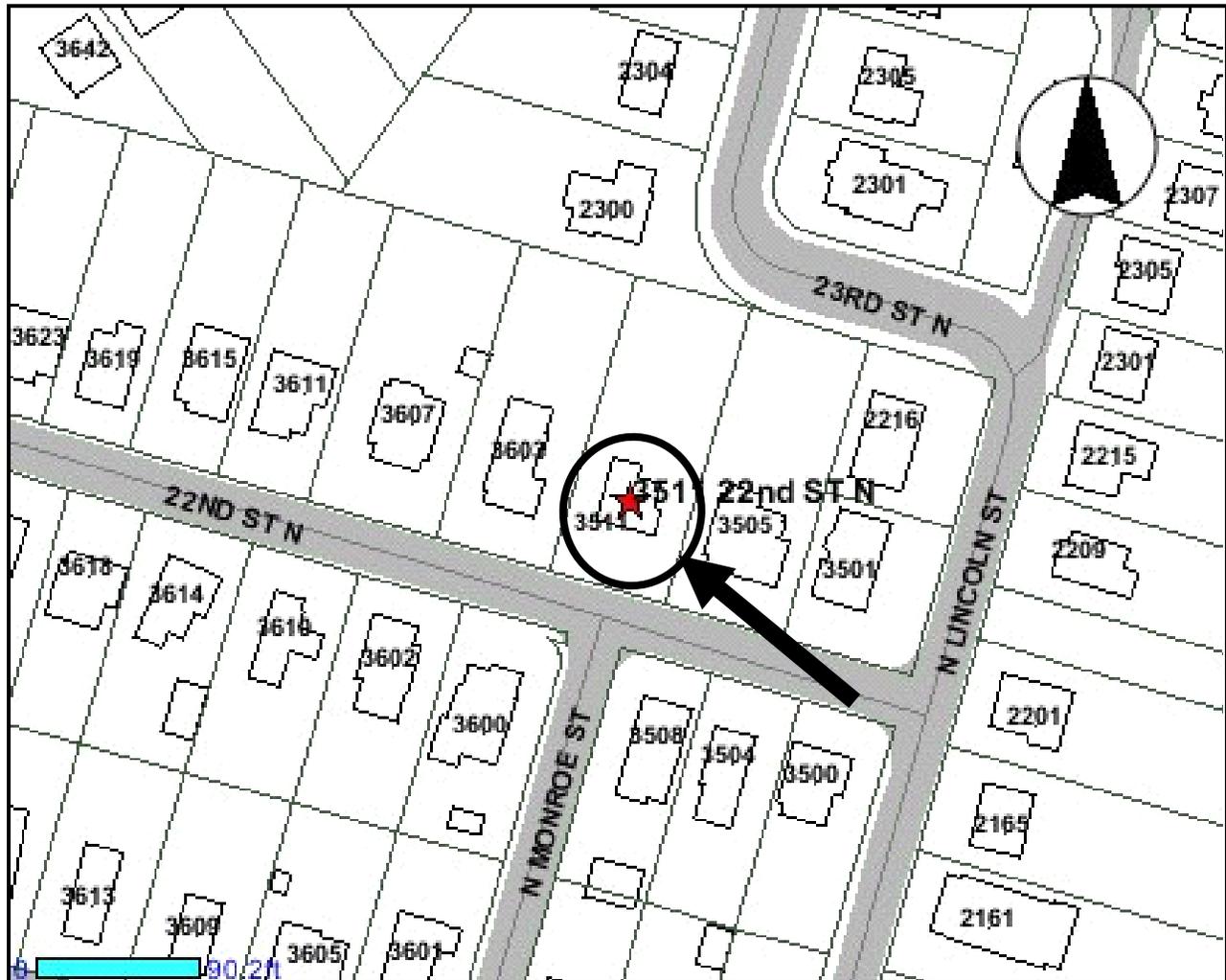


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-11B (HP1400007)



A request by Merrick Hoben & Diana Bermudez, owners of the property at 3511 22<sup>nd</sup> Street North in the Maywood Historic District, to revise previously approved CoA 13-11. Proposed work includes: 1) removal of the asbestos shingle from the original dwelling and the restoration or in-kind replacement of the covered wood siding; 2) the enlargement of a window on the south elevation; and 3) change two approved casement windows to fixed window on the sunroom.

HALRB/Design Review Committee Report Meeting Date:

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**

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Case #                      Agenda Item #

Application Complete

Application Incomplete

Applicant(s):

For Applicant(s):

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

**Design Recommendations:**

**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:** John Liebertz, Historic Preservation Planner  
**DATE:** March 11, 2014  
**SUBJECT:** 3511 22<sup>nd</sup> Street North, Case 13-11B, 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, and a side and rear addition and CoA 13-11A in December 2013 for a minor alteration to the bay window on the rear elevation. This is a request for alterations to that CoA.

The revised proposal calls for two modifications to the existing CoA. The applicants are requesting to remove the existing asbestos siding on the historic portion of the house in order to uncover the original wood siding. Dependent on the condition of the wood siding, the applicant (in consultation with staff) will either repair the existing wood siding or replace it in-kind. Neither staff nor DRC had any issues with the proposed change.

The other modification calls for the alteration of an approved replacement window in the upper gable end of the front elevation. The applicant is requesting to change the dimensions of the approved window from 2’4 x 2’6 to 3’0 x 3’0. The DRC chairman and staff commented that the committee originally had reservations about increasing the size of the window from its original dimensions (1’10 x 1’10) and requested the applicants examine a narrower casement window that would not further interrupt the verticality of the front facade. The applicants submitted revised drawings with a 2’6 x 3’0 casement window, which is acceptable to both DRC and staff.

The DRC heard this case at its March 2014 meeting. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the March 19, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* and recommends approval.