

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Cases 15-17 (HP1500028)



A request by David & Maria Greene, owners of 2204 North Kenmore Street in the Maywood Neighborhood Historic District, for partial demolition and construction of a new two-story addition, replacement of tin shingle roof, removal of the asbestos siding, and other alterations.

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.

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 # 15-17 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Maria Greene
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. Further distinguish the addition from the historic building.
2. Okay with pressed tin on the original house and addition; asphalt shingles on addition is okay.
 - a. If pressed tin is utilized throughout, the addition will need to be clearly distinguishable from the historic house.
3. Okay with relocation of the porch to the rear of the building and the use of modern design elements.
 - a. Add section and/or photographs that detail the non-standard railing.
4. Study the use of board and batten on the main part of the addition.
5. Consider removing the gable returns on the addition.
6. Study ways to diminish the big/large appearance of the addition.
7. Continue to study ways to lower the roof heights (particularly over the hyphen).
8. Consider the use of dormer (location of the bathroom).
9. On the north elevation, study retention of the shed roof on the one-story hyphen.
10. On the south elevation of the hyphen: study options for more window to lessen the amount of solid material or repeat the number of windows on the first and second story (three windows).
11. On the link, consider adding more window
12. For all basement/foundation windows use brick mould.
13. Include 3d/perspective drawings. Consider showing different versions for the sake of comparison.

Findings:

- Return to next DRC meeting
- Send to HALRB

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 # 15-17 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Greene

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. Details regarding the replacement of the window sash on the front elevation.
2. Show missing shed roof on the side of the front elevation.
3. Lower dormer at rear of existing house.
4. Consider removing laundry room window.
5. Explore the roof of the back porch.
6. Include floor to ceiling heights on all elevations.
7. Label AZEK location on all elevations.
8. Remove AZEK batten for cementitious fiberboard batten.
9. Note that no synthetic materials/trim will be used on original house.
10. Window and door schedule
11. Full specifications
12. Include a section.
13. Include a roof plan.

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.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: November 10, 2015
Subject: 2204 North Kenmore Street, CoA 15-17, Maywood Historic District

Background Information

The dwelling at 2204 North Kenmore Street was built prior to 1912. The *Maywood National Register Nomination* describes the house as follows: “the three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in asbestos siding and has a side-gable roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one wood-sash windows. Other notable features include two gable-roof dormers, wide overhanging eaves and applied simulated louvered shutters to the front elevation.” The building is listed as a contributing resource in the *Maywood National Register Nomination*.

In September 2015, the HALRB approved the demolition of the non-contributing garage. Few other changes have occurred to the property.

Proposal

The subject proposal calls for a number of alterations to the existing house, partial demolition of an existing rear addition, and construction of a two-story addition with a partially above-grade basement.

The following changes are proposed on the historic dwelling:

1. Overall
 - a. Removal of the asbestos shingle siding and the repair or replacement of the existing wood siding.
 - i. Replacement of the existing wood siding will require staff approval.
2. East (façade) elevation
 - a. Historic house
 - i. In-kind replacement of the tin shingle roof.
 - ii. Addition of half-round gutters to the side-gable roof (no current gutters exist).
 - iii. In-kind replacement of a broken single-light wood-sash window in the gable dormer.
 - iv. Replacement of the asphalt shingle hipped porch roof with standing seam metal.
 - v. Replacement of the existing four wood porch columns with 10-inch wood columns.
 - vi. In-kind replacement of any rotten wood porch elements.
 - vii. Replacement and widening of the wood front door and transom.
 1. The new wood door and transom will be 36 inches wide (an increase of 4 inches).
3. North (side) elevation
 - a. Historic house

- i. Basement
 1. Replacement of the basement three-light, wood-sash awning window with a larger single-light wood awning window.
 2. Infill of the (eastern bay) three-light, wood-sash awning window.
 - ii. First story
 1. Infill of the centrally located single-leaf door.
 2. Replacement of double-hung, one-over-one, wood-sash window (western bay) with a larger double-hung, one-over-one, wood-sash window.
 - iii. Second story
 1. Construction of a new double-hung, one-over-one, wood-sash window (eastern bay).
 - b. Existing one-story addition (partial demolition)
 - i. Basement
 1. Addition of a new four-light, wood-sash casement window.
 - ii. First story
 1. Addition of a new single-leaf wood door and four-light, wood-sash casement window.
 2. New wood stair and landing with cedar wood slat screening.
 - iii. Alteration of the shed roof form and slope.
 1. New standing seam metal roof.
 4. West (rear) elevation
 - a. Overall
 - i. The majority of the rear elevation of the main house and existing addition will be obscured by the proposed two-story addition.
 - ii. A small portion of the main dwelling's original side-gable roof will be visible.
 1. A 21'-wide shed dormer will be added to the rear slope of the historic side-gable roof.
 - a. The dormer will have a standing seam metal roof and will be clad in wood siding matching the historic house.
 - b. The apex of the dormer will be 8.5" from the ridge of the main roof.
 - c. The dormer will be mostly visible from the side elevations.
 5. South (side) elevation
 - a. Historic House
 - i. Basement
 1. Replacement of the basement three-light, wood-sash awning windows with larger single-light wood awning windows.
 - b. Existing one-story addition
 - i. Basement
 1. Addition of a paired four-light wood casement window and window well.
 - ii. First story
 1. Addition of a paired four-light wood casement.
 - iii. Alteration of the shed roof form and slope.

The applicant proposes to construct a two-story addition to the rear of the dwelling. The addition will consist of the following elements:

1. Second-story hyphen (located above the extant addition) with an asphalt shingle front-gable roof.
 - a. Clad in 5" vertical shiplap cementitious fiberboard siding.
 - b. Cellular (PVC) trim (windows and fascia).
 - c. Four-light wood casement windows.
2. Two-story rear side-gable addition with full basement protected by an asphalt shingle side-gable roof.
 - a. Clad in cementitious fiberboard board and batten.
 - b. Cellular (PVC) trim (windows, doors, fascia, watertable, and columns).
 - c. North elevation
 - i. Four-light wood casement windows.
 - ii. Masonry chimney.
 - d. South elevation
 - i. Ribbons of four-light wood casement windows.
 1. The ribbon of four-light wood casement windows on the first story will be located above two-light wood awning windows abutting the sill plate.
 - e. West elevation
 - i. Two-story porch with full basement projection.
 1. Basement fenestration includes single-leaf wood door and ribbon of four-light wood casement windows.
 2. First-story features a screened-in porch with welded metal railing.
 3. Second-story features an open porch with welded metal railing protected by a shed roof.

Staff Analysis of the Proposed Design

The proposed design compliments the historic character of the original dwelling. The character defining features of the building on the façade are retained and/or exposed (removal of the asbestos siding) and minor alterations are requested on the side elevations. The new shed dormer on the western (rear) slope of the side-gable roof permitted the design of the addition to be subservient to the historic dwelling, while allowing for the applicants to meet their interior program.

The two-story addition to the rear of the historic house is accessed from the partially retained extant one-story addition and a new second-story hyphen. The hyphen and two-story addition are successfully differentiated from the historic house by means of the following elements: massing (the roof of the adjoining gabled hyphen is 5' lower than the ridge of the historic side-gable roof); siding (the vertical 5" shiplap siding on the second-story hyphen serves as a transition to the 15" board and batten siding on the two-story addition); roofing material (tin shingle and standing seam metal are utilized on the historic house and asphalt shingle is used on the additions); and design of the rear porch.

DRC Review

The DRC first heard this case at its September 2015 meeting. The DRC and staff shared similar concerns regarding the retention of the historic porch, in-kind replacement of the tin shingle roof (pending a report discussing the deterioration of the historic material), and reducing the overall size and massing of the

proposed rear addition. The applicant returned to the October 2015 meeting. The DRC and staff requested the applicant further study ways to distinguish the historic building from the new construction, diminish the perceived massing of the addition, and to continue to lower roof heights. The DRC suggested utilization of the board and batten siding on the two-story section of the addition. Both the DRC and staff supported the use of the welded metal railing on the rear porch. Staff recommended approval of this non-traditional porch material/design due to its location, lack of visibility from the street, and how it further differentiated the new construction from the historic house.

The applicant returned to the DRC in November 2015. The proposed design addressed many of the DRC and staff's comments; the height of the roof and the overall perceived massing decreased. In order to minimize the impact to the fenestration on the historic house, staff requested the applicant remove the new second-story window on the north elevation. The DRC had no comment and recommended approval with or without the new window. The current proposal retains the window on the second story.

Staff discussed the appropriateness of the proposed shed dormer on the rear of the historic house. While it diminished the massing of the rear addition, it adds a new element to the historic building. Staff recommended the applicant study ways to break-up the size of the dormer (smaller gable dormers) and/or lower the height of the dormer to match the gable dormers on the façade. The DRC had no issue with the dormer as proposed. The applicant stated that they will lower the dormer to the greatest extent possible to maintain ceiling heights. The current proposed shed dormer is 2.5" lower than previously shown. Staff recommends approval of the dormer as proposed as its visibility from the public rights-of-way will be limited due to its location on the rear of the building and 3'6" setback from the north and south elevations.

The DRC and staff requested full specifications, additional details and sections, and further clarifications for the HALRB submission. All of these items have been included in the current proposal. The DRC recommended that this CoA application be placed on the consent agenda for the November 18, 2015, HALRB meeting. Staff finds that this request meets the intent of Chapter 5: Exterior Renovation and Chapter 6: New Construction and of the *Maywood Design Guidelines* and recommends approval.