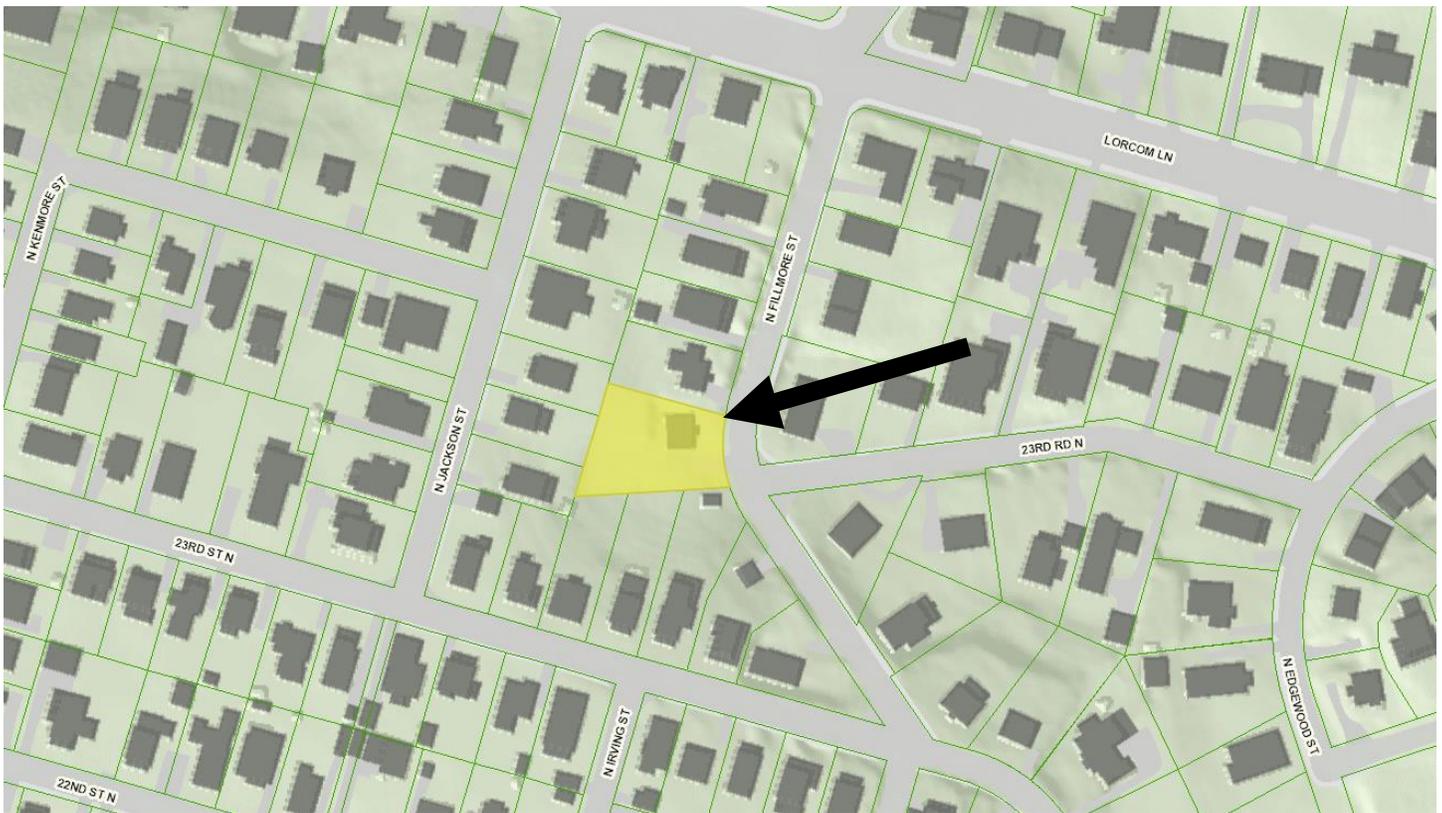


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-01 (HP1500001)



A request by Barry Seymour, owner of 2322 North Fillmore Street in the Maywood Neighborhood Historic District, to construct a new dwelling.

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

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

Case # 15-01 Agenda Item # 4

Application Complete

Application Incomplete

Applicant(s): Barry Seymour

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. Retain window in the stair tower as originally proposed.

Findings:

- Return to next DRC meeting
- Send to HALRB

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
- No recommendation.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: August 7, 2017
Subject: 2322 North Fillmore Street, CoA 15-01A, Maywood Historic District

Background/Proposal

The applicant proposes to build a new two-story dwelling with an exposed basement that recalls vernacular Queen Anne-inspired houses found in the Maywood Local Historic District. At the April 19, 2017, HALRB meeting, the board approved conceptual designs for the new dwelling and the following motion passed 11 to 1:

Having heard and considered the applicant's presentation, public testimony, and comments, and presentation of report by the Historic Preservation Program staff and Design Review Committee, the HALRB finds the following: First, the property at 2322 North Fillmore Street in the Maywood Local Historic District presents unique development conditions due to the topography of the property, the location of the sanitary sewer line with a setback easement on the property limiting the location of structures adjacent to and over the easement, and the location of a large, mature oak tree to be preserved on the property. Second, the scale and massing of the proposed house are architecturally compatible with the to scale and massing in the Maywood Local Historic District, and in line with the existing rhythm of the streetscape on North Fillmore Street. Third, the unique development conditions prevent the location of a detached out-building garage on the property, as described on page 44 of the Maywood Design Guidelines of 2006, separate from a house, and a side-loading garage internal to the house. Fourth, the proposed garage located below the first floor porch behind the mechanized lattice gate synchronized with the garage door that matches the location and design of the lattice infill between brick piers on the remainder of the porch is architecturally compatible with the character of the Maywood Local Historic District. Based on these findings and the unique development conditions, I move that the HALRB approve the application for a Certificate of Appropriateness for the proposed house as shown in HALRB Case 15-01A subject to the conditions listed on page 19 in the Historic Preservation Program's staff report, and to further review by the DRC and approval by the HALRB of the final drawings and specifications.

The following items were listed as part of the original HPP staff report (page 19) of CoA 15-01A for additional design review:

- stormwater mitigation;
- the size and design of the stair tower window on the north elevation;
- the size, trim, and profile of windows;
- a section of the front porch;
- details/dimensions of the dormers;
- dimensions of trim elements;
- details/drawings of the lattice-gate;
- detailed roof plan; and
- landscape plans (design/specifications for the rear retaining wall)

DRC Review

On August 2, 2017, the Design Review Committee reviewed the architectural, structural, mechanical, and grading, erosion control, and stormwater management plans for CoA 15-01B. The HPP staff noted that the applicant met with staff numerous times to revise the plans to ensure compliance with the approved conceptual plans. Staff called out numerous minor revisions and stated that the applicant addressed and complied with all of the elements listed in the HALRB's motion.

The HPP staff stated that the stair tower window on the north elevation required further discussion by the DRC. Staff noted the applicant provided two variations for this window. As proposed, staff contended that the height of the window (6'9^{9/16"}) was inappropriate as it failed to coalesce with the design of this dwelling or other dwellings in the Maywood Local Historic District. Per staff's recommendation, the applicant provided an option for an alternative smaller stair window (5'1^{9/16"}) that matched the size of the other second-story windows. The DRC preferred the larger stair window from both an architectural compatibility and functionality perspective. The committee stated that the larger window would allow for increased access and sightlines for an individual standing at the landing of the stair tower (from inside the dwelling). In addition, the committee agreed with the applicant that the window has limited visibility from the public rights-of-way.

The DRC recommended that the application be placed on the discussion agenda for the August 16, 2017, HALRB meeting. While there are no outstanding issues, the DRC Chairman stated that the item should be placed on the discussion agenda due to continuous interest from the public with respect to this case.

Discussion and Recommendation

The HPP staff recommends approval of the application. The new set of plans addressed all of the staff and the HALRB's comments per the board's approval of the conceptual plans in April 2017. The proposal calls for the removal of a 24-inch hickory tree in the rear yard. The applicant has agreed to coordinate with HPP staff and the County Urban Forester to determine the number and species of replacement trees to be planted on the property. Therefore, the proposed dwelling and associated alterations to the landscape are appropriate for the Maywood Historic District and comply with Chapter 6: New Addition/Building and Chapter 7: Site Elements of the *Maywood Design Guidelines* (2006).