

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Cases 15-16 (HP1500027)



A request by David & Maria Greene, owners of 2204 North Kenmore Street in the Maywood Neighborhood Historic District, to demolish a non-contributing garage.

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(s) # 15-16 and 15-17 Agenda Item #3

Applicant(s): Greene
For Applicant(s): FitzHarris

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

Design Recommendations:

1. Garage
 - a. Submit to HALRB various options.
2. Historic House
 - a. Retain existing footprint of front porch (no wrap-around).
 - b. Contact roofer to analyze existing tin shingle and provide report. If the tin shingle is beyond repair, replace in-kind.
 - c. Removal of asbestos shingle will require the restoration of the covered wood siding (if present), its in-kind replacement if it is determined to be beyond repair, or the installation of new wood siding (if not siding is present).
3. Proposed Addition
 - a. Reduce the size of the addition.
 - b. Lower the roofline and study dormers.
 - c. Consider an open terrace at master bedroom.
 - d. Study the “jagged” outline at the rear elevation of the master bedroom.
 - e. Prefer use of the Maywood railing.
 - f. Study other options for the chimney.
 - g. Consider narrower board and batten.

Findings:

- Return to next DRC meeting (addition)
 Send to HALRB (garage only)

If sent to HALRB, recommended action is:

- Place on consent agenda
 Place on discussion agenda:
 No recommendation.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: September 8, 2015

SUBJECT: 2204 North Kenmore Street, CoA 15-16, Maywood Historic District

The applicant requests to demolish an automobile garage built in 1943 that is located 6'6" from the northwest corner of the main dwelling. The concrete block and wood-frame walls support a front-gable roof sheathed with asphalt shingles. The garage has a double-leaf, six-light, wood door. The *Maywood National Register Nomination* incorrectly listed the building as a contributing resource.

The DRC heard this case at its August 5, 2015, meeting. At the time, the DRC and staff believed the garage to be a contributing resource to the historic district due to its materials and design. Both the DRC and staff recommended the applicant examine options to rebuild the garage elsewhere on the property in order to accommodate the proposed forthcoming addition (to be reviewed at a later date). The applicant, however, preferred to demolish the garage.

The DRC recommended that this application be placed on the discussion agenda for the September 16, 2015, HALRB meeting.

After the DRC meeting, staff undertook additional historic research and discovered the permit record for the construction of the garage. According to the National Register Nomination, Maywood's period of significance is from 1906 to 1941. Therefore, the ca. 1943 garage was constructed outside of the period of significance for the historic district. The HALRB has allowed the demolition of non-contributing garages as they are secondary in importance to the district's dwellings. Please note that the demolition of non-contributing resources in the Maywood Historic District has been limited only to garages and other outbuildings.

Staff finds that this request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.