

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-10 (HP1400016)



A request by Robert M. and Ellen Steen Greer, the owner of 3600 22<sup>nd</sup> Street North in the Maywood Neighborhood Historic District, to make the following alterations: 1) on the east elevation of the ca. 1990 addition, remove and infill an existing wood window and install a paired double-hung, wood-sash window; 2) on the ca. 1992 addition, remove a single-leaf door, relocate a paired double-hung, wood-sash window, and install a new single-leaf wood door; 3) on the west elevation of the ca. 1992 addition, remove and infill an existing window, and install a new two-light casement window; 4) replace the existing asphalt shingle roof on the dwelling and garage with a standing seam metal roof; and 5) install a chimney vent that pierces the roof towards the rear of the house.

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:** May 13, 2014  
**SUBJECT:** 3600 22<sup>nd</sup> Street North, Case 14-10, 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 “wood-frame dwelling [that] rests on a solid parged foundation. It is clad in weatherboard and has a compound gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front porch on columns and both one-over-one and nine-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a polygonal front elevation, wide, overhanging eaves with a beaded-board soffit, fishscale shingles and gable returns in the gable ends, and several additions on the rear elevation.”

Minimal alterations to the dwelling occurred between 1929 and 1989. Immediately prior to the establishment of the Maywood Historic District, the previous occupants constructed a two-story ell/addition on the southeast corner of the building. This construction likely resulted in the demolition of a narrow full-width, first-story porch. In 1992, the owners received a CoA for the construction of a two-story rear addition on the southwest corner of the house, resulting in the building’s current footprint.

The current owners/applicants of 3600 22<sup>nd</sup> Street North are proposing a number of alterations, but the majority of the changes are located either on the 1990 or 1992 addition. The proposal calls for the replacement of the dwelling’s and garage’s existing asphalt shingle roofs with standing-seam metal roofs. The change in material is compatible to the style and dates of construction of the dwelling and garage. Furthermore, *Sanborn Fire Insurance Maps* indicate the dwelling previously had a non-combustible roof (such as metal, slate, etc.).

Proposed alterations to the additions include the following:

1. On the east elevation of the ca. 1990 addition, remove and infill an existing wood window and install a paired double-hung wood-sash window.
2. On the rear of the ca. 1992 addition, remove a single-leaf door, relocate a paired double-hung wood-sash window, and install a new single-leaf wood door.
3. On the west elevation of the ca. 1992 addition, remove and infill an existing window and install a new two-light casement window.
4. Install a chimney vent that pierces the roof on the southern slope of the cross gable.

The DRC heard this application at its May 2014 meeting. There were no objections to any of the proposed elements. Staff requested additional clarification regarding the replacement of the standing-seam metal roof and specifications and height for the proposed gas chimney flue/vent. The applicants provided all information requested, including documentation showing the one-inch crimp, snowbirds, ridge vents, and spacing between the seams of the standing-seam metal roof. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the May 21, 2014, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation and Chapter 6: Site Elements of the *Maywood Design Guidelines* and recommends approval.