

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-06 (HP1800012)



A request by Anne Braghetta & Tim Huson, owners of 2101 North Kenmore Street in the Maywood Historic District, to remove a non-historic chimney and restore a shed dormer roof, eave, and cornice.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: April 11, 2018
SUBJECT: 2101 North Kenmore Street, Case 18-06, Maywood Historic District

Background Information

The Craftsman-styled bungalow at 2101 North Kenmore Street in the Maywood Local Historic District was built ca. 1926. The building is located at the northeast corner of the intersection of North Kenmore Street and 21st Avenue North. The *Maywood National Register Nomination* states:

The two-bay-wide, wood-frame dwelling rests on a solid ashlar concrete-block foundation. It is clad in narrow lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and six-over-one wood-sash windows. Window and door surrounds are beaded with a projecting sill. Other notable features include two shed-roof dormers with paired windows and wide overhanging eaves with exposed rafter tails.

The building is listed as a contributing resource to the Maywood National Register Historic District.

Relevant alterations to the dwelling include the construction of the subject chimney in 1976.¹ The chimney is located towards the northeast corner of the front-gable (main) roof and abuts the rear shed dormer. The flue, however, pierces the eave and molded wood cornice of the shed dormer.

Proposal

On March 2, 2018, a pine tree fell on the roof of the home. The tree caused no structural impact to the house, but damaged the eave and soffit of the main roof and integrity of the non-historic, defunct brick chimney. The applicant proposes to: 1) remove the non-historic defunct chimney; 2) replace in-kind the asphalt shingle roofs and damaged soffit and eave on the main roof; and 3) restore the eave and molded wood cornice on the shed dormer roof and install matching asphalt shingles.

No Certificate of Appropriateness (CoA) or design review is required for the in-kind replacement of the asphalt shingle roof or repair to the damaged soffits or eave. The removal of the non-historic chimney and the subsequent restoration of the roof, eave, and molded wood cornice on the shed dormer does require a CoA from the HALRB.

¹ Arlington County House Cards, "2101 North Kenmore Street, Permit Number 11308," April 26, 1976.

DRC Review

The Design Review Committee (DRC) heard this application at its April 2018 meeting. The committee requested that the application include additional materials about the reconstruction of the eaves and cornice on the shed dormer. The DRC recommended that the application be placed on the consent agenda for the April 18, 2018, HALRB hearing.

Recommendation

The HPP staff recommends approval of the removal of the non-historic brick chimney and restoration of the shed dormer's roof, eave, and cornice. The proposal complies with Chapter 5: Exterior Renovation 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
TEL 703.228.3830 www.arlingtonva.us

April 6, 2018

Anne Braghetta & Tim Huson
Unit 3340, Box 304,
DPO, AA 34020

**RE: Design Review Committee Report
2101 North Kenmore Street
Certificate of Appropriateness 18-06
Maywood Historic District**

Ms. Braghetta:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its April 5, 2018, meeting. Please see the attached summary of comments from the committee and Historic Preservation Program (HPP) staff.

The DRC recommended that your item be placed on the consent agenda for the April 18, 2018, meeting of the HALRB on the condition that additional information is provided on the repair of the dormer roof.

Please submit the application and materials requested by Tuesday, April 10, 2018.

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

Comments from the April 5, 2018, DRC Meeting

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Author: Historic Preservation Program Subject: Roof Repair Date: 04/06/2018 7:47:17 AM
Please include additional information about the repair of the dormer roof as the chimney presently punctures it.

