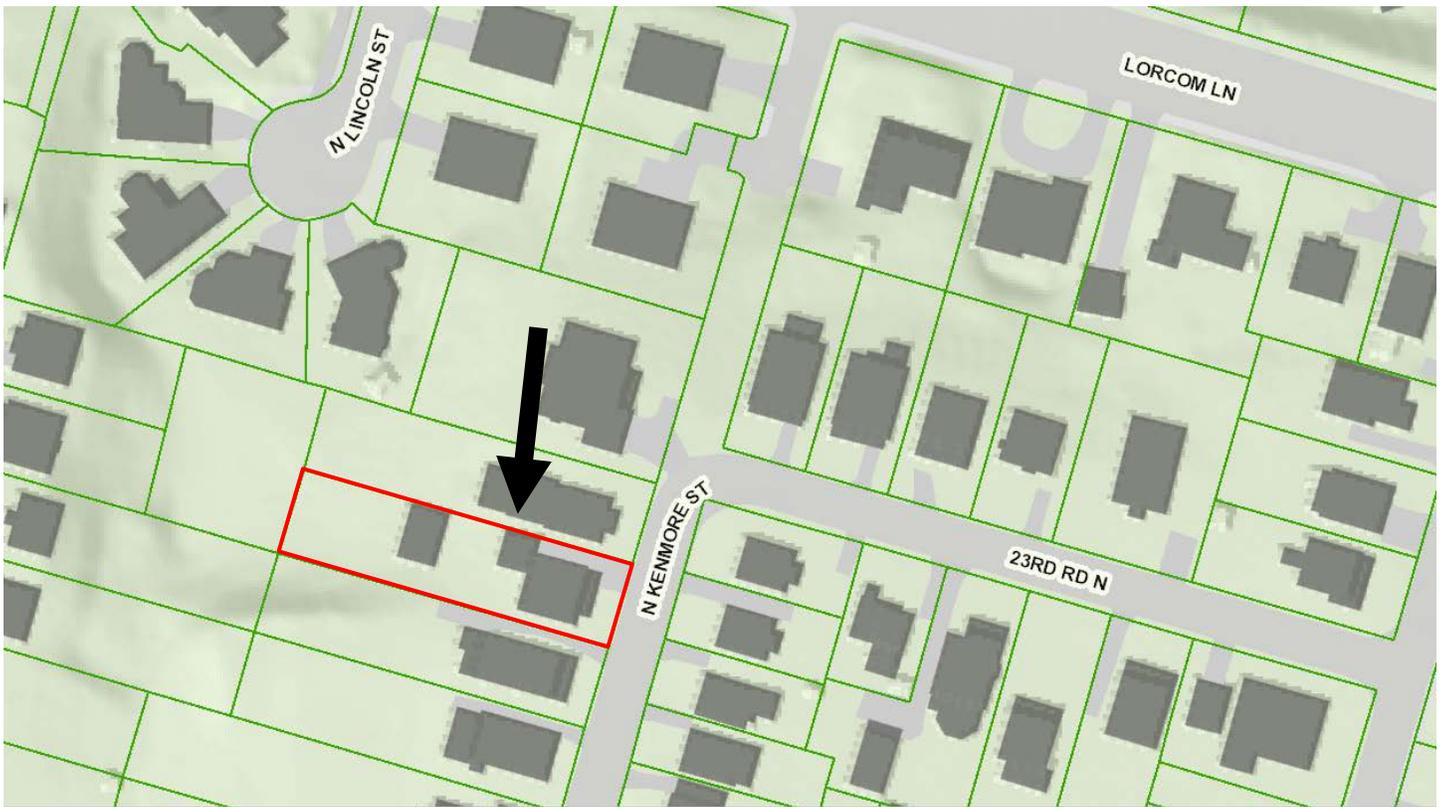


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-01 (HP1600003)



A request by Peter & Yolanda Severs, owners of 2314 North Kenmore Street in the Maywood Neighborhood Historic District, to demolish the existing outbuilding (chicken coop), garage, and deck.

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**

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Case # 16-01 Agenda Item #

Application Complete

Application Incomplete

Applicant(s): Sever

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. Okay with full-width front porch.
2. Setbacks on both sides – 12” preferred
3. Photographs of existing garage
4. Submit proposed water retention/management
5. Include drawings of the chicken coop
6. Vinyl windows are not allowed on the historic house or addition; all trim on the historic section of the house must be wood; trim on the addition may be cellular PVC or cementitious fiberboard trim.

**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.

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 # 16-01 Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Peter & Yolanda Sever

For Applicant(s): Homework Remodeling

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

Design Recommendations:

1. Include “before” plat in package.
2. Use dotted lines on drawings to call out pieces to be demolished.
3. Improve documentation of existing condition drawing for the chicken coop/garage.
  - a. Chicken Coop Overall
    - i. Add dimension lines/measurements throughout existing drawings.
    - ii. Remove notes to outside of drawing.
      1. We don’t need notes that say for example “Existing wood roof rafters to be dismantled” as it will all be demolished. The only notes really should be calling out different materials.
  - b. Chicken Coop – Front Elevation
    - i. Front door drawn incorrectly; it’s not a two-paneled door and the swing (knob) on wrong side.
    - ii. Spacing of the doors and windows to each other and their location appears to be off compared to the photographs.
      1. There is only a small gap between the door and first ribbon of windows.
      2. The size of the hopper/awning windows in the foundation look too large and are incorrectly located. Show mullions on all foundation window (note material).
    - iii. The grade appears to be incorrect. The front door is not that high above grade is it? Redraw your grade line to match existing conditions.
    - iv. Make sure the windows match the existing condition. Are there windows on the front elevation at all? If so, were they 4/4 as drawn or 12-light casement similar to other elevations?
    - v. Show corner boards.
    - vi. Show wood siding and the terra cotta.
      1. Note dimension of terra cotta tile.
    - vii. Show/note roofing material.
  - c. Chicken Coop – Right Elevation
    - i. You are missing this elevation; there is a chimney on it.
  - d. Chicken Coop – Left Elevation
    - i. The ribbon of three windows are 12-light casement windows. \
    - ii. The other single window is drawn incorrectly. It looks to be a 2-light not a 6-light casement.
    - iii. Similar to front show wood siding and terra cotta tile foundation. Need to see where it shifts.

- iv. Either the size of the building, the size of the windows, or the location of the grade (potentially all three) are not drawn correctly. Please correct. Check the distance from the first story windows to foundation windows.
- v. Show the location of the remaining chimney; note that it fell.
- e. Chicken Coop – Rear Elevation
  - i. Make sure the door drawn represents the existing condition.
  - ii. The windows appear to be drawn incorrectly. From the interior it looks like the basement windows are double-hung with a three-light lower sash and a one-light upper sash. Then there is a 3-light transom above. See Photograph labeled Coop Bottom Left Room Front Wall. Please have the windows on the elevation reflect this condition.
  - iii. Check the first floor window.
  - iv. Check grade line.

**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):

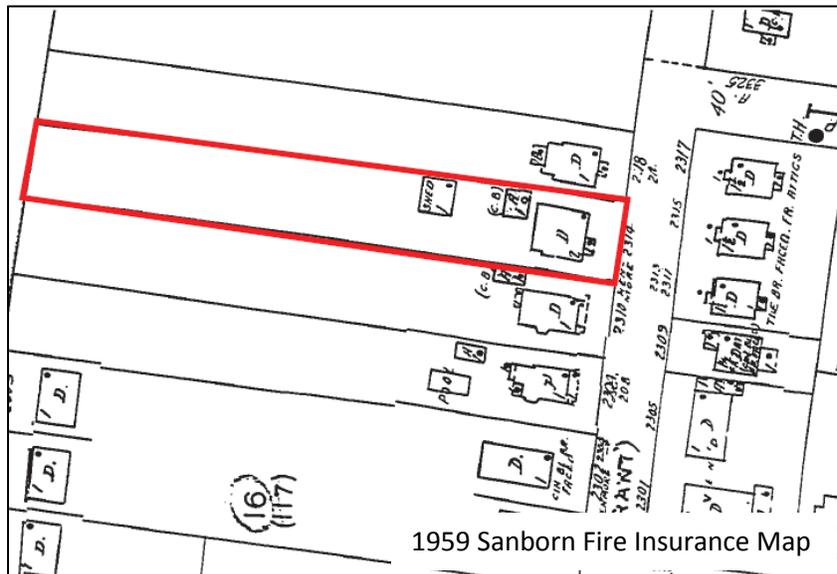
No recommendation.

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**To:** HALRB  
**From:** John Liebertz, Historic Preservation Planner  
**Date:** August 9, 2016  
**Subject:** 2314 North Kenmore Street, CoA 16-01, Maywood Historic District

**Background Information**

The property at 2314 North Kenmore Street consists of the following three resources: single-family dwelling (built ca. 1910), chicken coop (built ca. 1920) and garage (built prior to 1929).



***House and Garage***

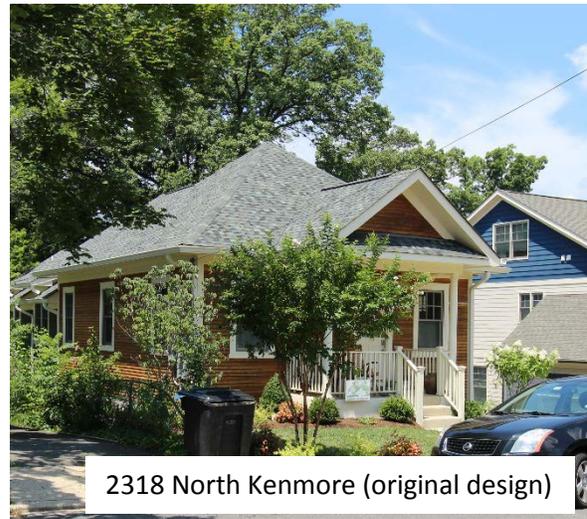
The house is a Colonial Revival-inspired dwelling constructed ca. 1910. The *Maywood National Register Nomination* describes the house as follows:

The wood frame dwelling sits on a solid stuccoed foundation and is capped by a front-gabled roof with asphalt shingles. The dwelling, clad in asbestos shingles, measures four bays in width and features a two-bay porch on square posts, overhanging eaves, and six-over-one wood-sash windows. Other details include molded wood surrounds, an exterior-end brick chimney, and a molded wood cornice with gable-returns. The house is said to incorporate a circa 1908 house that was severely damaged by fire.

The house originally matched the design of the adjacent house at 2318 North Kenmore Street (see comparison on next page). Additions to the subject house consisted of extending the building one-bay to the north, adding a second story, extending the roof over the one-bay front porch addition, and connecting the garage to the house.



2314 North Kenmore (subject property)



2318 North Kenmore (original design)

Built in the 1920s, the one-story, single-bay concrete block garage has board-and-batten upper gable ends that are protected by a standing seam metal roof. In 1940, the footprint of the original garage expanded 1' to the north. The former owners later encapsulated the façade of the historic garage with a front addition that directly abutted the rear elevation of the house (the standing seam metal roof partially obscures a window). The building has minimal fenestration. The original door on the east elevation (façade) has been removed. There are no openings on the north elevation (side). The west elevation (rear) features a single four-light wood casement window in the upper gable end and the south elevation (side) has a single-leaf door.

The dwelling and garage were both listed as contributing resources to the Maywood National Register Historic District. After further evaluation of historic maps, photographs, and other sources, staff disagrees with this assessment and considers both buildings to be non-contributing elements to the historic district. The authors of the National Register nomination were unaware of the extensive changes to the house and garage. These resources lack integrity of materials, design, workmanship, and feeling, and therefore, should be non-contributing resources.

### ***Chicken Coop***

The *Maywood National Register Nomination* failed to document the circa. 1920 chicken coop built during the neighborhood's period of significance. The one-story chicken coop with an exposed basement on the rear elevation is built into the landscape. The three-bay, wood-frame building rests on a terra cotta tile block foundation. The coop is sheathed with wood drop siding and protected by a side-gable asphalt-shingle roof.

The one-story, three-bay, east elevation (façade) of the coop consists of a simple batten wood door on its southern end followed by two ribbons of three screened openings (formerly holding 12-light wood casement windows). The foundation is pierced by two three-light metal awning windows. The two-bay south elevation (side) consists of a ribbon of three 12-light wood casement windows and a two-light awning window separated by an exterior end-wall chimney that has partially collapsed. The foundation is pierced by a single three-light metal awning window. The three-bay west elevation (rear) consists of a fully exposed basement. On the basement, a single-leaf three-panel, two-light wood door is located towards the northern extent. Two windows, a one-over-one double-hung wood-sash window and a one-over-three double-hung wood-sash window, are capped by a three-light metal awning window. Clad in

vinyl siding, the two-bay first story consists of a one-over-one double-hung wood-sash window and a four-light casement window. The north elevation (side) has no fenestration but retains an intact exterior end-wall brick chimney.

The building should be a contributing resource to the Maywood National Register Historic District as it is built within the period of significance, is the last agricultural outbuilding in the neighborhood, and has sufficient historic integrity.

### **Proposal**

The subject proposal calls for the demolition of the garage, rear deck, and chicken coop. The site of the chicken coop would be backfilled and sodded.

### **DRC Review**

The DRC heard this case at its June and August 2016 meetings. At the June meeting, the DRC requested that the applicants return with better documentation of the house, garage, and chicken coop but were supportive of the proposal. The DRC agreed that the chicken coop was a public safety hazard and structurally unsound. The committee asked the applicants to return with plans on how the site of the chicken coop and the rear of the dwelling would be treated post demolition. Staff supported the applicant's request to demolish the garage as it is a non-contributing resource to the historic district and did not make a recommendation regarding the chicken coop. Staff, however, agreed that the chicken coop had severe structural issues (bowing of foundation wall, collapse of roof, collapse of floor, etc.) and diminished historic integrity.

The applicants returned to the DRC in August 2016. The DRC requested further clarifications on the submitted drawing set and better representations of the existing conditions (both the garage and chicken coop). The DRC made no recommendation and placed this case on the consent agenda (pending revised drawings) for the August 17, 2016, HALRB meeting.

### **Discussion and Recommendation**

#### ***Demolition of the Garage and Deck***

Staff supports the applicant's request to demolish the existing garage and deck (pending the submittal of updated drawings). While the National Register nomination listed the garage as a contributing resource, staff disagrees with this assessment. The building lacks integrity of design, workmanship, materials, and association, due to multiple additions to the house and to the garage.

#### ***Demolition of the Chicken Coop***

Per the *Maywood Historic District Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation*, the demolition of a contributing resource is not recommended. These policy documents do not differentiate between historic houses and outbuildings; however, in past decisions the HALRB has placed primacy on the preservation of contributing dwellings over other protected elements. The chicken coop is the only known agricultural outbuilding remaining in Maywood.

The HALRB should also discuss the integrity and structural stability of the chicken coop. The deterioration of the coop stems from numerous issues, many of which potentially predate the creation of the Maywood Local Historic District. The deteriorated building elements and unsafe conditions of the coop have been documented. The terra cotta tile block foundation wall is severely bowing, elements of the first floor have collapsed or are on the verge of collapsing, sections of the roof are missing, chimneys have collapsed, and there is potentially mold.

Section 11.3.5. General maintenance; ordinary maintenance allowed; public safety (subheading of §11.3 Historic Preservation Overlay District) of the *Arlington County Zoning Ordinance* states the following regarding unsafe and dangerous buildings:

Nothing in this section [Historic Preservation Overlay District] shall prevent the construction, reconstruction, alteration, restoration or demolition of any such feature which the building official shall certify is required to maintain and uphold public safety because of an unsafe or dangerous condition that cannot otherwise be remedied and that is not the result, either directly or indirectly, of the owner's negligence.

In a similar case, the HALRB recently approved the demolition of a contributing garage at 2102 North Irving Street. The board approved the demolition of the garage in part to ensure "public health and safety issues." The chicken coop poses a similar hazard to the neighborhood and property owner.

Staff has no recommendation regarding this part of the application. Neither the *Maywood Design Guidelines* nor the *Secretary of the Interior's Standards for Rehabilitation* expressly allows for the demolition of a contributing resource. The section of the *Arlington County Zoning Ordinance* referenced above, however, discusses buildings in historic districts that are a public safety issue. The HALRB's findings must reference the following documents: *Arlington County Zoning Ordinance*, *Maywood Historic District Design Guidelines*, and/or the *Secretary of the Interior's Standards*.