

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-04 (HP1500009)



A request by Salman and Catherine Ahmed, owners of 2318 North Kenmore Street in the Maywood Neighborhood Historic District, to extend an existing deck on the rear of the house.

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

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

Case # 15-04 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Catherine & Salman Ahmed

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. Include updated drawing with new support post location.
2. Add a second drawing to the package that shows a lateral bracing option.
3. Note on the drawings/application that there is no grading to the rear yard.
4. Note on the drawings/application that the footing may be deeper in order to reach undisturbed soil/ground.

Findings:

Return to next DRC meeting

Send to HALRB

If sent to HALRB, recommended action is:

Place on consent agenda (pending inclusion of second set of drawings)

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: May 13, 2015
SUBJECT: 2318 North Kenmore Street, CoA 15-04, Maywood Historic District

This minimal traditional dwelling was built prior to 1923. The wood frame dwelling sits on a solid concrete foundation and is capped by a pyramidal roof with asphalt shingles. The historic section of the dwelling, clad in wood siding, measures three bays in width and features a one-bay gabled porch supported by Doric columns, overhanging eaves, and six-over-one wood-sash windows. A two-story addition was completed on the rear of the dwelling in 2014. The house is listed as a contributing resource in the *Maywood National Register Nomination*.

The new owners of the residence propose to extend the non-historic cantilevered second-story deck (17'x4') located on the rear elevation of the recent addition. The deck is not visible from the public right-of-way. The applicants are requesting this deck in order to better utilize the rear yard. The proposal calls for a new free standing deck to be tied into the existing cantilevered deck. In total, the deck will be 17' x 20'. The deck railings will be constructed of cedar and match the existing deck (previously approved by the HALRB). The floorboards will be solid core TREX.

The DRC heard this case at its April and May hearings. The applicants submitted for a preliminary review of the proposal in April. Staff and the DRC shared their initial opinions and offered advice on designing a deck in compliance with the *Maywood Design Guidelines*. Shortly after the first DRC meeting, Historic Preservation Program staff conducted a site visit to evaluate the height of the support posts necessary to construct the deck. The DRC and staff were concerned that the posts would be too tall due to the topography; however, the infill of the land following the recent completion of the addition and the existing topography will allow for an appropriate design. At the May DRC hearing, the applicant submitted revised drawings to align a support post with the newel post on the deck as requested by staff. The committee asked the applicant to submit an alternative with lateral bracing in order to anticipate any changes potentially required by the Inspection Services Division of Arlington County. The DRC, staff, and the applicant, however, prefer the option without lateral bracing as it is more consistent with other decks completed in Maywood.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda (with the changes as submitted) for the May 20, 2015, HALRB meeting. Staff finds that the request meets the intent of Chapter 5: Exterior Renovation and Chapter 6: New Addition of the *Maywood Design Guidelines* and recommends approval.