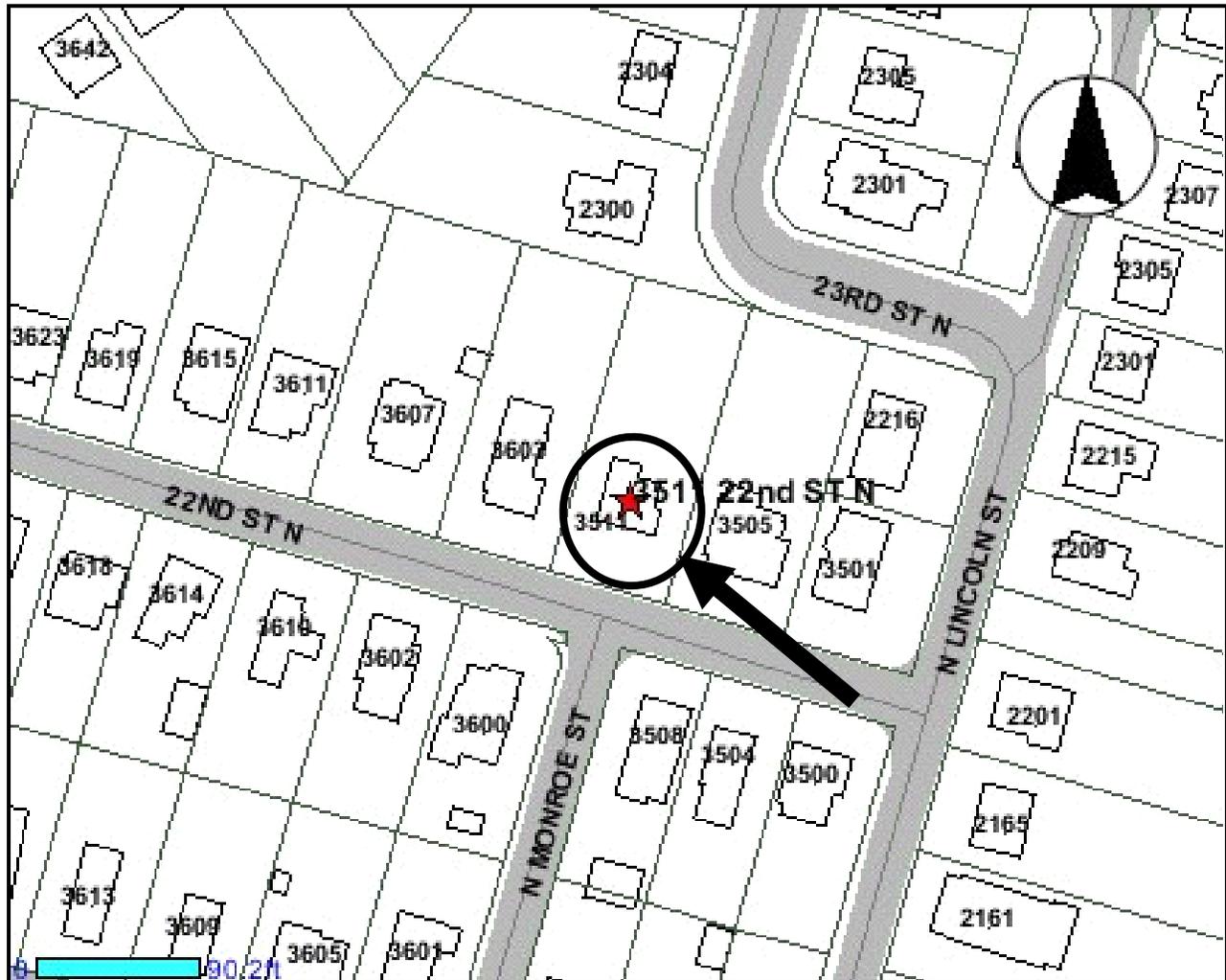


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-34 (HP1300037)



A request by Merrick Hoben & Diana Bermudez, owners of the property at 3511 22nd Street North in the Maywood Historic District, to revise previously approved CoA 13-11 for alteration to bay window on the rear addition.

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

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

Case #13 - 11A Agenda Item # No 3

- Application Complete
- Application Incomplete

Applicant(s): Hoben/Bermudez

For Applicant(s): Merrick Hoben, Ruben Santos (architect)

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

Design Recommendations:

- No comments

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: December 9, 2013
SUBJECT: 3511 22nd Street North, Case 13-11A, 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*. The HALRB approved CoA 13-11 in August 2013 for a new front porch, side and rear addition. This is a request for a minor alteration to that CoA.

The original CoA showed a bay window on the rear elevation that had a projection of 2’8”. Subsequent review by Zoning staff has shown that the bay window is projecting too far into the allowable setback. The application has been revised to comply with the Zoning review, and the bay window has been shortened to a projection of 1’6”. This is a reduction of 1’2” of depth from the original approval. Neither staff nor DRC had any issues with the proposed change.

The DRC heard this case at their December 2013 meeting. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the December 18, 2013, HALRB meeting. Staff finds that the request meets the intent of Chapter 6: New Addition/Building of the Maywood Design Guidelines and recommends approval.