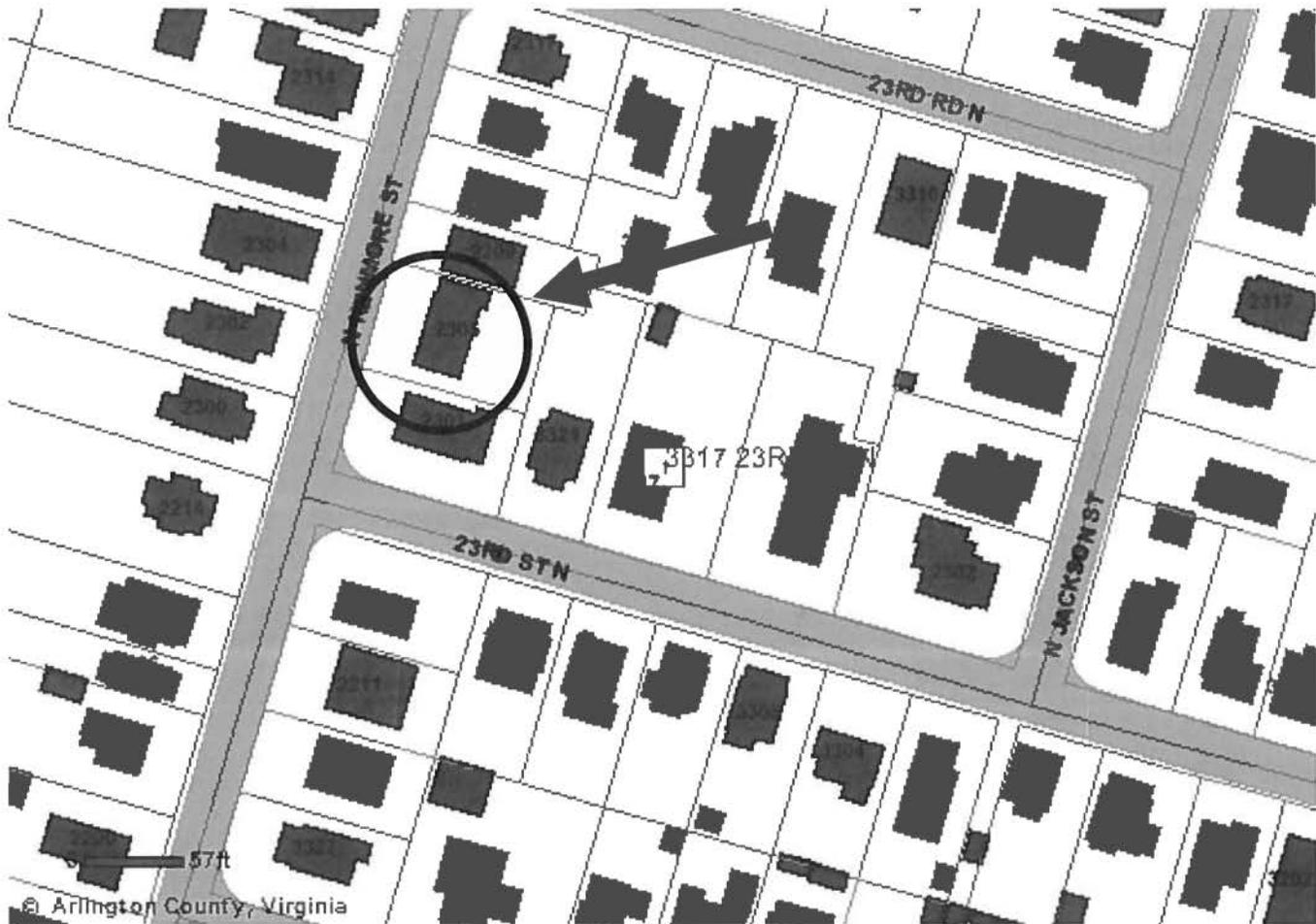


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-19 (HP1200017)



A request by Christina Blann & Pattie Lashley, owners of 2305 North Kenmore Street in the Maywood Neighborhood Historic District, for partial demolition and construction of a new second story addition and other alterations.

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 #12 - 19 Agenda Item # No 5

Application Complete

Application Incomplete

Applicant(s): Blann

For Applicant(s): Blann, Muse Architects

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

Design Recommendations:

1. Remove horizontal muntins, front and sides.
2. Look at relaxing symmetry of windows on front and sides.
3. New elevation drawings to staff by 12 noon on Friday

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: **Contingent on window adjustments.**

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo and Cynthia Liccese-Torres
DATE: September 7, 2012
SUBJECT: 2305 North Kenmore Street, Case 12-19, Maywood Historic District

This proposal is a request for partial demolition and the construction of a second story addition at 2305 North Kenmore Street in the Maywood Historic District. Constructed in 1953, the building is listed as non-contributing in the *Maywood Historic District National Register Nomination*. The one-story wood-frame ranch dwelling rests on a solid brick stretcher foundation. It is faced with stretcher bond brick on the lower half, and vertical board siding on the upper half. It has a low-pitched side-gable roof sheathed in asphalt shingles. Windows are single-light vinyl casements with two fixed single-light vinyl picture windows, flanked by simulated shutters. Other notable features include projecting eaves, a brick rowlock stringcourse, and an attached carport.

According to the *National Register Nomination*, there are 156 contributing single-family homes and 38 non-contributing homes in the Maywood Historic District. These totals do not include garages or outbuildings, only the primary dwellings. The standards of the *Maywood Design Guidelines* apply to all the buildings in the district; however, the adherence to a particular historical style is not as applicable for the non-contributing properties. Yet when considering alterations and additions to non-contributing resources, it is still important to remain faithful to the spirit of how these houses originally were built, and to assess how they fit into both the fabric of the neighborhood and the overall character of the streetscape. It would not be desirable, for example, to remodel a non-contributing ranch-styled house such as this one so that it appeared to have been built at an earlier time. Furthermore, adding Craftsman or Victorian details to a house such as this creates a confused sense of history and would not adhere to the Secretary of the Interior's Standards which encourage each house to remain true to the style and appearance of its origins.

The applicants are proposing to add a second story addition and alter portions of the main facade and the south and rear elevations. The brick facing will be maintained on all elevations and the details of the rowlock stringcourse, vertical siding, and subtle asymmetries will be carried forward into the new design. Instead of increasing the footprint of the house, the applicants propose to add a second story and keep the first story and carport largely intact. The existing house is 14' high; the new addition will be 26'6" high, an increase of 12'6" to add one story. However, the new second story will have a steeply raked roof, sloping from the rear of the house to the street, with a shed dormer with punched window openings stretching the length of the facade. From the street, the height of the new roof will be compatible with the neighbors (the house directly to the north has a roof at 27' high and neighbors on the west side of Kenmore range from 15' – 32'). The design of the dormer helps reinforce the horizontal aspects of the original, low-slung ranch house, while the slight asymmetry of the casement windows and the front door also helps reinforce that this is a modern house that sits easily with its neighbors, but it is not historic.

The rear elevation will have three sliding glass doors and a glass curtain wall, punctuated by wood panels and glass casement and fixed windows. The 4' roof overhang will be accented by simple wooden beams which also serve a structural purpose by holding some of the load of the roof itself.

The options for designing a compatible addition for this non-contributing house were limited. Staff and the DRC ruled out trying to 'historicize' the house, and thereby turning it into something it is not and confusing the average passerby on the street. The house is not historic and should not be disguised to blend in as such with its neighbors. Yet it does have modest elements of the ranch style, namely spare and specific use of brick and siding, and a horizontal emphasis illustrated by the continuous stretcher foundation rowlock stringcourse. Demolition could have been an option, but then the question remains as to what would be appropriate in its place; not something historic, but something more modern and honest to the time of its construction. The owners could have tried to do another one-story addition off the rear, but the size of the yard is limited and there is a large tree near the fence that they wanted to protect. Building upwards an additional story seemed to offer the most choices for designing a compatible addition that could remain true to the original house and the neighborhood, while also opening up some flexibility with the overall design approach. The DRC and staff agreed that a more modern design approach, inspired by a traditional design vocabulary executed in some non-traditional ways, would be an appropriate solution for this non-contributing house.

All of the proposed new windows will be wood, including casement, awning, and fixed sashes. The proposed new vertical siding on the second story will be painted tongue-and-groove wood siding to match what is on the front facade of the existing house. The roof will be clad in asphalt shingles and the new trim and bracketing will be of wood. The existing attached carport and shed are to remain.

At its August meeting, the DRC reviewed a preliminary concept proposal and determined that the approach of adding a second story with a modern design was appropriate. At the September DRC meeting, the DRC members and staff asked the applicants to re-examine the proposed fenestration. They asked that the muntin bars be removed so that the windows read more like true casement windows, which they are, and to consider restoring some asymmetry to the first floor of the main facade and the south elevation in keeping with the building's original design. The applicants complied with all requests.

The DRC recommended approval of this application and asked that this case be placed on the discussion agenda for the September 19, 2012, HALRB meeting. Staff finds that the application meets the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval.