

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-30 (HP1400055)



A request by Theodore Schmitt & Rebecca Knotts, owners of 2315 North Kenmore Street in the Maywood Historic District, to raise the height of the existing side-gable roof and construct a two-story rear addition.

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 # 14-30 Agenda Item #3

Application Complete

Application Incomplete

Applicant(s): Rebecca Knotts & Theodore R. Schmitt

For Applicant(s): Heidi FitzHarris

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

Design Recommendations:

1. All wood on the original structure.
2. Please use 6/6 on the original and 6/1 on the addition.
3. Add detail/profile for railing.
4. Recommend letter from board to zoning administrator for rear and side setback.

Findings:

- Return to next DRC meeting
- Send to HALRB

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: December 4, 2014

SUBJECT: 2315 North Kenmore Street, CoA 14-30, Maywood Historic District

Introduction

The dwelling at 2315 North Kenmore Street was built in 1936 in tandem with its neighbors at 2311 and 2317 North Kenmore Street. The ribbon of three minimal traditional residences with Tudor Revival-styled elements all share the same design. The *Maywood National Register Nomination* states the following regarding the house at 2315 North Kenmore Street:

“The dwelling, exhibiting stretcher-bond brick on the exterior, sits on a solid brick foundation and is capped by a side-gabled roof with asphalt shingles. The dwelling, which features aluminum siding in the gable-end, is three bays in width and features a projecting central gabled entry and one-over-one vinyl-sash windows. Other details include thin aluminum surrounds and sills, an exterior-end brick chimney, and a flush aluminum cornice.”

The house and the adjacent matching dwellings are contributing resources in the National Register historic district.

Minimal alterations have occurred to the subject property. Building permits records indicate the house was sided with asbestos shingles at an unknown date. Aluminum siding is currently present in the upper gable ends. Other changes include the replacement of the majority of the original windows with vinyl-sash windows. One original six-over-six wood window is evident on the north side elevation. The current proposal calls for limited alterations to the historic building and a two-story addition on the rear. In addition, the applicants requested that the HALRB direct the Zoning Administrator to grant a modification to the underlying setbacks (4’4 beyond rear setback and 2’7 beyond side setback), as the proposed setback for the building is consistent with the streetscape and historic district guidelines.

Detailed Description of the Project

The following changes will occur to the original building:

- West (front) elevation
 - Raising the roof line 4’ and replacement of the asphalt shingle roof.
 - Replacement of the non-historic aluminum siding with wood siding.
 - Installation of wood trim to the gable roofs to match the adjacent residences.
 - Replacement of the vinyl-sash windows with six-over-six, double-hung, wood-sash windows.
 - Extension of the brick chimney.

- Brick and mortar to match.
- North (side) elevation
 - First story
 - Replacement of the vinyl-sash windows with six-over-six, double-hung wood-sash windows and fixed four-light wood-sash windows.
 - Upper gable end
 - Enlargement of existing window opening for a new paired six-over-six, double-hung wood-sash window.
- South (side) elevation
 - First story
 - Replacement of the vinyl-sash windows with six-over-six, double-hung wood-sash windows and fixed four-light wood-sash windows on the first story.
 - Upper gable end
 - Enlargement of existing window opening for a new paired six-over-six, double-hung wood-sash window.
- Rear elevation
 - Partial demolition of rear elevation to construct two-story addition.
 - Construction of a shed dormer on the eastern slope of the original roof.

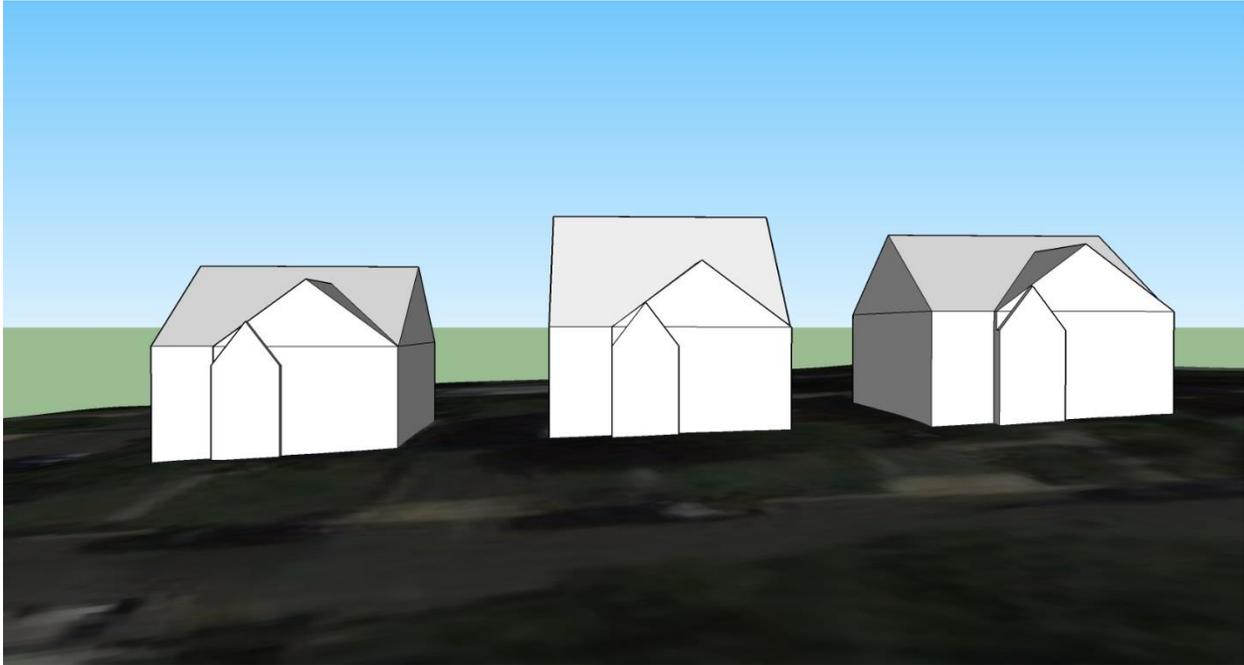
The proposed rear gable addition will be covered with 5” lap cementitious fiberboard siding. Shed dormers will puncture the asphalt shingle roof. The fenestration will consist of six-over-one, double-hung, wood-sash windows and a paired fifteen-light double-leaf wood door. A stair to the basement and two a/c units will be located on the north side elevation. All trim elements on the addition are to be polyvinyl chloride (PVC).

DRC Review

Rebecca Knotts and T.R. Schmitt, the home owners, informally met with the DRC and staff at the October 2014 DRC meeting. The owners presented basic design concepts that accentuated and added to the limited Tudor Revival-styled ornamentation on the front facade. The DRC and staff discussed the appropriateness of altering the contributing resource due to lot limitations. Both DRC and staff concurred that the best course of action moving forward would be to limit alterations to the facade in favor of a rear addition.

The applicants submitted more detailed plans at the November DRC meeting. The DRC and staff reaffirmed that the main facade should remain largely unaltered, but consented to raising the roof to construct a two-story rear addition. To preserve the character-defining aspects of the facade that contribute to the historic district’s streetscape, the DRC agreed to ask the HALRB to provide a letter to the Zoning Administrator to modify the underlying rear and side setbacks for the proposed two-story addition. The DRC and staff requested the applicants provide a streetscape perspective to evaluate the proposal fully. In addition, they asked the applicant to remove any Craftsman-styled elements from the addition and remain within the established stylistic vocabulary.

The applicants returned to DRC in December with updated plans. Staff shared a Sketch Up massing model (see below) that showed the proposed new roof height (4’ increase) in relation to the two adjacent matching buildings. The drawings illustrated that raising the roof would have minimal negative impact to the proportions of the facade or the streetscape due to the existing grade.



The applicants' revised proposal contained two window schemes, either all six-over-six, double-hung, wood-sash windows or all one-over-one, double-hung, wood-sash windows. Staff requested the applicants utilize the original window configuration (six-over-six) only on the historic massing and install the one-over-one windows on the addition. This allowed for greater differentiation between the old and new. The applicant requested the use of six-over-one windows on the rear addition. Neither staff nor the DRC objected.

The DRC and staff requested additional specifications and details. All items are included in the final package.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the December 17, 2014, HALRB meeting. However, do note that the associated request for the setbacks variance is the only CoA-related item on the discussion agenda. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation and Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends approval.