

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 11-11A (HP1400022)



An after-the-fact request by Karl Timothy Van Vonno, the owner of the property at 2318 North Kenmore Street in the Maywood Neighborhood Historic District, to make the following alterations: 1) installation of a parged retaining wall at the front of the property; 2) addition of a timber window well/retaining wall on the rear elevation; 3) alter an approved window well on the left side elevation; and 4) add a 48"x36" window well with a safety grate and a shallow galvanized metal window well on the left side elevation.

For DRC (*highlight those present*): **Robert Dudka, Charles Craig, Charles Matta, Tova Solo**

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

Case #11 – 11A Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Timothy Van Vonno

For Applicant(s):

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

Design Recommendations:

1. For the retaining wall, remove the stepped nature by adding additional block to the front of house.
2. Consider plantings that will go over the top of the wall and soften its appearance.

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: John Liebertz, Historic Preservation Planner
DATE: June 11, 2014
SUBJECT: 2318 North Kenmore Street, CoA 11-11A, Maywood Neighborhood Historic District,

This after-the-fact request is an amendment to CoA 11-11 that called for partial demolition, alterations, and construction of a new two-story rear addition with basement and attached garage at 2318 North Kenmore Street in the Maywood Historic District. The HALRB approved the original permit for renovation and construction of the new addition in 2011. The house is listed as a contributing resource in the district. Constructed prior to 1923, the house is a wood frame dwelling which sits on a solid concrete foundation and is capped by a hipped roof with asphalt shingles. The dwelling had been clad in vinyl siding prior to the renovation, but is now clad in wood siding. The original house measures three bays in width and features a slightly off-center entry, one-bay gabled porch with supporting wood columns, overhanging eaves, and new, replacement wood windows.

The applicant deviated from the HALRB-approved drawings due to issues with the final grading of the property. The alterations included the construction of: 1) a parged concrete retaining wall that extended towards the front of the property from the foundation of the house; 2) a wood retaining wall/window well on the rear elevation; 3) two additional Bowman Kemp egress window wells (one approved as part of CoA 11-11) on the left side elevation; and 4) the relocation of a shallow metal window well on the left side elevation.

The DRC heard the case in June 2014 and commented that the front retaining wall's stepped appearance is uncharacteristic for site elements in the Maywood Historic District. The committee requested that the applicant infill the stepped sections to create a square/linear retaining wall. Staff finds that the request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines*, and recommends approval.