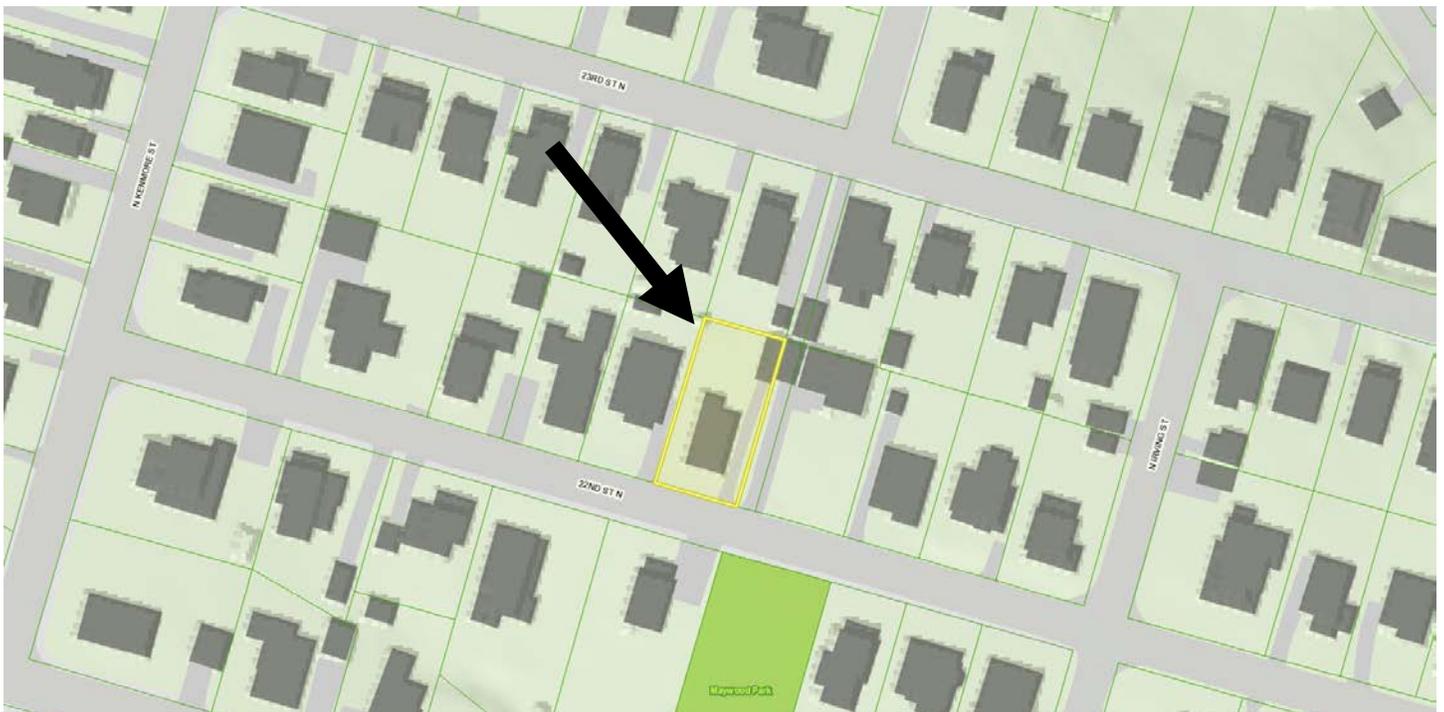


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-01 (HP1700059)



An after-the-fact request by Brian Irwin and Jessica Kulak, owners of 3301 222nd Street North in the Maywood Historic District, to replace a second-story dormer window.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: January 11, 2018
SUBJECT: 3301 22nd Street North, Case 18-01, Maywood Historic District

Background Information

The Dutch Colonial-styled dwelling at 3301 22nd Street North is located in the Maywood Historic District. The *Maywood National Register Nomination* describes the pre-1912 house as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is stuccoed on the exterior and has a front-gambrel roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on paneled posts and both six-over-one and one-over-one wood-sash windows. The dormer window on the east elevation consists of a 12-light (simulated divided light) aluminum-clad wood awning window. Window and door surrounds are unmolded. Other notable features include a side shed-roof dormer, paneled pilasters, a molded wood cornice, a built-in bench on the front porch and a leaded-glass transom over the front entry.

The subject dwelling is listed as a contributing resource to the Maywood National Register Historic District.

Per the original architectural drawings for this house, the second story dormer on the east elevation has always contained a bathroom. The dormer window has been exposed to moisture from the interior bathroom since the building was first constructed. When the historic district was established, the original wood window had already been replaced. In 2000, the HALRB approved CoA 00-23 for the replacement of a one-by-one aluminum slider dormer window in this location with a 12-light (simulated divided light) aluminum-clad wood awning window. The applicant recently removed this aluminum-clad window and has installed a new vinyl window.

Proposal

The property owner requests an after-the-fact approval to replace a 12-light aluminum-clad wood awning window, located in the bathroom on the east elevation, with a fixed 12-light (simulated divided light) vinyl window. The removed aluminum-clad wood window had severely deteriorated due to its location in the shower. If approved, the new vinyl window will be painted.

DRC Review

The Design Review Committee (DRC) heard this application at its December 2017 meeting. The HPP staff suggested numerous potential remedies including the enclosure of the opening, installation of an interior storm window to protect a wood window, and the retention of the new vinyl window. The DRC discussed the feasibility of these options and also suggested a custom-made shower door to fit within the window frame to protect a wood window. Ultimately, the DRC determined that alternative materials have been approved and used in this location, and this may be allowed to continue. The committee requested that the applicant paint the window in order to minimize any potential design issues relating to the vinyl. The DRC referenced the guidelines for PVC trim, and how that material, when installed, must be painted so that the finish is the same as adjacent wood trim. The applicant agreed to the request. The DRC recommended that the application be placed on the discussion agenda for the January 17, 2018, HALRB hearing.

Conclusion

The installed vinyl window replaced another non-conforming window material (aluminum-clad wood window) that the HALRB-approved in 2000. The in-kind replacement of the window would have led to the same continual maintenance and deterioration issues. As this case involves replacement of non-conforming exterior cladding materials with a different exterior cladding material (one that is not typically permissible), the HALRB should discuss the unique circumstances of this window, its location, the case precedent for this property, and any applicable standards from the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 www.arlingtonva.us

January 5, 2018

Brian Irwin & Jessica Kulak
3301 22nd Street North
Arlington, VA 22201

**RE: Design Review Committee Report
3301 22nd Street North
Certificate of Appropriateness 18-01
Maywood Historic District**

Mr. Irwin and Ms. Kulak:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its January 3, 2018, meeting. Please see the attached summary of comments from the committee and Historic Preservation Program (HPP) staff.

The DRC recommended that your item be placed on the discussion agenda for the HALRB meeting on January 17, 2018. No additional materials are required at this time, but please submit printed copies of the application form by Tuesday, January 16, 2018.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz
Historic Preservation Staff
cc: Marlene Terreros

Design Review Committee Report from January 3, 2018

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Author: Design Review Committee Subject: Window
Note that the exterior of the window will be painted.

