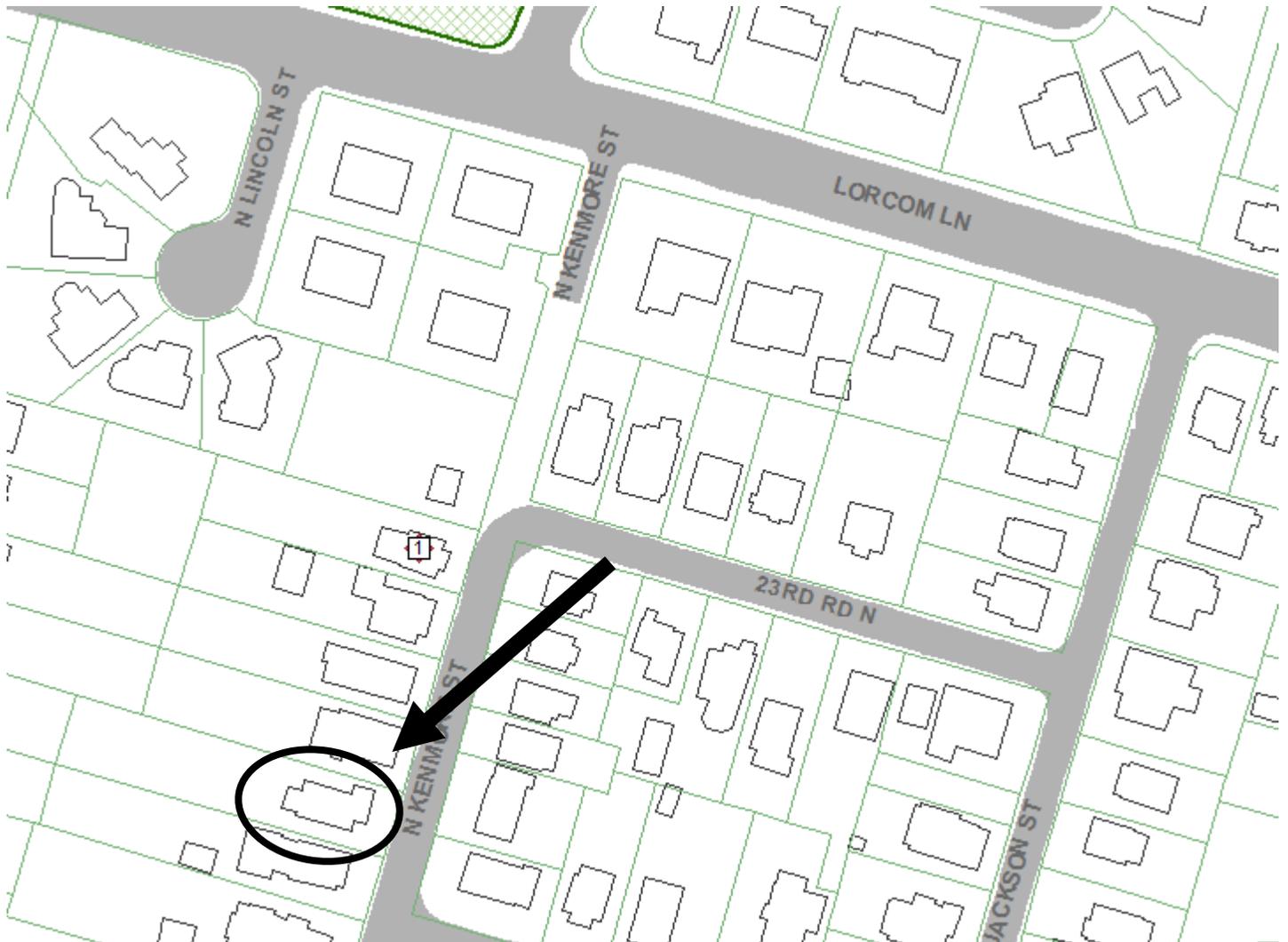


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-05B (HP1400043)



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) add vertical wood posts to the previously approved screened-in porch; 2) install a cellular PVC deck flooring; and 3) move the previously approved first-story single-leaf door and second-story sliding glass door on the south elevation.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Erin May, Joan Lawrence**

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

Case # 13-05C Agenda Item # 6

Application Complete

Application Incomplete

Applicant(s): Michael Beer and Latanja Thomas

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. Update drawings to show 4x4 wood posts instead of 2x4s.
2. Place screens on the inside. This will show the railing and facilitate maintenance (no ladders or scaffolding needed).
3. Consider dividing each screen into two sections (below the rail and above the rail)
4. Include details drawings/section showing the attachment of the screens.
5. See 2302 North Jackson Street and 2911 23rd Street North as examples.

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: September 9, 2014
SUBJECT: 2302 North Kenmore Street, 13-05C, Maywood Historic District

This is a request for alterations to previously approved CoA 13-05B 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 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 are requesting the following amendments to the south (side) elevation of the new addition:

- 1) The addition of 4"x6" vertical wood posts to the second-story screened-in porch.
- 2) Utilization of the "screen tight" porch screening system.
 - a. The "screen tight" system consists of a window-grade vinyl base and cap.
- 3) Installation of cellular PVC deck flooring or wood deck flooring.
- 4) Relocation of the new first-story single-leaf door and second-story sliding glass door.
 - a. Both doors (not visible from the public right-of-way) will shift slightly to the east.

The DRC heard this case at its September 3, 2014, meeting. The DRC made numerous recommendations regarding the design of the screened-in porch. The committee requested that the applicants replace the proposed 2"x4" wood posts with 4"x4" posts. Concerns were raised about the compatibility of such a thin dimension with the overall design and inherent maintenance issues. The DRC also requested that all of the screens be placed inside of the wood railing/balustrade. This will facilitate with maintenance and allow the porch railing/balustrade to be visible from the exterior as intended. The DRC Chairman and staff recommend approval of the "screen tight" system on the inside face of the wood posts only since they will not be visible from the exterior of the dwelling. The applicants complied and updated the drawings as requested.

The DRC recommended that the CoA application be placed on the consent agenda for the September 17, 2014, HALRB meeting contingent upon the applicant's submission of all requested materials. Staff finds that the proposed exterior amendments to the approved design (CoA 13-05B) comply with Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval.