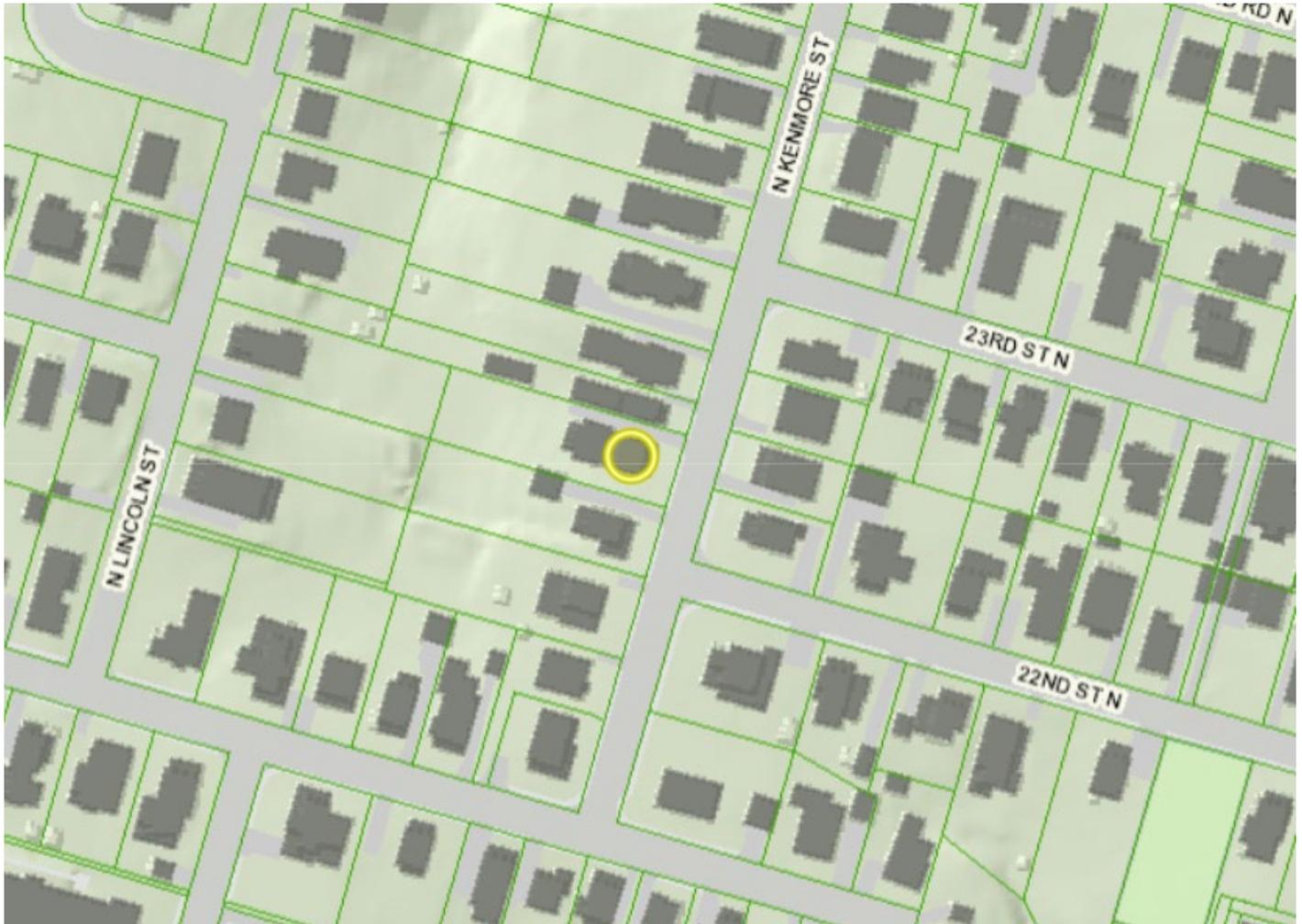# Historical Affairs and Landmark Review Board
Arlington County, Virginia

HALRB February 17, 2021, CoA20-26A, HPCA21-00002

2204 North Kenmore St: An amendment to a previously approved request to install a pool, patio, pergola with roof and grill area, and shed.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB

From: Serena Bolliger, Historic Preservation Planner

Date: February 11, 2021

Subject: 2204 North Kenmore Street, CoA 20-26A, Maywood Historic District

Background Information

The Colonial Revival dwelling at 2204 North Kenmore Street was built before 1912. The *Maywood National Register Nomination* describes the house as follows:

> The three-bay-wide wood-frame dwelling rests on a solid parged foundation. It is clad in asbestos siding and has a side-gable roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one wood sash windows. Other notable features include two gable-roof dormers, wide, overhanging eaves and applied simulated louvered shutters to the front elevation.

The dwelling is a contributing resource in the Maywood National Register Historic District.

Proposal

This project is an update to CoA 20-26 approved in December 2020. At that time, the applicant wanted to get preliminary approval before moving forward with a civil engineer and doing a land disturbance study, hence the amendment.

The applicants are seeking to modify their original proposal in the following ways:
- Moving the 6' high wood fence from midway along the house to directly behind the first window;
- Moving one air conditioning unit;
- Increasing the approved spa from 5'8" to 8'8";
- Increasing the approved pool from 37' x 18' to 38' x 17';
- Adding four concrete stucco-covered stormwater planters and private PVC piping connecting all the planters to an existing storm manhole. Three of the planters would be located in the rear yard, with only one sited in the front of the house directly to the left of the front porch.
  - Box 1 at the front of the house will be 3'x5' with the top of the wall at 256.6 and the bottom of the box at 251.2;
  - Box 2 midway along the side of the property will be an L-shaped box 20.3 s.f. in area with the top of the wall at 254.7 and the bottom of the box at 249.3;
  - Box 3 at the rear of the property will be approximately 3' x 6' with the top of the wall at 251.7 and the bottom of the box at 248.2; and
  - Box 4 will be free-standing in the rear yard measuring 3.75 'x 8' with the top of the wall at 247 and the bottom of the box at 241.6.

DRC Review

Due to the public health crisis caused by the COVID-19 pandemic, the Design Review Committee (DRC) has not been able to convene since the owners submitted their CoA application. This item therefore has been placed on the February 17, 2021, HALRB agenda as a discussion item.

Discussion and Recommendation

The Historic Preservation staff recommends approval of the subject application. The 6' high privacy fence is appropriate for the district and has been approved this close to the front of the house by Certificate of Appropriateness before. Similarly, air conditioning units have been approved closer to the front than the rear of the house when screened by a fence, which this would be.

The *Maywood Design Guidelines* do not have parameters for pool or spa size, only that design approval is at the discretion of the HALRB.

The HALRB approved similar stormwater planters in Maywood for CoA 12-30 and CoA 14-02, where both owners, also in compliance with land disturbance assessment regulation, were required by the Chesapeake Bay Ordinance to capture the water runoff onsite rather than diverting it to the public stormwater system. As there will be only one planter visible from the street, and fewer than six inches above grade, staff finds the proposed planters appropriate. The stucco finished concrete complies with the recommendation in Appendix G of the *Maywood Design Guidelines* that concrete surfaces be parged.