



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: May 11, 2022
SUBJECT: CoA 22-14, 2317 North Kenmore Street, Maywood Local Historic District

Background Information

The pre-1937 contributing one-story dwelling at 2317 North Kenmore Street is described in the 2003 *Maywood National Register Nomination Form* as follows:

“The three houses at 2311 through 2317 North Kenmore Street were initially constructed according to identical plans. They are asymmetrical buildings executed in brick veneer, with off-center front gables and a central round-arched entrance with stone surrounds.”

“The dwelling sits on a solid brick foundation and is capped by a side-gabled roof with asphalt shingles. The dwelling, likely wood-frame with brick veneer, features vinyl siding in the gable ends. The building is three bays in width and features a projecting central gabled entry vestibule, exterior-end brick chimney, a rusticated stone and soldier arched brick door surround, and vinyl-sash one-over-one windows. Other details include thin aluminum surrounds and sills and a flush aluminum cornice.”

Proposal

The applicant proposes to replace an existing original 5.2' x 12.8' rear addition with an 8.2' x 12.8' one-story addition, as well as add a 6.6' x 5.6' stoop in rear and expand an existing rear slate patio. The project will require a zoning variance for the addition to encroach 1'9" into the 25' setback and for the stoop and stairs to encroach 4'2" into the 21' setback. The applicant also would like to install a new air conditioning unit at the southeast corner of the property, 5' from the property line. The addition would have 5" Hardie plank lap siding, 5/4 solid millable Azek trim, and Certainteed Landmark roof shingles to match those on the existing home.

To move the location of the kitchen and build a kitchen counter at the required height, the applicant proposes to raise two existing windows in the northeast corner of the dwelling. The top of the window opening would match the height of the other windows on the façade, but the sill height would match an adjacent existing window around the corner on the east elevation. The reduced window opening would be infilled with original brick from the demolished rear addition. The existing one-over-one windows would be replaced with six-over-one windows to match those in the addition. An existing, small six-over-six window on the south façade would be replaced with a six-over-one wooden window with tempered glass.

Two other openings on the north façade, which currently only have storm windows, would get four-lite casement windows. All the proposed windows would be solid wood.

Finally, the applicant proposes to remove a brick flue and boiler vent which will be non-functioning once the new forced air system is installed. This system will vent to the exterior through penetrations in the south elevation close to the ground.

DRC Review

The Design Review Committee (DRC) considered this application at its May 4, 2022, virtual meeting. The DRC members complimented the applicants on the modestly sized addition and its congruity with the neighborhood. The DRC debated placing the item on the Consent Agenda, but the architect noted that the applicants needed a setback modification for their project and would be grateful if the HALRB would consider using its setback modification authority to approve the placement of the addition so the applicants would not need to apply to the Board of Zoning Appeals (BZA). The DRC placed this application on the Discussion Agenda for the May 18, 2022, virtual HALRB public hearing.

Recommendation

The Historic Preservation Program staff recommends approval of the subject application as submitted. The proposed addition is a modest enlargement of the original addition to the rear of the house and retains the one-story bungalow character from the street. The proposed materials are appropriate in Maywood per Appendix C: Cement Fiberboard Siding Materials, Appendix D: PVC Trim, and Appendix G: Administrative Certificate of Appropriateness of the *Maywood Design Guidelines*. Wooden windows are appropriate in the Maywood Local Historic District (LHD) and the installation of six-over-one windows will more closely mimic the six-over-six sashes installed on the sister homes at 2311 and 2315 North Kenmore Street while differentiating them enough to indicate new construction. While the *Maywood Design Guidelines* do not recommend infill of original window openings, the sill height will match an existing sill in the same room of the house, and the top line of the windows will remain unbroken on the north elevation. Further, these windows are located in the rear half of the property, behind the historic chimney, and will not be very visible from the street. Staff appreciates the reuse of the original brick to infill the window openings.

In the last two years, there have been several requests to enlarge existing patios to expand outdoor living spaces in the Maywood LHD. The proposed patio request is an appropriate way to add usable living space to a contributing home. Given the small size of the original dwelling, staff believes that the setback request is not inappropriate. If the HALRB decides to use its setback modification authority, this would streamline the permitting approval process for the property owner.

The HALRB has approved several requests to remove unused chimneys in the LHD (e.g., CoA 18-04 at 2330 North Jackson Street) if they are not considered character-defining features. The applicant is proposing to remove a utilitarian structure in the rear that is not a character-defining feature. Additionally, the applicant is retaining the main historic chimney structure visible from the right-of-way. It is for this reason that staff believes the utilitarian structure in the rear would be appropriate to remove, and the replacement vents would be inobtrusive and close to grade.