan be included with the application and that notations be added to the drawing to call out the proposed roof overhang. The DRC recommended that this case be placed on the consent agenda for the June 15, 2016, HALRB meeting.

Discussion and Recommendation

The proposed design complements the historic character of the original dwelling. The shift from a 2' roof overhang/eave on the historic dwelling to a 1' roof overhang/eave will further distinguish the original massing from the addition. Staff recommends that the HALRB direct the Zoning Administrator to grant the side yard setback modification as it is consistent with the existing streetscape and historic district design guidelines. Staff finds that this requests meets the intent of Chapter 6: New Construction of the *Maywood Design Guidelines* and recommends approval.