

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-15 (HP1800032)



A request by Sean Cogley & Elizabeth Spatz, owners of 3606 21st Avenue North in the Maywood Historic District, to refinish the existing steps, add flagstone to the existing walkway, install a metal handrail, and rehabilitate the existing stone retaining wall.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: August 9, 2018
SUBJECT: 3606 21st Avenue North, Case 18-15, Maywood Historic District

Background Information

The Colonial Revival Cape Cod dwelling at 3606 21st Avenue North was built ca. 1939. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in aluminum siding and has a side-gable roof sheathed in asphalt shingles. It has six-over-six wood-sash windows, and window and door surrounds are molded on the first story. Other notable features include two gable-roof dormers, a one-story gable-roof portico of the front entry, and an addition to the rear elevation.

The subject dwelling and associated garage are listed as contributing resources to the Maywood National Register Historic District.

Proposal

The applicant proposes the following alterations to the house:

1. Repair, patch, and refinish (parge) the existing concrete steps accessing the dwelling;
2. Add irregular-shaped flagstone to the existing concrete walkway and steps on the front of the property;
3. Install a metal handrail on the steps accessing the front portico; and
4. Rehabilitate the existing stone wall.

DRC Review

The Design Review Committee (DRC) heard this application at its August 2018 meeting. The Historic Preservation staff and the DRC requested additional specifications regarding the design and materials for the flagstone walkway and height of the proposed metal handrail. Staff recommended retaining the existing mortar profile associated with the stone retaining wall. The wall does not require CoA approval due to its in-kind repair, but is part of the application as reference. The DRC recommended that the subject application be placed on the consent agenda for the August 15, 2018, HALRB hearing.

Recommendation

Staff recommends approval of the subject application as the design, materials, and style of the proposed changes are appropriate for the character of the landscape in the Maywood Local Historic District and comply with Chapter 7: Site Elements of the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

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August 6, 2018

Sean Cogley & Elizabeth Spatz
3606 21st Avenue North
Arlington, VA 22207

**RE: Design Review Committee Report
3606 21st Avenue North
Certificate of Appropriateness 18-15
Maywood Historic District**

Dear Mr. Cogley and Ms. Spatz,

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its August 1, 2018, meeting. The committee requested the following changes to your proposal:

1. Show the stair in elevation to determine height.
2. For the concrete steps, add a note that the steps will be fully parged (uniform appearance).
3. Maintain the existing mortar profile (grapevine detail) on the stone retaining wall.
4. Include specification for flagstone material and illustrate design/pattern.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on August 15, 2018. Please submit the application and materials requested by Wednesday, August 8, 2018. You do not need to be present at the HALRB meeting. HPP staff will represent the applicant if there are any questions. All additional requests will have to return to the DRC for further review.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz
Historic Preservation Staff
cc: Serena Bolliger