

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: October 15, 2021
SUBJECT: CoA 21-08, 2206 North Nelson Street, Maywood Local Historic District

Background Information

The dwelling at 2206 North Nelson Street is a red brick ranch house constructed in 1966. The property has one visible story from the right-of-way with a second level built beneath the street grade into the slope of the land. Typical of homes from the era, the four-bay home has a front facing gable and from left to right consists of a garage door opening, two pairs of metal sash windows, the main entrance, and then another pair of metal sash windows. The rear of the home has a front gable over a doorway and porch, and a central balcony. There is vinyl siding on the gables and attached garage.

The property is not listed in the *Maywood National Register Nomination* and is considered 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 applicant presented preliminary drawings to the commission for general feedback and direction in November 2020, April 2021, and July 2021. The applicant has now submitted a full packet for consideration as a CoA application.

Proposal

The applicant is requesting to modify the existing dwelling by adding a second story and a finished attic. The applicant proposes to demolish the current attached garage and build an inset entrance to mimic the garage opening while using less width which would allow for a driveway. The applicant is proposing to remove the center-bay windows and replace them with a trio of larger windows; the windows and door in the right bay are proposed to be removed, their openings enlarged, and new Pella aluminum-clad windows and a painted mahogany Trustile door inserted. All previously unpainted brick on the original dwelling would be painted. The new second story addition would have a front gable roof to mimic the front gable on the original first story. The siding on the second story would be Boral Truexterior 1x10 channel gap siding and detailing such as the front door surround and rear dormer would feature Boral Truexterior nickel gap siding. All trim would be Boral Truexterior

The rear addition would include a rear gable to mimic the rear gable originally on the house, and a shed dormer. Projecting from the left elevation would be a chimney bumpout with nickel gap trim and on the

rear elevation there would be a bay window bumpout. The applicant proposes to construct a rear screened covered deck with custom steel rail and a staircase to the yard. A bioretention planter would be constructed against part of the rear of the property.

The applicant also proposes to demolish an existing screened pavilion in the rear of the property and construct a one-and-one-half story, two-car 24' x 23'4" garage behind the house and a new asphalt driveway along the southwest side of the house. The lofted garage would have Boral Truexterior 1x10 channel gap siding on the majority of the structure, as would the main house, with nickel gap siding repeated on the front and rear dormers. The windows and doors would match the style of those on the house. There would be a stucco retaining wall and custom steel rail on the south side of the driveway approaching the garage. Another bioretention planter would be constructed on the rear of the structure. Overall the applicant plans to remove 1120 s.f. of hardscape (including the concrete driveway, walkway, and rear pavilion) and plans to add 2114 s.f. of hardscape (driveway, walkways, and pavers).

DRC Review

The DRC resumed meeting in May 2021 and first heard this application at its July 2021 and October 2021 virtual meetings. At the October 6 DRC meeting, the committee suggested that the applicant consider a mineral coating instead of paint for the unpainted brick. Since this would be the first time that the HALRB would be reviewing the complete CoA package, the DRC recommended this application be placed on the discussion agenda for the October 20, 2021, virtual HALRB hearing. The applicant has since stated they would be willing to use Keim mineral paint on the brick instead of traditional paint as it has a lighter thickness and preserves the texture of the brick. Further details about specific HALRB comments from previous meetings when this item was presented for preliminary review are available in the respective HALRB minutes.

Recommendation

The Historic Preservation staff is grateful to the applicant for the continual revisions to their original preliminary designs. Although the attached garage is considered a character-defining feature of architectural forms/styles of the era, staff finds that the proposed inset entrance design is a thoughtful edit to mimic the original garage feature to be demolished. Although clad windows are not acceptable per the *Maywood Design Guidelines* (p.15), staff finds that the use of clad metal windows are acceptable in this case since the original windows on the house are metal. Although wood on the interior, the exterior metal cladding of the windows is an appropriate design aesthetic for this mid-20th century style. Similarly, the overall window type is proposed to be changed from predominantly double-hung sash to casement windows. Again, this proposed window type is in keeping with the mid-20th century design aesthetic.

The new construction portions of the project propose the use of modern channel and nickel gap siding which provides substantial differentiation from the original brick material. Further, the material contrast meets 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.

Given the finish and the construction, the proposed siding material, which has not been used in the Maywood LHD before, conforms with the *Maywood Design Guidelines* on siding:

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The following siding materials should not be used in the Maywood Historic District: Aluminum siding; Vinyl siding; Vertical siding; Imitation brick or stone; Reflective glass or tinted glass (stained glass is acceptable); Unpainted, brushed, or clear anodized aluminum finishes; Stainless steel finishes; or Artificial stucco, such as exterior insulating and finishing system (EIFS). (p. 14)

On Existing, Non-Contributing Houses and Later Additions to Contributing Buildings: Original siding on existing, non-contributing houses and later additions to contributing houses may be replaced with substitute and alternative products, excluding vinyl and aluminum siding and any simulated wood grain product. (p. 15)

Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time. (p. 40)

However, staff does have some outstanding concerns about the proposed project design that it would like the HALRB to consider in its review of the application. Although the preliminary review discussions included how to emphasize the horizontal, ranch-styling of the original house, the proposed design changes the massing, proportions, materials, fenestration, and overall feeling of the front façade of the original dwelling more than staff believes is appropriate. The *Secretary of the Interior's Standards* recommend that all such original features be respected; however, the applicant proposes changing all these features. In particular, the applicant proposes to transform the massing from a horizontal ranch style house (that reads as one-story from the right-of-way) to a more vertically oriented, two-story style on a large lot where there is adequate space for less conspicuous horizontal expansion at the rear. The design likewise proposes to alter the window and door openings on the original house although the number and approximate location of the modified fenestration appears to remain the same. This suggests that the original openings could be preserved at least on the main facade. The original front doorway's location is proposed to be changed and replaced with a very modern style door; staff sees this as an opportunity to retain the original main door opening and install a 1960s-style door.

The *Secretary of the Interior's Standards* also do not recommend painting brick. The original dwelling is unpainted, and staff strongly recommends respecting the original material especially given the level of alterations being proposed to the main facade. However, there is precedent in the Maywood LHD for painting unpainted brick on non-contributing brick dwellings (i.e., CoA 12-19 at 2305 N. Kenmore St. and CoA 13-10 at 2821 23rd St N.). It should be noted that both of these prior CoA approvals for allowing the painting of unpainted brick were considered on a case-by-case basis.

Staff also has aesthetic and safety concerns about installing composite siding on a chimney on a brick façade. Staff recommends that the applicant verify if the use of this siding in this location is allowable as per fire and/or building code regulations.

Lastly, staff believes that the proposed detached garage is of a scale and style that reads as a traditional bungalow form rather than a secondary accessory building. The bungalow styling contrasts with the modern aesthetic of the renovated dwelling. The proposed garage also currently measures more than 550

square feet. To accommodate the applicant's preference for an ample two-car garage with storage space, staff recommends removing the front dormer thereby allowing the rear dormer for extra height but making the garage appear as a simpler accessory structure from the right-of-way. Staff also recommends reducing the amount of fenestration to communicate that this is a non-habitable accessory structure.