



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: December 10, 2021
SUBJECT: CoA 21-28, 2329 North Edgewood Street, Maywood Local Historic District

Background Information

The *Maywood National Register Nomination* describes the dwelling at 2329 North Edgewood Street as follows:

The likely wood-frame dwelling, clad in six-course Flemish bond, sits on a solid concrete foundation and is capped by a side-gabled roof with asphalt shingles. The dwelling measures three bays in width and features a central entry, one-bay gabled portico with metal supports, two gabled wall dormers, an exterior end brick chimney, slightly overhanging eaves, and 6-6 wood windows. Other details include rowlock sills, weatherboard cladding in the portico peak, and a molded wood cornice.

In the nomination, the house is listed as dating to post-1956; however, County building permit records show that it was likely built in 1944 and moved from 2738 23rd Road North across the park to the current site, subdivided from a larger lot, in 1963. The nomination also notes a non-contributing playhouse.

The property is non-contributing to the Maywood Local Historic District (LHD). The *Maywood Design Guidelines* do not differentiate between contributing and non-contributing houses; therefore, all homes within the LHD are subject to the design guidelines. The DRC and HALRB considered this proposal at their November 2021 virtual meetings and asked the applicants to return to the DRC in December with a revised proposal.

Proposal

The applicant is requesting to modify the existing dwelling by adding a two-story side addition on the south side of the property with a one-car sub-level garage. The L-shape footprint of the addition would consist of two massing blocks and would wrap partly around the rear of the existing dwelling and angle toward the street. Left to right, the original dwelling roofline is 22' 1 ¾" high, the proposed hyphen roofline between the original and new construction would be 20' 5 ¾" high and the massing of the main addition block would be 21' ¾" high. Thus, both proposed rooflines of the addition would be more than a foot below the original. The addition would be set back 4'6" from the front of the original dwelling,

The proposed façade would have six 3' x 5' six-over-one Weathershield wood windows and Hardie lap siding. The sub-level single-door garage would have a carriage-style overhead door.

The proposed south (right) side of the addition includes two transom windows directly below the frieze board and two 3' x 5' six-over-six Weathershield wood windows. The rear elevation of the addition would have a centered triple six-over-one wood window on the first floor and a smaller single six-over-one wood sash window on the second level. Also, on the rear, the applicant proposes to demolish an existing metal handrail to allow for a small porch over the rear door with a single 10" square column. The applicant is also requesting to add a second air handler to the north side.

The proposed materials include parged and painted concrete for the foundation, horizontal Hardie fiber-cement lap siding, and new asphalt roof shingles on both the original dwelling and new addition.

Lastly, the applicant is requesting to replace all the windows in the original house with matching six-over-six wood windows.

Design Review Committee Review

The Design Review Committee (DRC) considered this application for a second time at its December 1, 2021, virtual meeting. After the feedback received at the November HALRB hearing, the applicants presented multiple updated concepts for DRC review, including one L-shaped angled massing format and two rectangular formats. The DRC gave the following recommendations

- The L-shaped angled massing (concept #2) preferred as it broke the plane of the addition and the hyphen further separated the garage from the original dwelling.
- Fenestration size and volume had been improved. However, the sashes themselves needed to be differentiated from the original house, with either 6/1 or 1/1 windows suggested.
- Basement level window was too similar to windows in the main massing. The DRC members recommended reducing it to appear more like a basement window (as on the existing dwelling).
- Additional elevations needed in submission packet.
- Mr. Wenchel continued to have concerns about the front facing garage door and recommended finding additional strategies to mask its visibility from the right-of-way.

In response to the DRC feedback, the applicants implemented the following revisions to their proposal:

- Selected the L-shaped angled plan as per DRC preference;
- Reduced the fenestration sizing on the front elevation and changed the windows in the hyphen and main addition to 6/1 windows;
- Removed the dormers on the addition to simplify the massing and further differentiate the new construction from the original house;
- Added a smaller transition roof line to break up the visual massing;
- Changed the double car garage to a single car garage; and
- Changed the garage door to a carriage style.

Recommendation

The lot is a 1963 subdivision of a larger parcel and as such is quite small and topographically steep. Constructing an addition on the rear of the existing house is not feasible in this case. Therefore, the applicant is requesting to build a side addition. The Historic Preservation staff believes a side addition could be appropriate in this case provided it is secondary to the main house.



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Staff would like to thank the applicant for their hard work in implementing the design changes recommended by staff, the DRC, and the full commission. Staff agrees that the proposed setback, reduced rooflines, reduced footprint, and broken massing help convey that the new construction is secondary and a later addition. Staff appreciates the removal of the front-facing porch balcony as this simplifies the front facade.

Staff believes that the reduced fenestration and six-over-one window style is appropriate for the hyphen and addition. This window style recalls the dimensions and schedule of the windows on the original dwelling without replicating them, further differentiating original and new construction.

Staff finds the attached single-car garage a more appropriate size than the initially proposed attached two-car garage. However, staff continues to recommend screening for the garage opening so as to be consistent with the HALRB's previous requirement and approval of the street-facing garage for the new house at 2322 North Fillmore Street in 2017 (CoA 15-01).

On the south elevation, staff finds the proposed design is appropriate despite the skewing of the perspectives (due to the drawing software). The fireplace bumpout originally proposed has been removed, and the previously proposed board and batten siding in the gable end will be replaced by lap siding with a band board at the roofline. Given the large surface area, however, staff does suggest a different material for the gable end such as a shake to help break up the façade. Staff also suggests additional windows (or false window openings if windows are not allowed by code) to break up the solid massing on the right side of the addition.

Staff finds that the other materials proposed for the addition are appropriate as per Appendix C and D of the *Maywood Design Guidelines*. Such materials have been approved and used in the Maywood LHD, as well as meet the intent of Standard #9 of *The Secretary of the Interior's Standards for Rehabilitation*:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

However, staff still does not recommend replacing the existing windows on the original house as their condition appears to be fair and the applicant has provided no additional evidence that the windows are in poor condition. Historic windows can be maintained regularly with cleaning, paint, and new glazing for the exterior if UV rays are causing them to crack. The National Park Service has developed useful guidelines for window maintenance and repair (see <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>). For additional insulation, staff recommends storm windows that could be installed without staff or HALRB review and would also protect from UV rays.

Overall, staff recommends approval of the proposed addition and finds its massing, design, and materials appropriate for the LHD, especially given the unique circumstances of this lot.