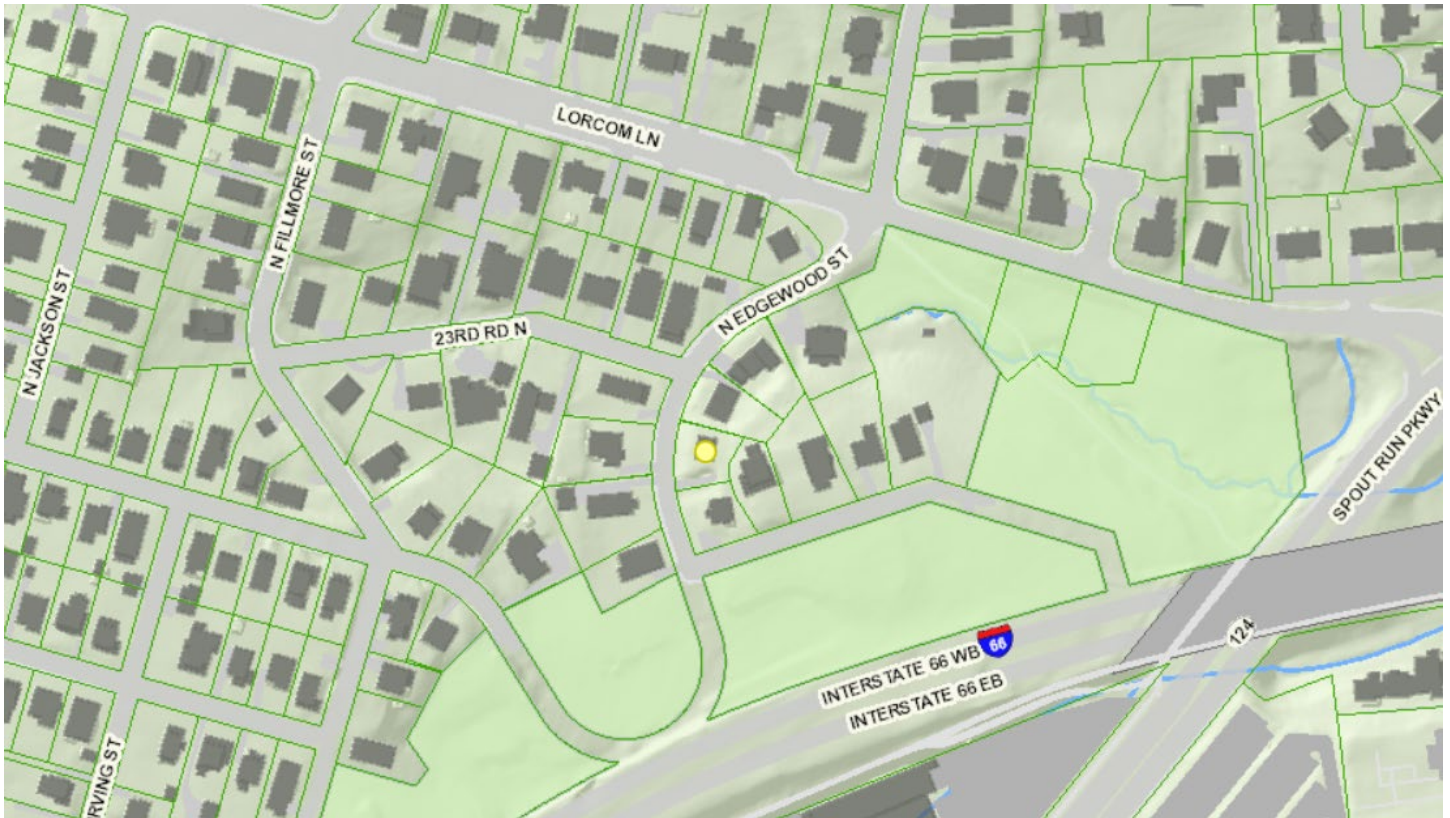


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB meeting December 15, 2021, CoA 21-28, HPCA21-00069

2329 North Edgewood Street: A request to construct a two-story addition and sub-level garage adjacent to non-contributing dwelling.





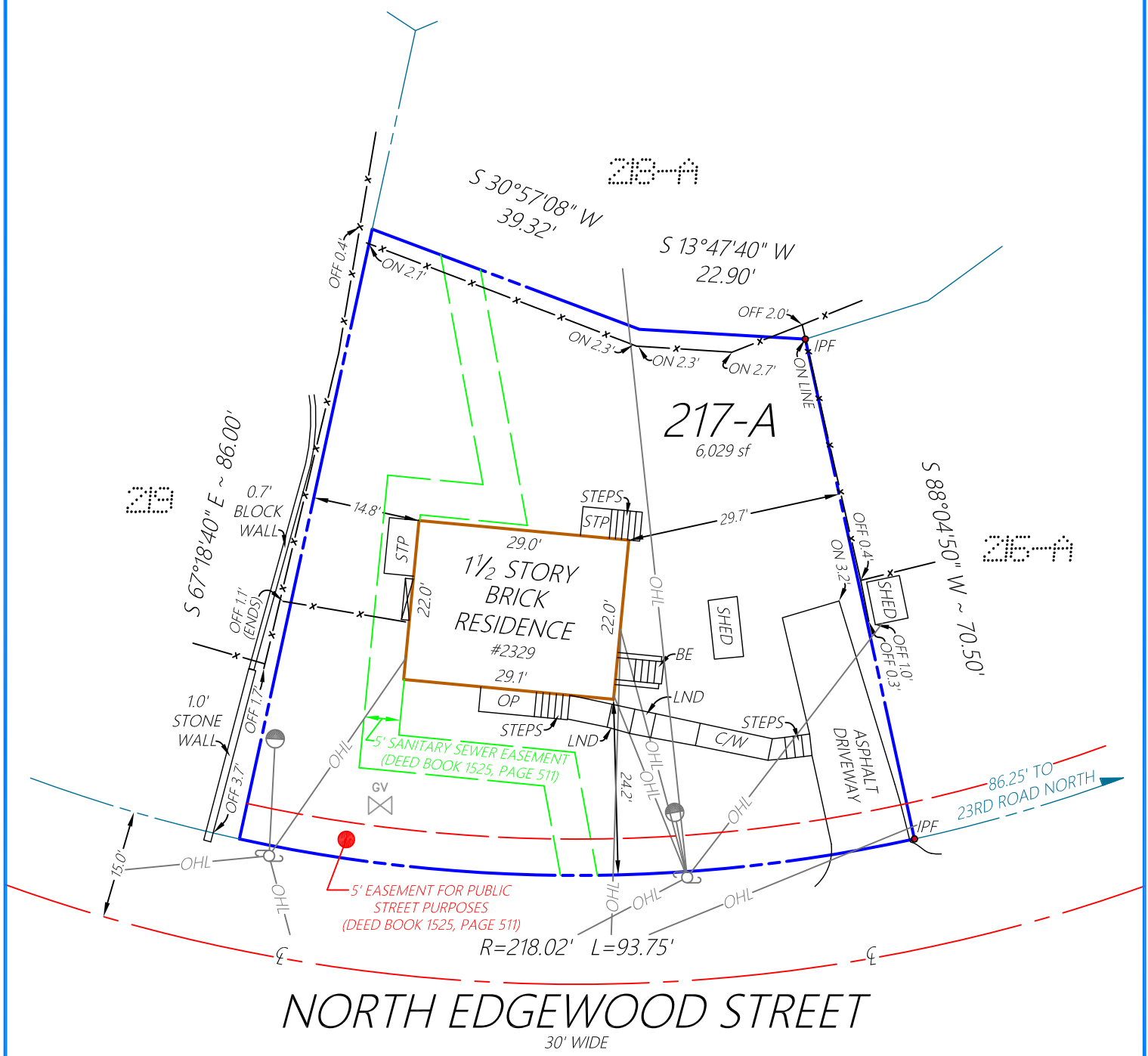
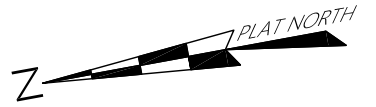
Re-Elect
DON BEYER
*****FOR OBESS*****
www.donbeyer.com

MATT de FERRANTI
ARLINGTON
COUNTY BOARD
DEMOCRAT
www.MattForArlington.com

Re-Elect
Barbara
Kanninen
FOR ARLINGTON COUNTY SCHOOL BOARD

NOTES:

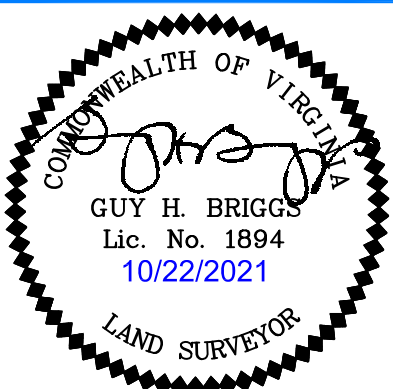
1. Title report not furnished.
2. Fences are frame.
3. No corner markers set.
4. RPC #: 04-029-022.



NORTH EDGEWOOD STREET
30' WIDE

KEY		IPF	IRON PIPE FOUND
BE	BASEMENT ENTRANCE	LND	LANDING
⊕	CENTERLINE	OHL	OVERHEAD LINE
⊗	CHIMNEY	OP	OPEN PORCH
C/W	CONCRETE WALK	sf	SQUARE FEET
⊗	GAS VALVE	STP	STOOP
⊙	GUY WIRE	⊕	UTILITY POLE

This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.



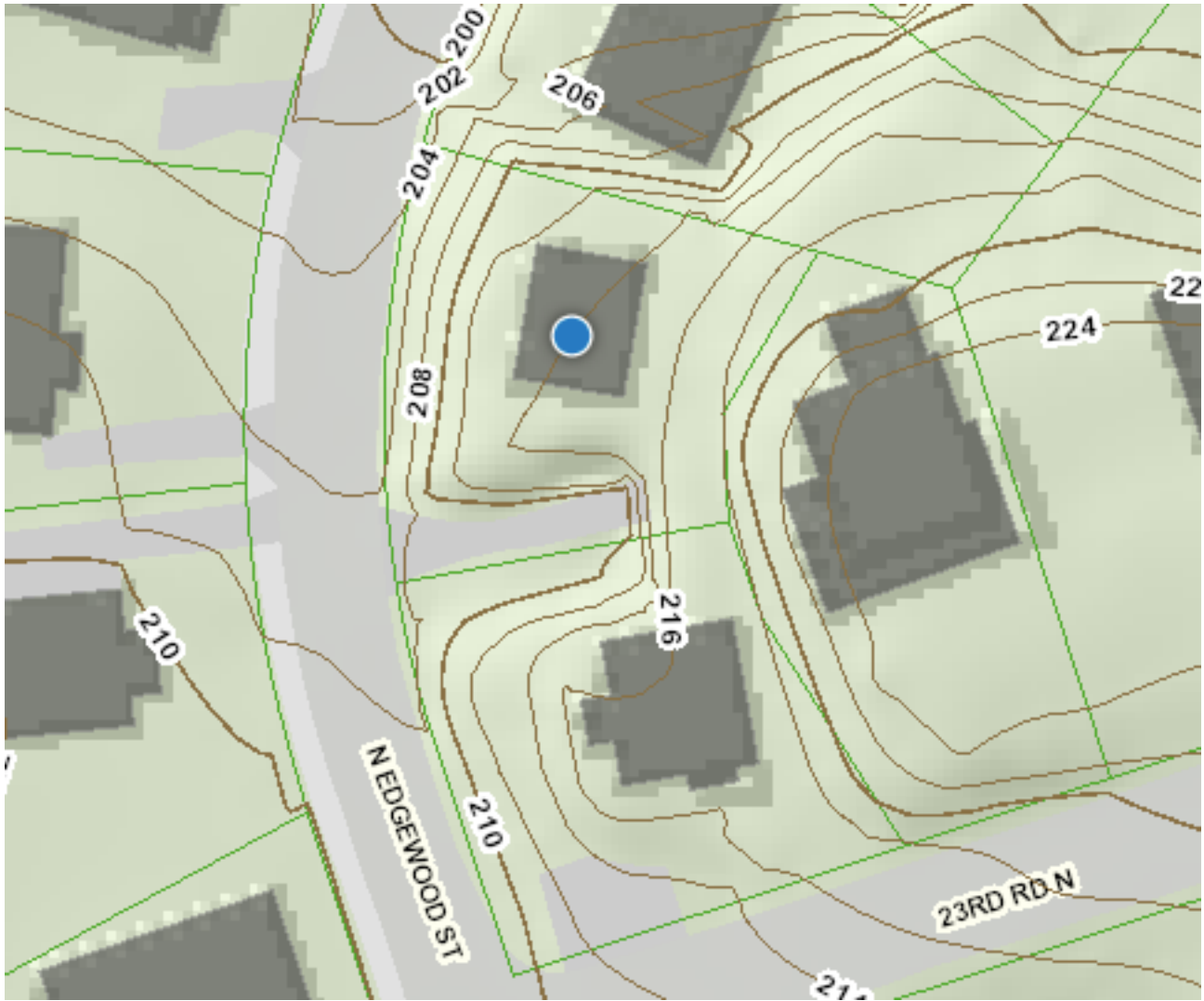
HOUSE LOCATION SURVEY
ON
LOT 217-A, 3RD ADDITION TO
MAYWOOD
(DEED BOOK 1525, PAGE 511)
ARLINGTON COUNTY, VIRGINIA

OCTOBER 22, 2021

SCALE: 1"=20'
JOB #: 21-0869

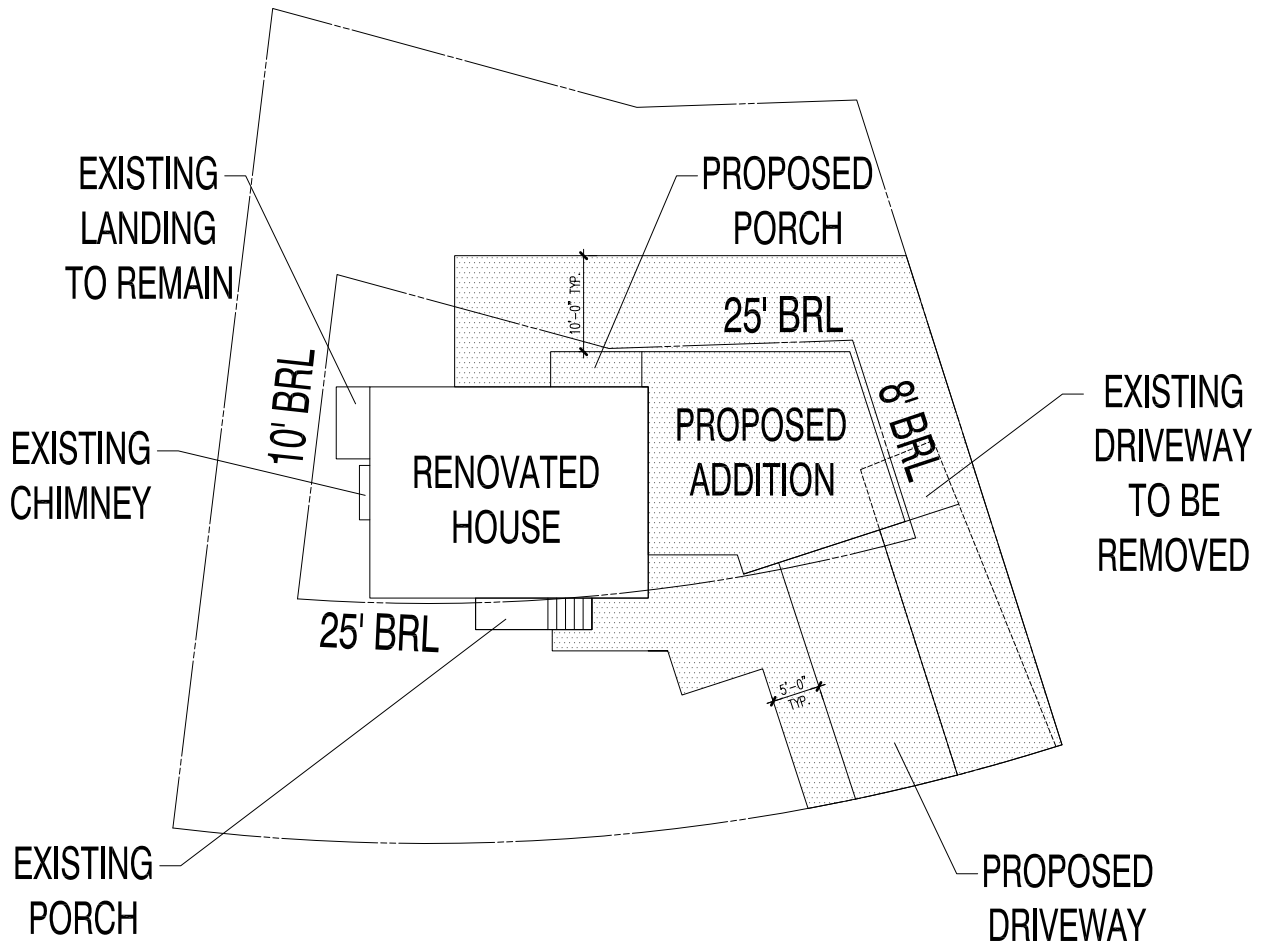


5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236



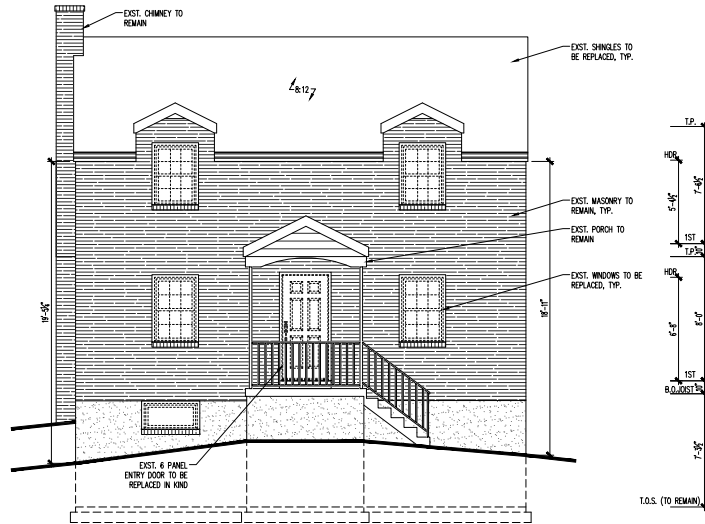
PROPOSED ADDITION
2329 N EDGEWOOD ST
6,029 Sq. Feet
R-6

DISTURBED AREA: 2,106 SQ. FEET



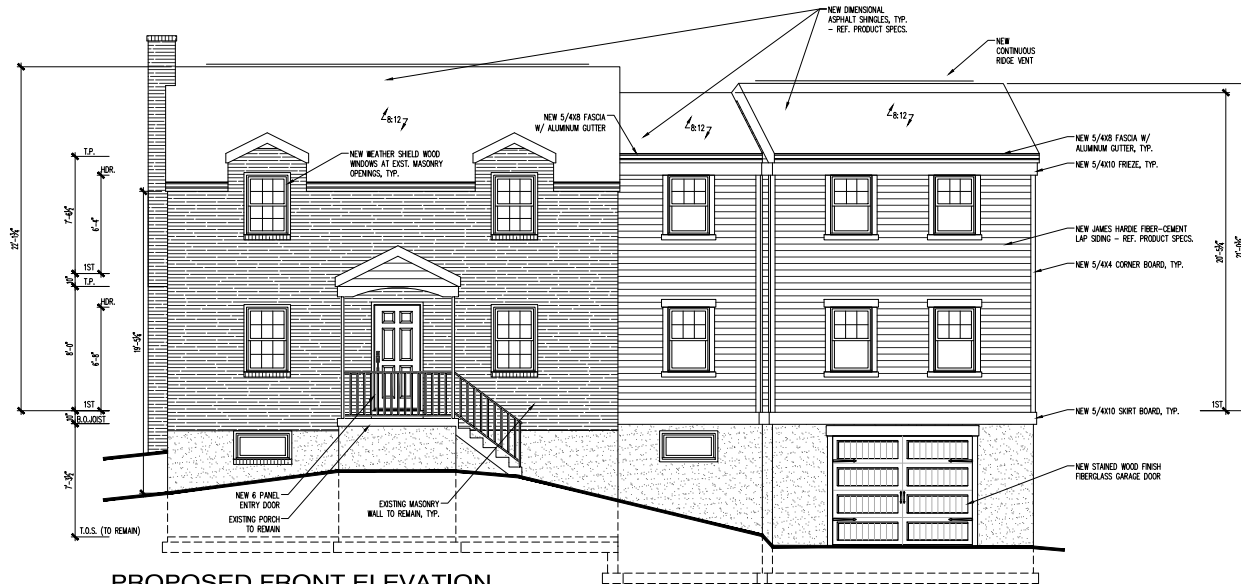
PROP. LOT COVERAGE: 1,802 Sq. Feet
MAX LOT COVERAGE: 3,845 Sq. Feet
PROP. FOOTPRINT: 1,251 Sq. Feet
MAX FOOTPRINT: 1,990 Sq. Feet

SCALE: 1"=20'



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

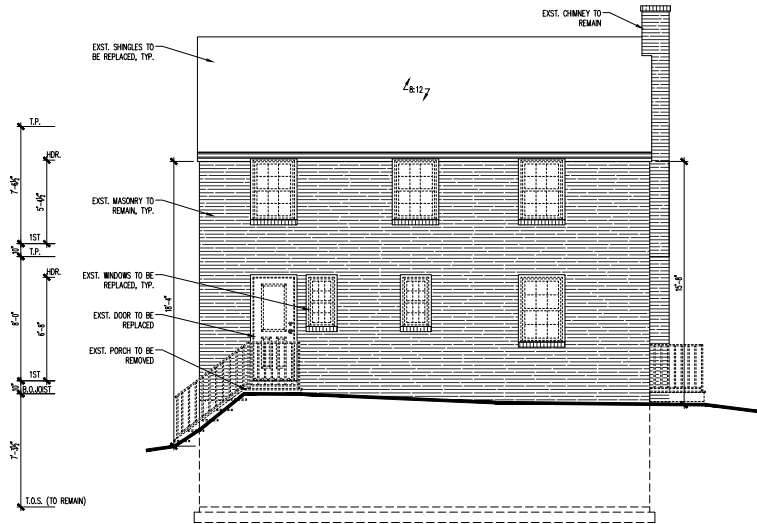


22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
RENOVATION & ADDITION - 2329 N EDGEWOOD ST
EXISTING & PROPOSED FRONT ELEVATIONS

DRAWN BY:	MIRD
DATE:	12/14/21
REV No.	DATE
XXX	XX-XX-XX

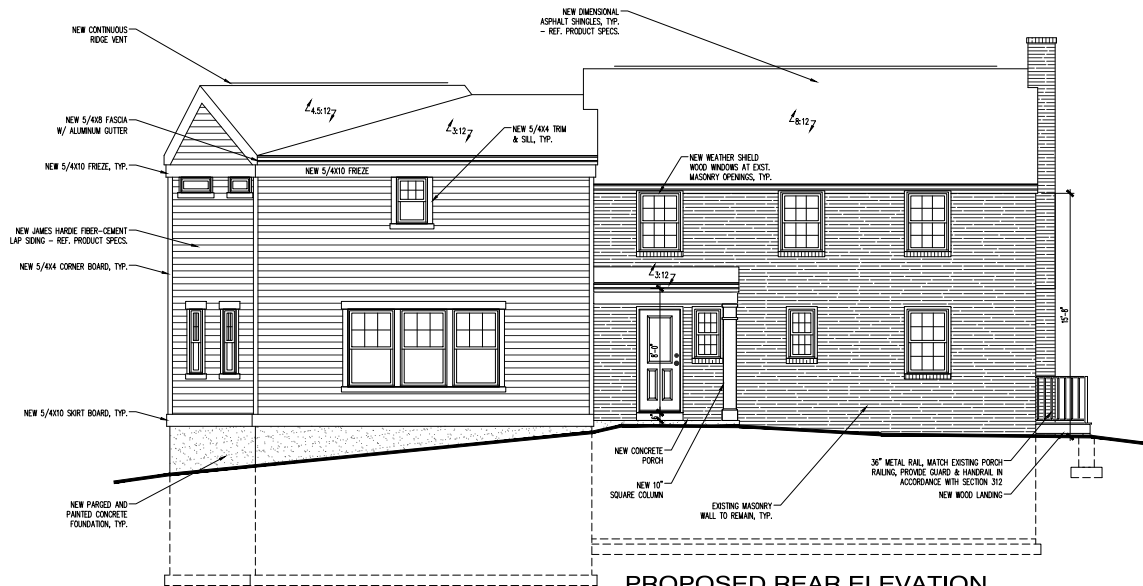
21-000

SHEET No. A4.1



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



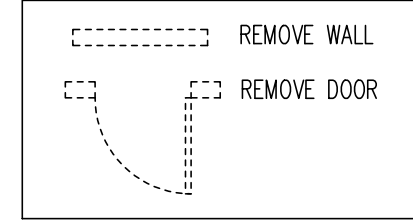
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

DRAWN BY:	MIRD
DATE:	12/14/21
REV No.	DATE
XXX	XX-XX-XX

21-000

SHEET No.
A4.3



REFERENCE FOUNDATION PLAN SHEET "FND" FOR ADDITIONAL DIMENSIONS AND INFORMATION NOT SHOWN

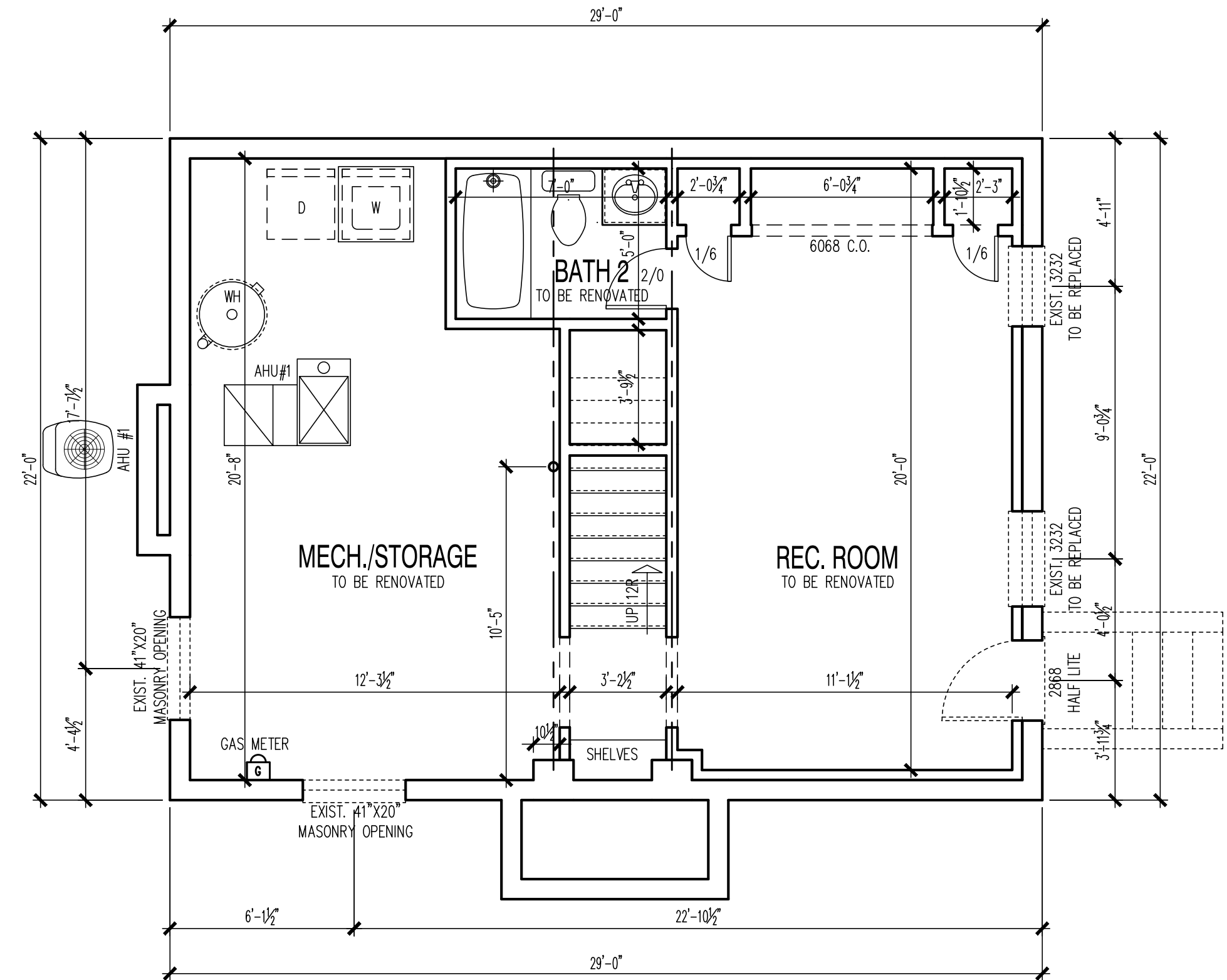


NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.

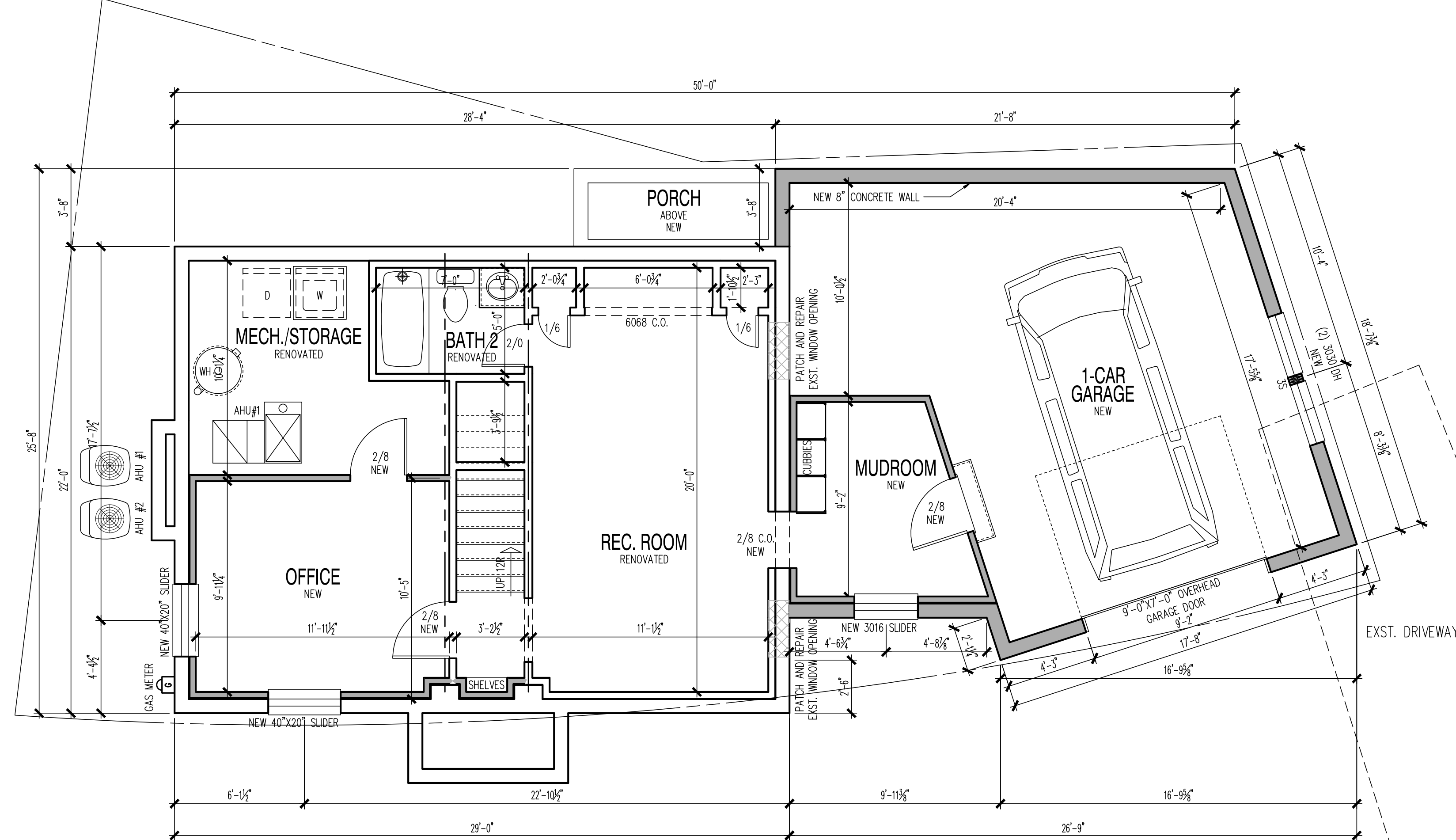
NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.

MANUAL J CALCULATIONS WILL BE SUBMITTED BY THE MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT BEFORE THIS PERMIT HAS FINAL INSPECTION

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 VIENNA, VA 22182
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EXISTING BASEMENT FLOOR PLAN/ DEMO
 SCALE: 1/4" = 1'-0"
 FINISHED 377 SQ. FT.
 UNFINISHED 261 SQ. FT.



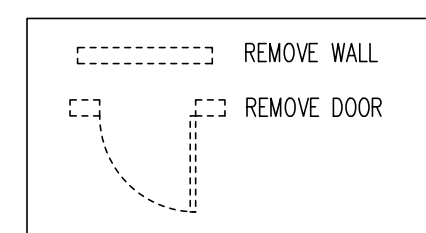
PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FINISHED 464 SQ. FT.
 UNFINISHED 116 SQ. FT.
 GARAGE 419 SQ. FT.

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
RENOVATION & ADDITION - 2329 N EDGEWOOD ST
EXISTING & PROPOSED BASEMENT FLOOR PLANS

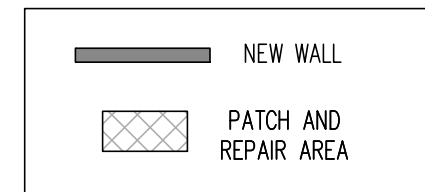
DRAWN BY: MRD
 DATE: 12/09/21
 REV No. DATE
 XXX XX-XX-XX

21-000

SHEET No. A0.1



REFERENCE WINDBRACING ANALYSIS SPREADSHEET IN CALC PACKAGE FOR WALL BRACING DESIGN DATA

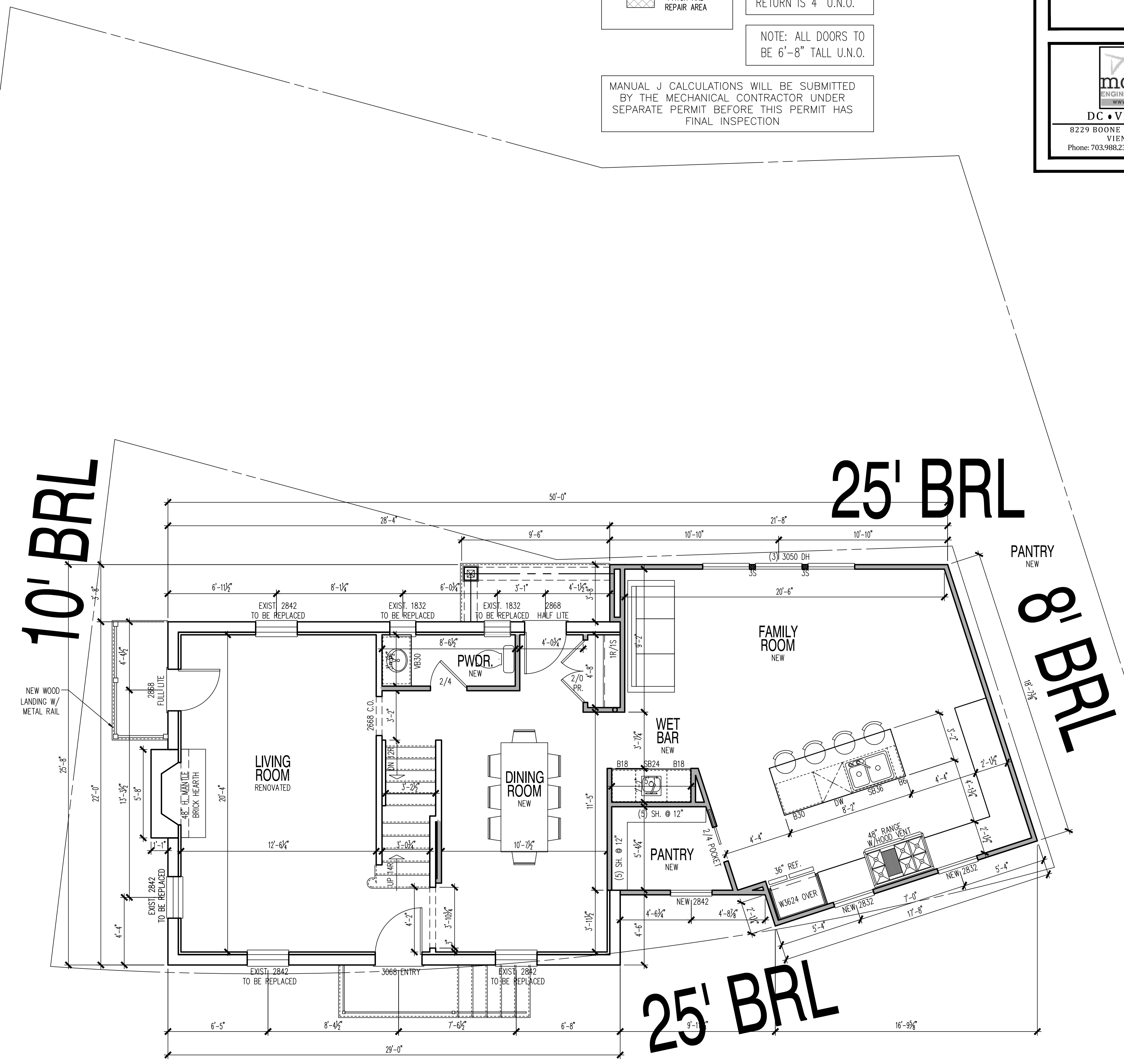
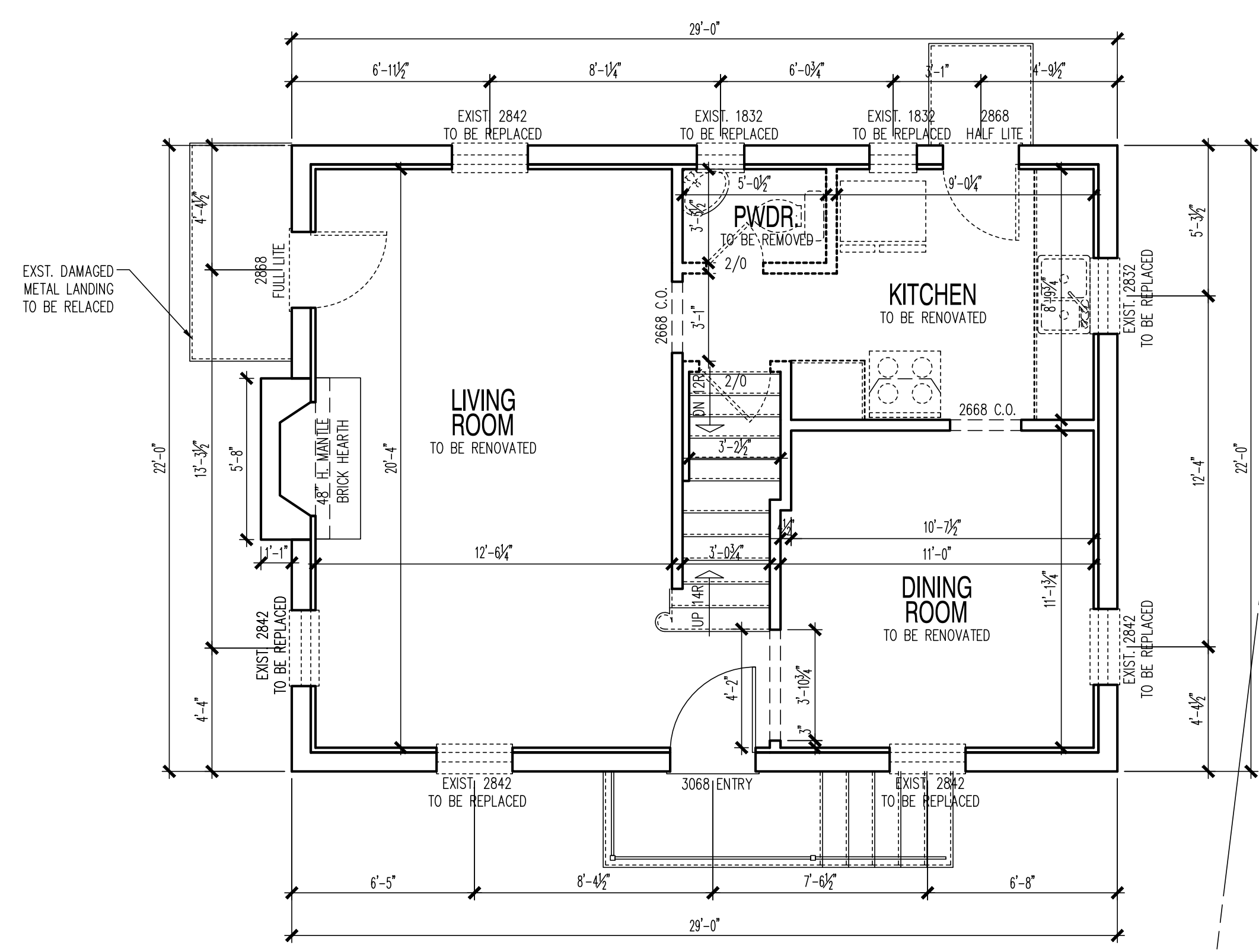


NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.

MANUAL J CALCULATIONS WILL BE SUBMITTED BY THE MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT BEFORE THIS PERMIT HAS FINAL INSPECTION

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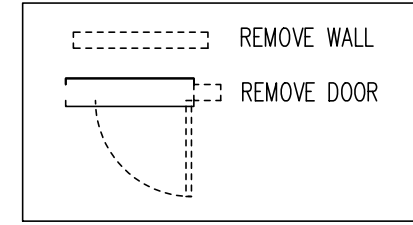


RENOVATION & ADDITION - 2329 N EDGEWOOD ST
EXISTING & PROPOSED FIRST FLOOR PLANS

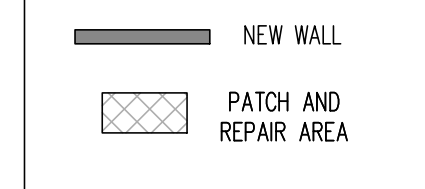
DRAWN BY:	MRD
DATE:	12/09/21
REV No.	DATE
XXX	XX-XX-XX

21-000

SHEET No.
A1.1



REFERENCE WINDBRACING ANALYSIS SPREADSHEET IN CALC PACKAGE FOR WALL BRACING DESIGN DATA



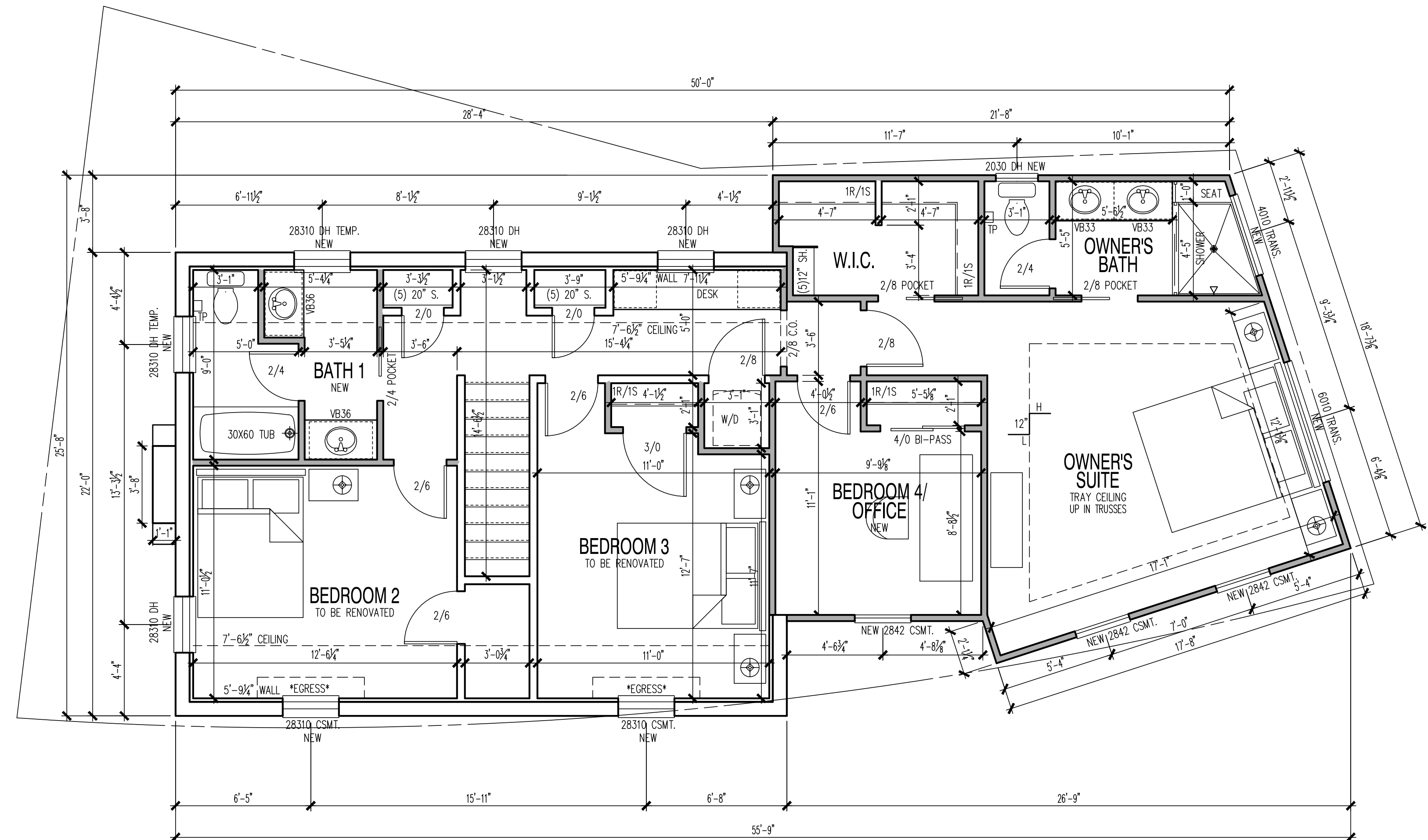
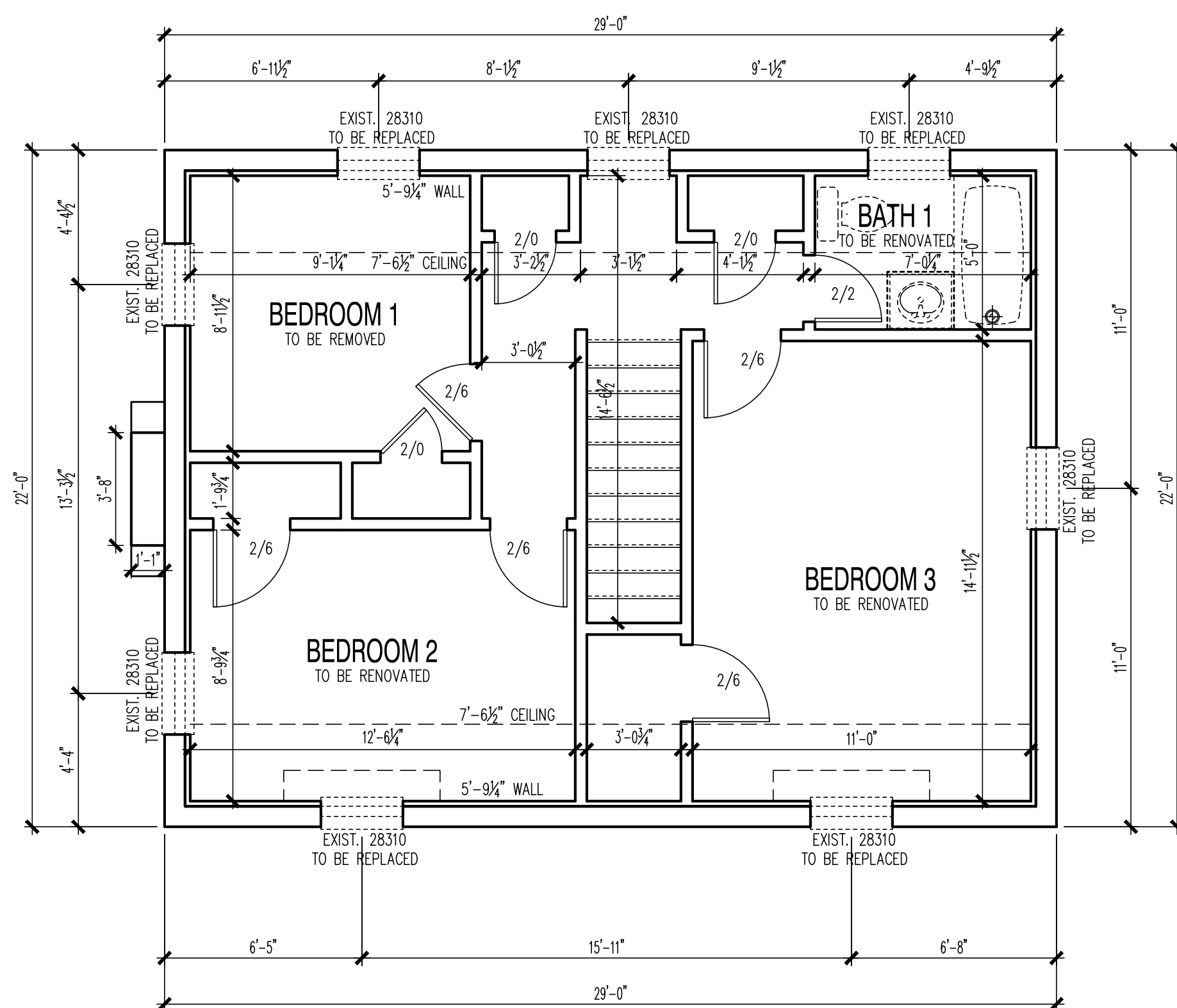
NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.

MANUAL J CALCULATIONS WILL BE SUBMITTED BY THE MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT BEFORE THIS PERMIT HAS FINAL INSPECTION



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RENOVATION & ADDITION - 2329 N EDGEWOOD ST
EXISTING & PROPOSED SECOND FLOOR PLANS

DRAWN BY: MRD
DATE: 12/09/21
REV No. DATE
XXX XX-XX-XX

21-000

SHEET No. A2.1

December 7, 2021

Arlington County Historic Affairs and Landmark Review Board

RE: 2329 N Edgewood St

To the HALRB:

I think it is important to document the numerous changes we have made to the proposed design and update the board on how we have addressed all of their feedback. The items in this table have been taken directly from the county staff emails we have received that summarize requested changes. I hope that this helps guide our conversation tonight.

Requested Revision	Changes we incorporated
Reducing the massing	We have reduced the massing in several ways. We have removed the front facing porch, reduced the size and number of windows, reduced the overall size of the addition, and angled it away from the right of way to the greatest extent possible given lot constraints.
Reduce the two car garage to one car	We have accepted and made this change.
Reduction of size and number of windows	We have accepted and made these changes.
Changes to fenestration	We have accepted and made these changes. The windows are now all 6 over 1.
Reduction of roofline	We have reduced the roofline considerably and have added dormers to visually reduce the roofline further. We have also removed the gables to further distinguish the original house.
Disguise the front facing garage	We have modified the garage doors so that they look like other doors in the neighborhood. We have been told that there are no other examples of front facing garages in Maywood, but I ask the board to consider the sublevel front facing garage at 2332 N Filmore St. It has a below grade front facing garage almost identical to the style we are proposing in our addition. This house is right next to the new construction

I would also like to turn the board's attention to the similar homes on North Monroe Street. While many of these homes are not included in the National Register application they are the most appropriate examples of what we are trying to achieve with our renovation and addition. While these homes are exempt from the board's purview that street is still part of Maywood. These homes are all center hall brick colonials, all have side additions, front facing garages and

all are located on lots with high elevation and difficult slopes. I would ask the board to consider these properties. The addresses are:

2308 N Monroe St

2309 N Monroe St

2313 N Monroe St.

Furthermore there are at least 4 other examples of front facing garages within the historic district. These are located at the new construction examples at the corner of 23rd Road and Kenmore Street. There is also an existing example of a brick home on Filmore Street that is an older brick house with a front facing garage. In particular please refer to the house at 2332 N Filmore St. It is adjacent to the new construction home and is a more appropriate example of a front facing garage.

We look forward to getting underway on this project and thank you for your time tonight.

Warm regards,
Cameron and Praveen

