

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-10A (HP1400030)



A request by Robert M. and Ellen Steen Greer, the owners of the property at 3600 22nd Street North in the Maywood Neighborhood Historic District, to amend CoA 14-10 in order to replace an approved paired double-hung wood window with a paired wood casement window.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: July 11, 2014

SUBJECT: 3600 22nd Street North, Case 14-10A, 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 owners 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.

In May 2013, the HALRB approved the following alterations on the building’s additions:

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

The current proposal calls for the replacement of an approved new paired double-hung wood window with a paired casement window. The owners are applying for historic rehabilitation tax credits from the Virginia Department of Historic Resources (VDHR). It is VDHR that has requested that the owners switch to a casement window in order to distinguish the new paired windows from the existing paired windows.

The DRC heard this application at its July 2014 meeting. The DRC and staff had no comments and requested that this case be placed on the consent agenda for the July 23, 2014 HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* and recommends approval.