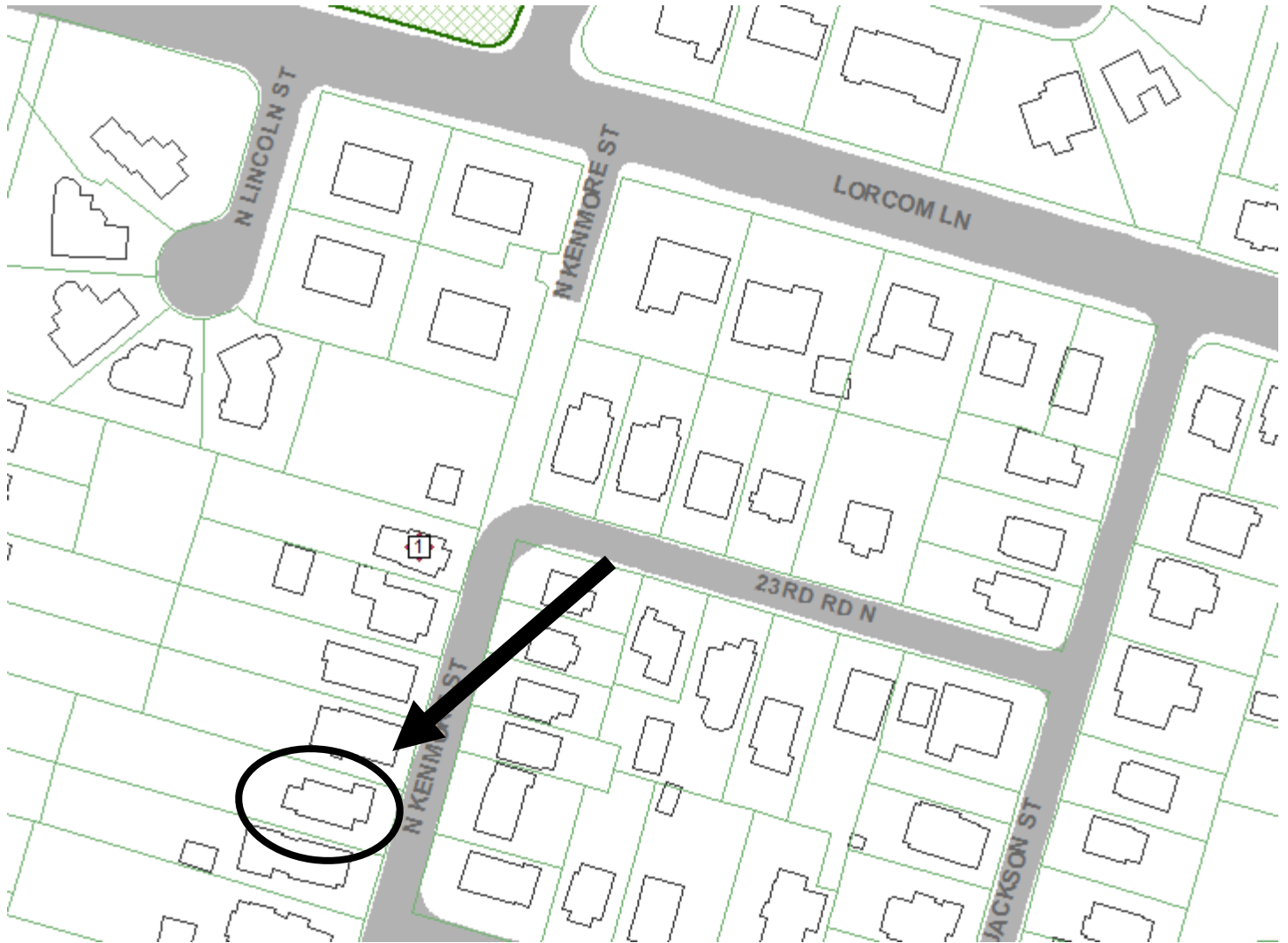


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-05B (HP1400025)



A request by Michael Beer & Latanja Thomas, owners of 2302 North Kenmore Street in the Maywood Historic District, to amend previously approved CoA 13-05A. Request to: 1) remove the approved porch steps from the façade; 2) decrease the width of the addition by 5 inches; and 3) use PVC trim on the new addition.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: June 11, 2014

SUBJECT: 2302 North Kenmore Street, 13-05B, Maywood Historic District

This is a request for alterations to previously approved CoA 13-05A 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 a vernacular raised-ranch style dwelling. 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*.

The applicants' initial surveyor incorrectly platted the building on the property. Therefore, approved CoA 13-05A included two new building elements that exceeded the building restriction line or setback requirements: 1) a second set of stairs on the front porch (east elevation); and 2) the rear addition. In order to correct the issue, the applicants propose to remove the stair on the front porch and retain only the existing stair and decrease the width of the addition by 5 inches (from 23'4" to 22'11"). The removal of the stair and decreased footprint of the addition will allow the project to meet all zoning requirements. Resulting changes due to the decreased width of the addition include centering the stair window on the north elevation of the addition and decreasing the roof height by 2.75" (from 23'5 to 23'2¼). Other proposed changes include the use of PVC trim on the addition.

The DRC Chairman and the HALRB Chairman agreed to place the request for CoA 13-05B on the discussion agenda at the June 18, 2014, HALRB meeting on recommendation from staff. Staff finds that this request meets the intent of Chapter 5: Exterior Renovation, Chapter 6: New Addition/Building, and Appendix D: Cellular Polyvinyl Chloride (PVC) Trim of the *Maywood Design Guidelines*.