

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Cases 15-17A (HP1600014)



A request by David & Maria Greene, owners of 2204 North Kenmore Street in the Maywood Neighborhood Historic District, to construct four timber window wells and relocate a/c units if needed.

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 # 15-17B Agenda Item # 4

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:

- a. No comments

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: June 6, 2016
Subject: 2204 North Kenmore Street, CoA 15-17B, 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 a: “the three-bay-wide, wood-frame dwelling [that] 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 *National Register Nomination*.

In September 2015, the HALRB approved the demolition of the non-contributing garage. Two months later, in November 2015, the HALRB approved the renovation of the historic house and a rear addition.

Proposal

The subject proposal is an amendment to CoA 15-17. The project calls for the construction of four timber window wells on the addition to the historic house. The grade of the landscape did not slope downward as quickly as anticipated. The applicant also requests that the location of the A/C units be amended to the proposed locations if required for necessary clearances.

DRC Review

The DRC heard this case at its June 2016 meeting. The DRC asked if the window wells will be above grade. The architect confirmed that the wells will coordinate with the existing grade and simply hold dirt off the windows. The committee recommended that this case be placed on the consent agenda for the June 15, 2016, HALRB meeting.

Recommendation

Staff finds that this requests meets the intent of Chapter 6: New Construction of the *Maywood Design Guidelines* and recommends approval.