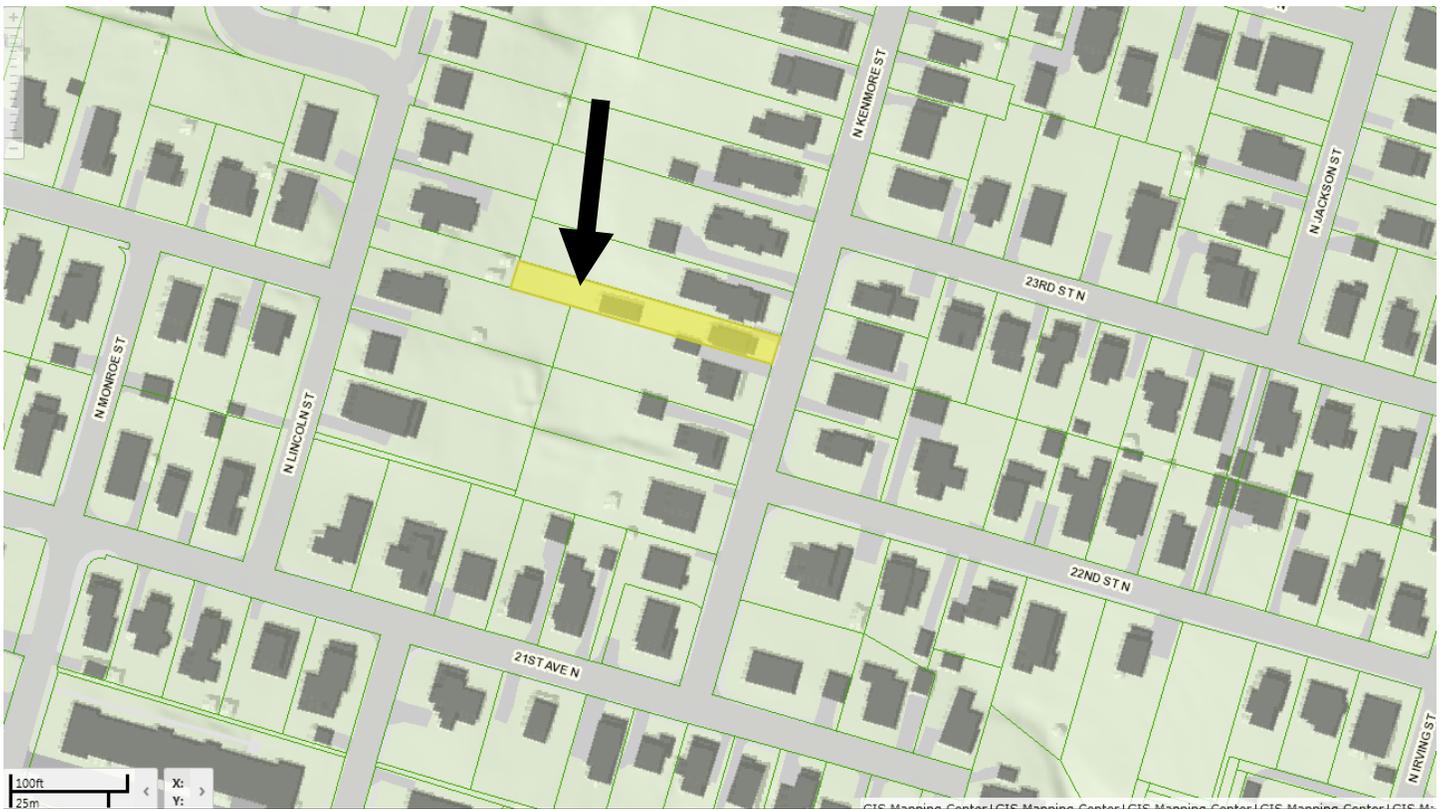


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-22A (HP1600042)



A request by David & Linea Toepel, owners of 2206 North Kenmore Street in the Maywood Neighborhood Historic District, to raise the existing dwelling and revise the design of the addition approved as part of CoA 15-22.

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

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

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Case # 15-22A Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): David and Linea Toepel

For Applicant(s): Adam Stein and Rodney Williams

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

Design Recommendations:

1. Add roof plank to packet.
2. Prefer Option #2.
3. Square louvers in upper panel of shutters.
4. Widen blind windows.

**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: August 10, 2016  
Subject: 2206 North Kenmore Street, CoA 15-22A, Maywood Historic District

### **Background Information**

The building at 2206 North Kenmore Street was built prior to ca. 1923. Around that time, the building served as a small grocery/general store operated by Ora T. Miller, who lived in the house next door at 2210 North Kenmore Street. The *Maywood National Register Nomination* describes the house as follows: “the three-bay-wide, wood-frame dwelling rests on a solid rock-face concrete block foundation. It is clad in asbestos siding and has a hipped roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front porch on square turned posts with plain brackets, and one-over-one wood-sash windows. Widow and door surrounds feature molded lintels. Other notable features include a hip-roof dormer and wide, overhanging eaves.” The building is a contributing resource to the Maywood National Register Historic District. In addition, there is a garden shed built ca. 1999 towards the rear of the property that is a non-contributing building to the National Register District. There have been limited other changes to the property.

The HALRB approved CoA 15-22 in April 2016 for several alterations to the existing house, demolition of a small rear addition, and construction of a two-story addition. The approved plans, however, were rejected by the Inspection Services Division. The location of the addition (directly to the rear of the existing house and 6” from the property line) failed to meet building code requirements. Any new construction within 3’ of the property line is not permitted to have any openings.

### **Proposal**

The subject proposal amends CoA 15-22. The proposal calls for raising the original building 3.25’, removing fenestration from the south (side) elevation of the addition, and altering the fenestration pattern of the north (side) elevation of the addition. Raising the house will allow for one continuous level instead of the addition serving as a split-level in relation to the main house. It will also remove the necessity of wall dormers on the addition. The overall design, massing, scale, and footprint of the addition, however, remain intact.

The following amendment is proposed on the historic dwelling:

1. Raising the existing house 3.25’.

The following amendments are proposed on the rear two-story addition:

2. North elevation (side)
  - a. On the exposed basement, replacing a single window with a paired wood one-over-one window.
  - b. On the first story, removing the wall dormers (the raising of the house no longer necessitates their use). Fenestration would consist of a ribbon of four one-over-one, double-hung, wood-sash windows on the eastern end and a ribbon of three one-over-one, double-hung, wood-sash windows on the western end.

- c. The proposed modified jerkin head wall dormer continues the previously approved design concept, but consists of a ribbon of fixed single-light windows.
3. South elevation (side)
  - a. All fenestration would be removed.
  - b. There will be no blind openings on the exposed basement.
  - c. On the first story, three sets of paired louvered shutters would serve as blind windows.

### **DRC Review**

The DRC heard this case at its August 2016 meeting. The applicant presented various treatment options for the blind windows on the south elevation. Staff and the DRC supported the option presented in this application package. The committee suggested minor alterations to the design of the blind openings and requested a roof plan be added to the submission. The DRC recommended that this application be placed on the consent agenda for the August 17, 2016, HALRB meeting.

### **Discussion and Recommendation**

The proposed amendments would comply with building code regulations and respect the historic character of the original story/dwelling. Raising the house would alleviate issues with water infiltration and damage to the front porch.

Staff supports the removal of fenestration from the south (side) elevation due to building code requirements. There were limited potential solutions due to the narrow width of the property. Offsetting the addition at least 5' from the property line would have removed issues with code requirements. Such an addition, however, would have greater visibility from the public right-of-way and potentially be less compatible with the massing and scale of the historic house. Retaining the addition in its approved location will allow for the historic house/store to remain the focal point of the design.

Alterations to the previously approved design are minimal. The majority of changes relate to the fenestration pattern on the north elevation. Ribbons of windows were added to compensate for the loss of the windows on the south elevation. Staff supports the retention of the modified jerkin head dormer. The dormer originally functioned as a wall dormer to allow for light and create adequate floor-to-ceiling heights. The raising of the historic dwelling removed the necessity of wall dormers in the design, but the modified jerkin head dormer with single-light fixed windows is still appropriate.

Staff finds that this requests meets the intent of Chapter 5: Exterior Renovation and Chapter 6: New Construction and of the *Maywood Design Guidelines* and recommends approval.