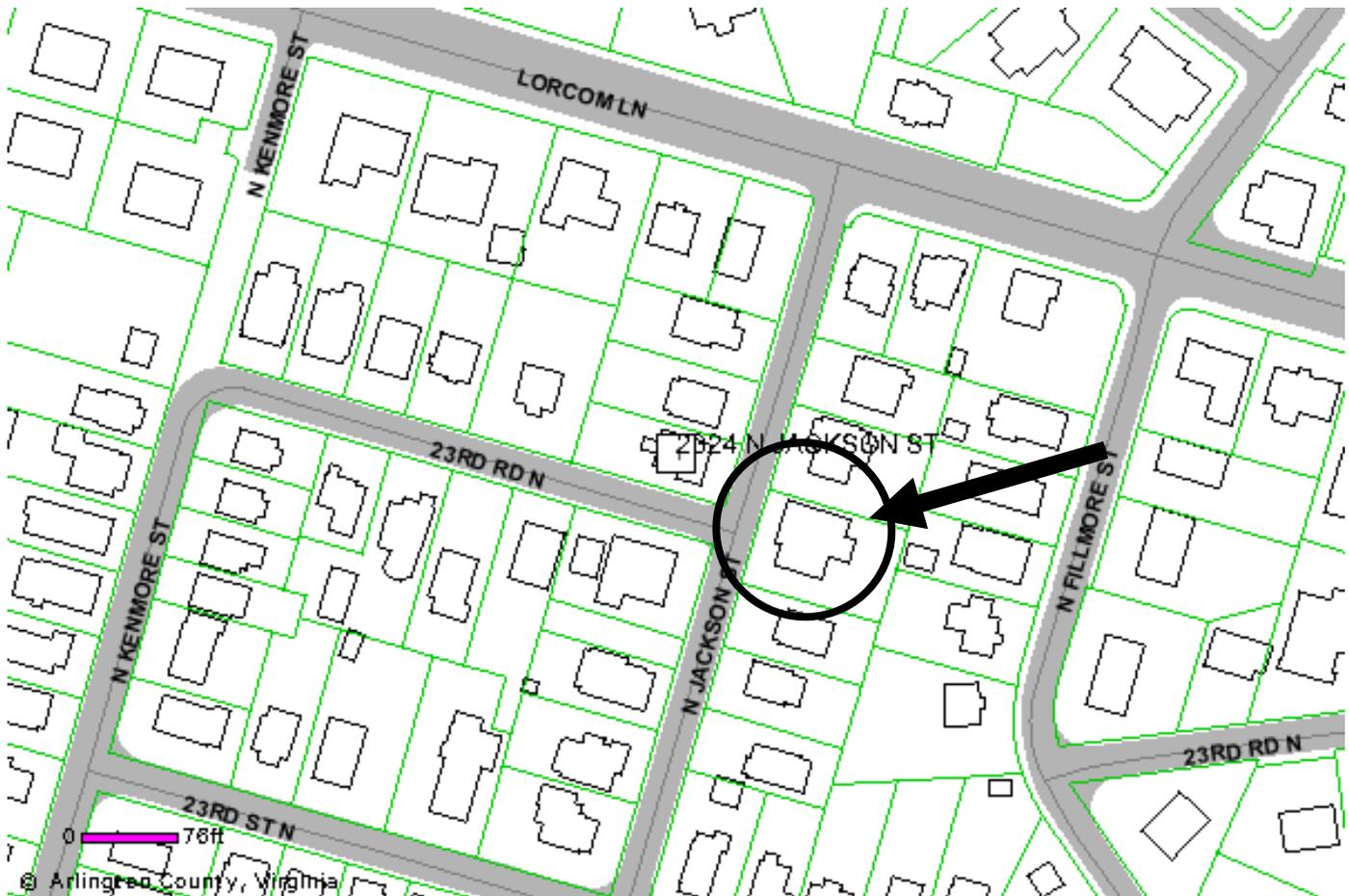


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-08 (HP1200007)



A request by Kevin Kayes & Betsy Stark, owners of 2321 North Jackson Street in the Maywood Neighborhood Historic District, to enclose the rear screened porch, install a new 4' wood picket fence, and alter one rear window.

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

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

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Case #12 - 8 Agenda Item # No1

Application Complete

Application Incomplete

Applicant(s): Kevin Kays & Betsy Stark

For Applicant(s): Kays, Stark, Heidi Fitzharris

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

Design Recommendations:

1. No comments. All ok.

**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:** April 10, 2012  
**SUBJECT:** 2321 North Jackson Street, Case 12-08, Maywood Historic District

This is a request to enclose an open rear porch and install a new 4' wood picket fence at 2321 North Jackson Street in the Maywood Historic District. The house is a Craftsman bungalow that was constructed prior to 1916. The *Maywood National Register Nomination* describes the house as a “wood-frame dwelling [that] rests on a solid rock-face concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on square posts. Windows are a combination of six-light wood casements, one-over-one wood-sash, and one-over-one vinyl-sash. Window and door surrounds have molded lintels. Other notable features include a shed-roof dormer, wide, overhanging eaves with exposed scroll-sawn rafter tails, and a large front-gable two-story addition that has been built on to the south elevation.”

The porch in question does not date to the construction of the house. The 1929 Sanborn map does not show a rear porch. The 1936 and 1959 maps show a small covered rear porch that does not match the location or dimensions of the existing porch. The permit records do not show when this porch was enclosed. In 1992, the current owners received HALRB approval to construct a side addition to include the current rear deck. The screened porch is shown as ‘existing’ on those construction drawings. As it is not original to the main house, and does not appear to have historic merit in its own right, staff does not object to the porch being altered to be fully enclosed.

The proposed work would also remove a small window opening (currently there is no window in it) on the rear elevation. This window opening is not historic and dates to a previous 1960s renovation. Staff has no objections to this change.

The proposal would extend the porch area by a little more than 2'; the porch depth is currently 9'9" and will be enlarged to 12'. The width will remain the same. The pitch of the roof will be very slightly altered for better drainage; a new standing seam metal roof will be installed to replace the existing roof membrane. The new windows, door, panels, and details all will be wood and will be appropriate for the Craftsman style of the house. The new rafter tails will be milled to match the existing decorative rafter tails on the main house. The project also includes the expansion of the existing deck. One new set of stairs off the rear will lead to a new 5'-deep wood landing that will be approximately 1'10" above grade. Two more stairs will complete the transition to the rear yard. The new stairs, railing, and deck all will be wood and are detailed to match the Maywood standards.

The applicants also are proposing to remove all the metal picket fencing on the rear and side property lines. They are proposing to replace the chain link fence with 4' high wood picket fencing to match the existing wood picket fence on the property. They also will construct a small trash enclosure in the side yard with the same fencing with two gates (see Cover Sheet C-S). The proposed height and type of fence matches the Maywood standards and there were no issues raised at DRC with the request.

The DRC had no comments, and recommended approval of this application. The DRC asked that this case be placed on the consent agenda for the April 18, 2012, HALRB meeting. Staff finds that the request meets the intent of Chapter 6: New Addition/Building, and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.