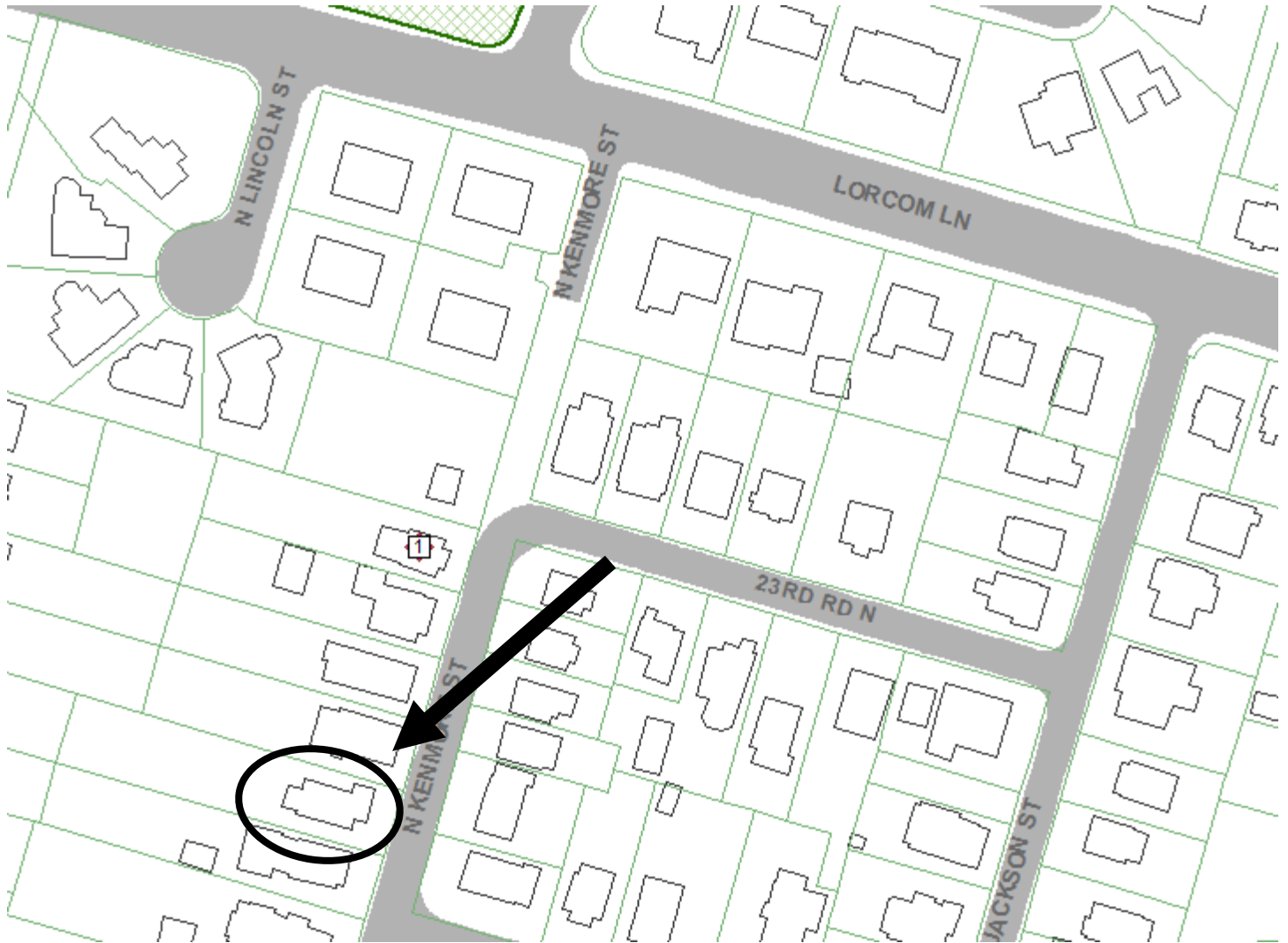


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-05A (HP1400011)



A request by Michael Beer & Latanja Thomas, owners of 2302 North Kenmore Street in the Maywood Historic District, to amend previously approved CoA 13-05. Request to: 1) convert a second-story deck to a screened-in porch; 2) extend a shed roof over the proposed second-story screened-in porch; 3) add and/or alter windows on the existing dwelling; 4) revise doors and windows on the addition; 5) reconfigure an exterior staircase accessing the second-story porch; and 6) replace an existing shed.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: April 9, 2014
SUBJECT: 2302 North Kenmore Street, 13-05A, Maywood Historic District

This is a request for alterations to previously approved CoA 13-05 for the partial demolition and construction of a new rear addition at 2302 North Kenmore Street in the Maywood Historic District. The gable-front brick house is of no discernible architectural style. The three-bay-wide, concrete-block masonry dwelling rests on a solid brick foundation. It is faced with six-course American bond brick walls, and has a front-gable roof sheathed in asphalt shingles. The one-story, three-bay, front-gable front porch has square wood posts. Windows are 2/2 wood-sash, set off by projecting header sills. Other notable features include vinyl siding on the porch and gable ends, and a raised basement. It is listed as a non-contributing building in the *National Register Nomination*.

This proposal would allow for the following alterations to CoA 13-05:

1. South Elevation
 - a. Existing House
 - i. Change a second-story, one-over-one, double-hung wood window to a ribbon of three one-over-one, double-hung, wood windows.
 - b. Addition
 - i. Replace two approved second-story French doors with a sliding glass door and a paired, one-over-one, double-hung, wood window.
 - ii. Extend a shed roof from gable roof in order to cover screened-in, second-story deck.
 - iii. Pierce shed roof with two skylights.
 - iv. Extend roof rake.
 - v. Reorient exterior stair case to deck.
2. West Elevation
 - a. Addition
 - i. Increase width of addition by 2'.
 - ii. Remove floor to ceiling glass window and install a French door.
 - iii. Install a screen door to access second-story deck.
 - iv. Increase width of first and second-story windows for egress.
 - v. Remove bandcourse/trim piece.
3. North Elevation
 - a. Existing House
 - i. Replace existing vinyl window.
 - ii. Replace existing paired one-over-one, double-hung, wood windows with a single, one-over-one, double-hung, wood window to fit existing opening.
 - iii. Add new first-story, one-over-one, double-hung, wood window to the west of the proposed shed.

- b. Addition
 - i. Abut first-story and second-story windows (eastern bay).
 - ii. Remove bandcourse/trim piece.
 - iii. Extend roof rake.
- 4. East Elevation
 - a. Existing House
 - i. Replace existing window with a paired one-over-one, double-hung, wood window.
- 5. Replace an existing shed.
 - a. The proposed shed will be located on an existing 6'x8' concrete slab. The shed will be clad with cementitious fiberboard siding and capped with an asphalt shingle shed roof. A double-leaf door accesses the shed on its north elevation.

The DRC heard this case at its April 2, 2014, meeting. The DRC chairman and staff asked the applicant to retain the proposed gable roof and extend a shed roof to cover the second-story porch on the south elevation. Other recommendations included reducing the width of the triple window on the south elevation and abutting two stair windows on the north elevation. The applicant agreed and revised the drawings as requested. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the April 16, 2014, HALRB meeting. Staff finds that this request meets the intent of Chapter 5: Exterior Renovation, Chapter 6: New Addition/Building, and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval of the CoA application.

HALRB/Design Review Committee Report Meeting Date:

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

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

Case # Agenda Item #

Application Complete

Application Incomplete

Applicant(s):

For Applicant(s):

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

Design Recommendations:

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 **Submit revised roof configuration to staff for review.**

_____ 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.