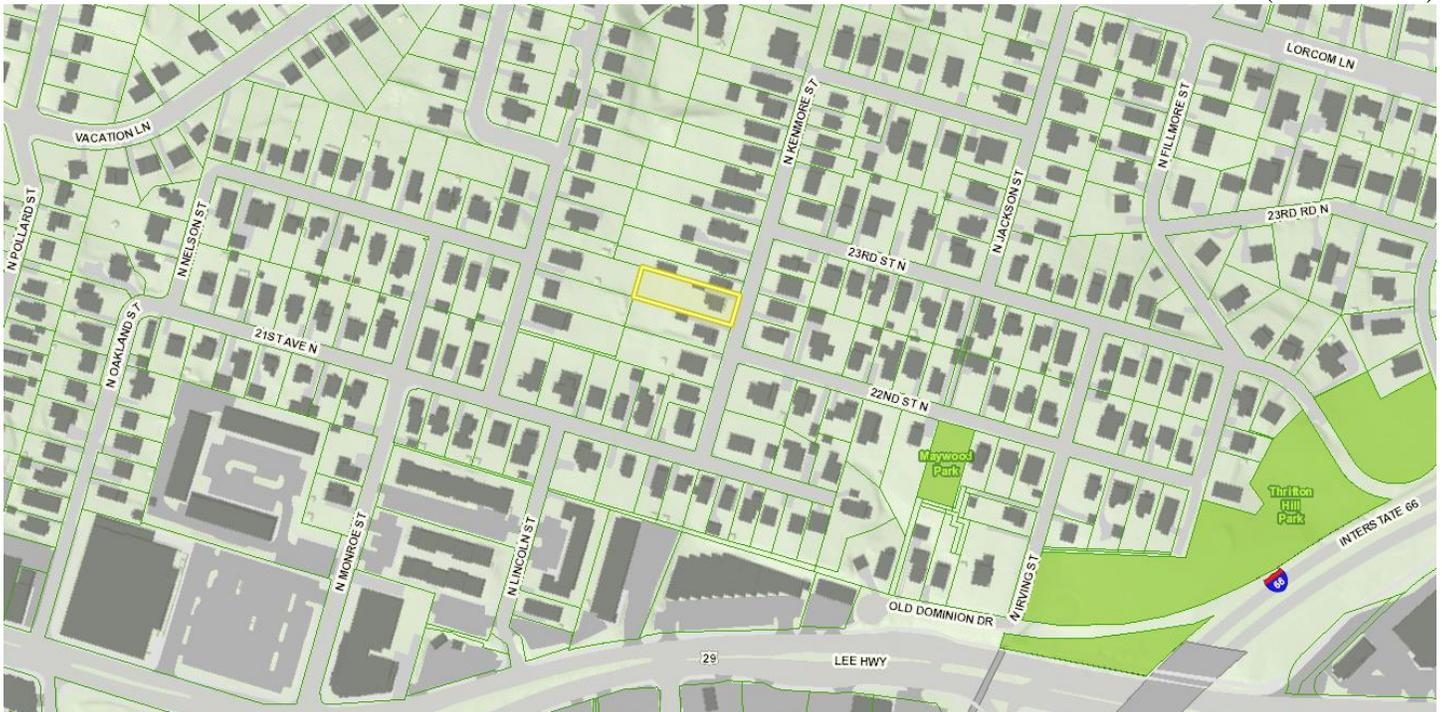


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-17 (HP1700028)



An after-the-fact request by David and Maria Greene, owners of 2204 North Kenmore Street in the Maywood Historic District, to install a shed.



**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** July 13, 2017  
**SUBJECT:** 2204 North Kenmore Street, Case 17-17, Maywood Historic District

**Background Information**

The dwelling at 2204 North Kenmore Street in the Maywood Local Historic District is a Colonial Revival-inspired house built before 1912. The three-bay, two-and-a-half-story, wood-frame dwelling rests on a solid parged foundation. The building is clad with wood siding and is capped with a side-gable roof sheathed in metal shingles. Two gable dormers pierce the roof. Other notable features include a one-story, three-bay, wood-frame front porch supported by wood columns and one-over-one, wood-sash windows.

In 2015, the HALRB approved Certificate of Appropriateness (CoA) 15-16 and CoA 15-17 (and subsequent amendments) for the subject property. CoA 15-16 permitted the demolition of a non-historic garage built in 1943. CoA 15-17 consisted of the rehabilitation of the historic house and construction of a two-story rear addition.

In March 2017, the Historic Preservation Program Code Inspector opened a Code Enforcement case against the subject property owners for installing a shed in the historic district without first obtaining a Certificate of Appropriateness.

**Proposal**

The applicants request an after-the-fact CoA for a Suncoast Covington Storage Shed installed in the southwest (rear) corner of the property. The shed measures 7'x7'x8.5' and is constructed entirely of blow molded resin (roof, walls, doors, etc.) per the specifications provided on the manufacturer's website. Resin is a plastic that is known as polyvinyl, polyethylene, or polypropylene depending on its chemical composition.

**DRC Review**

The Design Review Committee (DRC) Chairman did not hear this application as the shed had already been installed and no design modifications could likely be applied to a shed of this type. The item is on the discussion agenda so that the entire HALRB could discuss whether or not the material was compatible with the district and allowable under the *Maywood Design Guidelines*.

### **Staff Recommendation**

The HPP staff recommends denial of the proposed application. Sheds and other outbuildings, including garages, require CoA review in the Maywood Local Historic District. The “Materials” section in Chapter 6: New Addition/Building of the *Maywood Design Guidelines* outlines the allowable materials for all new additions and outbuildings. All sheds approved to date through the design review process have used traditional building materials (wood siding, wood shingles, Cherrydale type block) or have obtained approval to use cementitious fiberboard siding and/or cellular polyvinyl chloride (PVC) trim in limited areas in compliance with Appendix C and Appendix D of the design guidelines. Both of these appendices were approved by the HALRB and the neighborhood. The subject shed fails to meet these standards. The *Maywood Design Guidelines* do not allow for the use of resin or plastic materials for an entire structure, and none have been approved for use in the historic district. In 2013, the HALRB denied CoA 13-32 for an after-the-fact request to install a resin storage shed of similar design, materials, and dimensions.

Staff finds that the request does not meet the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* and recommends denial of the application.