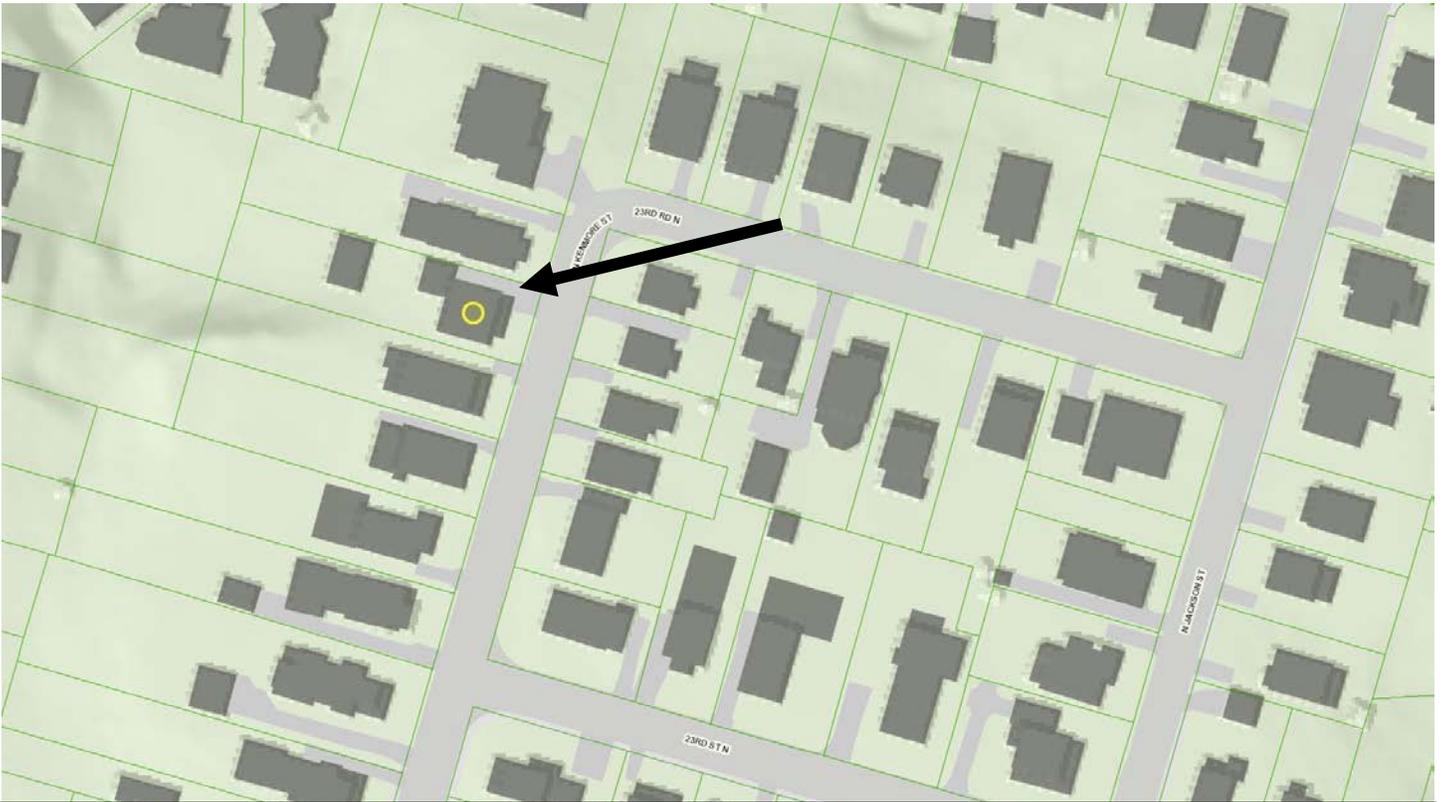


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-03 (HP1800002)



A request by Thomas & Christina Gelson, owners of 2314 North Kenmore Street in the Maywood Historic District, to demolish the rear deck.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

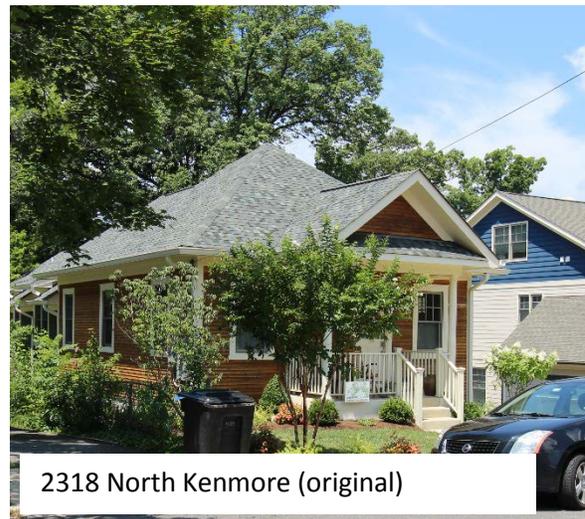
To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: March 12, 2018
Subject: 2314 North Kenmore Street, CoA 18-03, Maywood Historic District

Background Information

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 below). 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 recently demolished garage to the house.



The dwelling is listed as a contributing resource to the Maywood National Register Historic District. After further evaluation of historic maps, photographs, and other sources, the HPP staff disagrees with this assessment and considers the building to be a non-contributing resource to the historic district. The authors of the National Register nomination were unaware of the extensive changes to the house. The

house lacks integrity of materials, design, workmanship, and feeling, and therefore, should be treated as a non-contributing resource.

At the February 21, 2018, HALRB hearing, the board agreed with staff's assessment and will treat the subject property as a non-contributing resource for the purposes of the design review process.

Proposal

The subject proposal calls for the demolition of the rear deck.

DRC Review

The DRC heard this case at its March meeting as part of the review of a larger renovation project. The committee and staff had no comments regarding the demolition of the deck and requested additional drawings/details (which have been provided by the applicant). The DRC recommended that the item be placed on the consent agenda for the March 21, 2018, HALRB hearing.

Discussion and Recommendation

The HPP staff recommends approval of the subject application as the deck is a non-historic element of the dwelling. The removal of the deck would improve site conditions and prepare the area for upcoming construction. Staff finds the application complies with Chapter 7: Site Elements of the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
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March 12, 2018

Tom & Chrissi Gelson
2314 North Kenmore Street
Arlington, VA 22201

**RE: Design Review Committee Report
2314 North Jackson Street
Certificate of Appropriateness 18-03
Maywood Historic District**

Mr. and Ms. Gelson:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its March 7, 2018, meeting. Please see the attached summary of comments from the committee and Historic Preservation Program (HPP) staff.

The DRC recommended that your request to remove the deck be placed on the consent agenda for the HALRB meeting on March 21, 2018. Please submit the application and materials requested by Tuesday, March 13, 2018. All additional requests will have to return to the DRC for further review.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz
Historic Preservation Staff
cc: Marlene Terreros