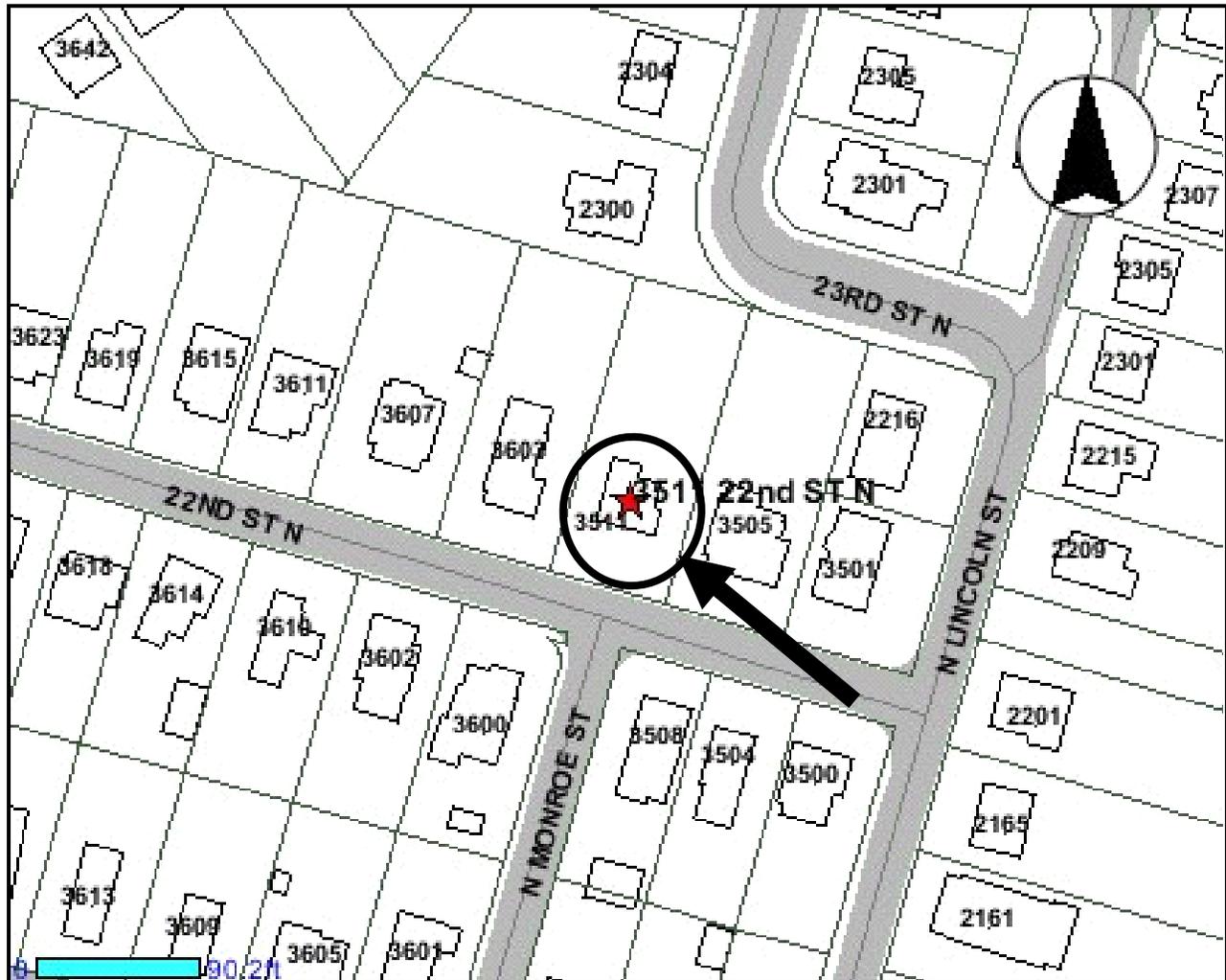


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-11 (HP1300011)



A request by Merrick Hoben & Diana Bermudez, owners of the property at 3511 22nd Street North in the Maywood Historic District, for partial demolition, construction of a new front porch, new one-story side addition, and new deck.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

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

Case #13 - 11 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): Merrick Hoben

For Applicant(s): Merrick Hoben & Ruben Santos

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Concern about overall massing—large block, look at breaking it down and making more compatible with the existing house. Concern about the side wing looking like a dormer.
2. Put 4 columns on the porch with equal spacing. Can put in a hip roof since original roof had a hip.
3. Appropriate to keep small window in gable end. Look at the skylight for egress if possible,
4. Look at moving the flue or routing it differently.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.

For DRC (*circle those present*): **Robert Dudka, Charles Craig**, Charles Matta, Darren Hannabass,

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

Case #13 - 11 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Merrick Hoben

For Applicant(s): Merrick Hoben & Ruben Santos

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Recommend round turned or simple colonial columns for porch—look at precedents in neighborhood.
2. Flue on main roof, but ok to come as close as ½ way up roof.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

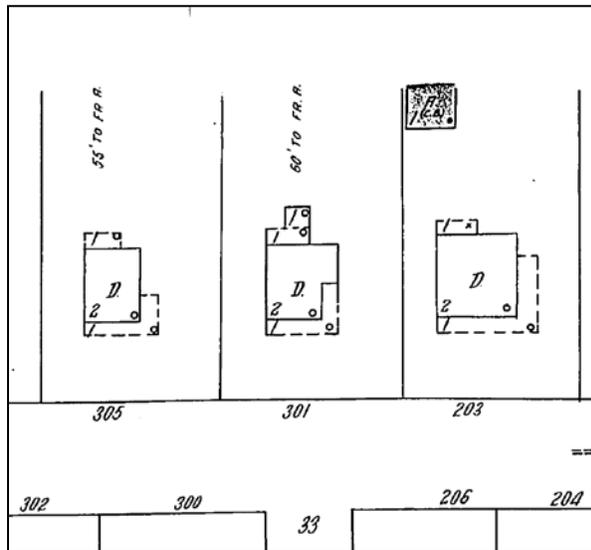
No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: August 13, 2013
SUBJECT: 3511 22nd Street North, Case 13-11, Maywood Historic District

The house is a vernacular-style farmhouse that was constructed prior to 1923. The *Maywood National Register Nomination* describes the house as a “two-bay-wide, wood-frame dwelling rest[ing] on a solid parged foundation. It is clad in asbestos shingles and has a front-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame gabled portico on square posts and one-over-one wood-sash windows. Window and door surrounds are unmitered with a projecting sill and molded lintels. Other notable features include hinged wood louvered shutters, a large shed-roof addition to the east elevation and several shed-roof additions to the rear elevation.” It is listed as a contributing building in the *National Register Nomination*. There have been no historic alterations to the building as per the building permit card. In 2005, the HALRB approved a CoA for the following work: 1) replacing the existing brick chimney with a metal flue and relocating it by three feet; 2) adding a 1/1 double-hung wood sash window centered in the attic level of the rear gable elevation; and 3) adding two flat skylights to the roof.



This is a request for removal of the front porch and sunroom, installation of a new window in the front gable end, partial demolition, and construction of a new front porch and one-story side addition with a deck, planter and ramp. The front porch and sunroom are not original to the main house, but there are no citations for them in the permit card. The work was likely done without official building permits at about the time the asbestos shingles were installed. The 1929 Sanborn map (at left, see center house) shows the footprint of the house with a historic wrap-around porch. The original address was 301 McKinley Street. Originally, the applicant was considering building a larger front porch, but staff and the DRC asked that they consider returning to a design that would include the wrap-around porch. The applicant agreed, and that feature is part of the current design.

The applicant is proposing to construct a new sunroom, bedroom, and bathroom in the side addition. The new sunroom will be setback 1’ from the facade, and will extend 3’ further to the right. The new sunroom will have the kneewall clad in cedar shingles, similar to the existing sunroom. A small bay window off the rear elevation will also be clad in shingles. The rest of the side elevation will be clad in 4” exposed, smooth Hardiplank siding. The new windows will be casements, and 1/1 double hung. The new windows and the new door will be wood. The new window in the gable end, which will serve as an egress

window, will be a wood casement window. The roof of the new porch and new addition will be standing seam metal. The Sanborn map (above) indicates that the porch had a metal roof, so the use of this material is appropriate. There was some discussion about the correct type of porch columns that should be used. The house does not retain any original architectural features that would indicate whether it was a Colonial Revival style farmhouse or a Queen Anne style. These would have been the predominant architectural styles in Maywood for the farmhouse. The DRC preferred a Revival style and indicated that simple tapered columns would be appropriate. The applicant has complied with that request and the specifications are included in the packet for the new wood columns.

Staff finds that the massing has been greatly simplified in this submission, and is of a scale that is appropriate to the house. It clearly reads as an addition, and will be compatible with, and not overwhelming to, the historic farmhouse. The materials are appropriate for this specific house and comply with the *Design Guidelines*. The addition of a new wrap-around porch is a welcome feature that will enhance the streetscape, and also restore an important and original architectural feature.

The DRC heard this case at their June and August 2013 meetings. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the August 21, 2013, HALRB meeting. Staff finds that the request meets the intent of Chapter 6: New Addition/Building and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.