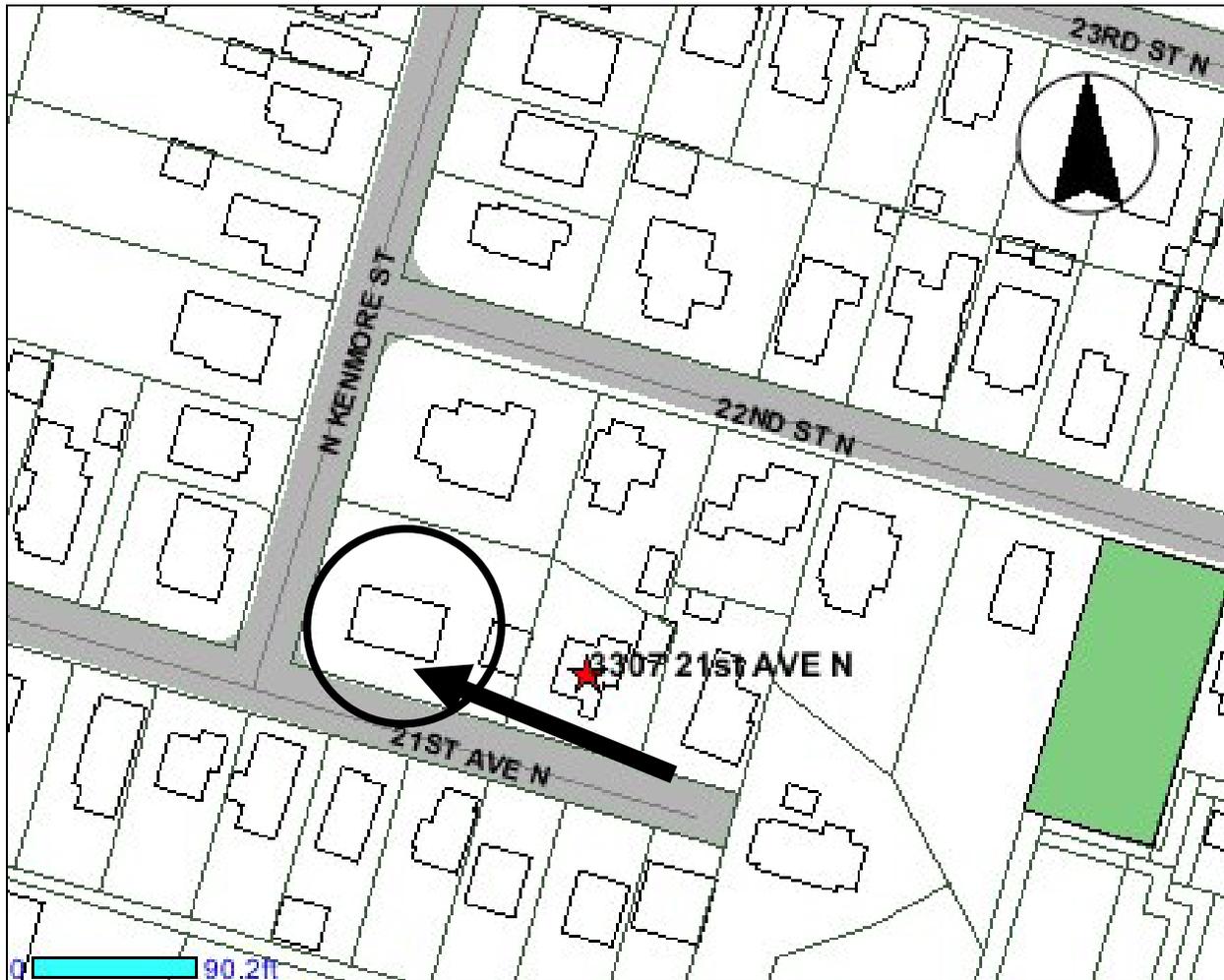


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-04 (HP1300004)



A request, by Anne Braghetta & Tim Huson, owner of the property at 2101 North Kenmore Street in the Maywood Neighborhood Historic District, to install three basement egress windows and replace other basement windows.

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

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

Case #13 - 4 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Anne Braghetta & Tim Huson

For Applicant(s): Same

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

Design Recommendations:

1. No comments.

2.

3.

4.

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
DATE: March 18, 2013
SUBJECT: 2101 North Kenmore Street, Case 13-04, Maywood Historic District

This is a request to add three basement egress windows, and replace the remaining basement windows, at 2101 North Kenmore Street in the Maywood Historic District. The house is a Craftsman Bungalow that was constructed prior to 1926. The *Maywood National Register Nomination* describes the house as follows: “The house at 2101 North Kenmore Street is a particularly fine example of the Craftsman-style bungalow in Maywood. The building is characterized by a wide shed-roof dormer featuring two sets of paired 6/6 wood-sash windows, wide overhanging eaves with exposed rafter tails, and a one-story, three-bay front porch with Tuscan columns” (pg. 14). It is listed as a contributing building in the *National Register Nomination*.

The applicant is first proposing to add three basement egress windows: two on the south elevation, and one on the north elevation. The windows would cut into existing basement window openings and would expand the operable window area to 40” x 48” as per the submitted elevation drawings. The change will not be readily apparent from the street, as most of the new window area will be located below grade. The only portion of historic material that will be removed will be part of the concrete block foundation. The existing metal awning basement windows are not original to the house. The egress windows will be made of wood as will the new window wells.

The second proposal is to replace the existing metal awning basement windows with new wood awning windows. A total of three windows will be replaced: one on the north, and two on the south elevation. The existing metal windows are not original. The replacement wood windows will have a very similar profile, but are proposed to be 1-light instead of the 3 lights that currently exist. The DRC suggested considering a return to 3 lights, but did not find that 1 light would be inappropriate. Either option could be approved.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the March 28, 2013, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*. Staff recommends approval of the CoA.