



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:** April 13, 2022  
**SUBJECT:** CoA 22-04, 2309 North Kenmore Street, Maywood Local Historic District

### **Background Information**

The pre-1937 contributing property at 2309 North Kenmore Street was described in the 2003 *Maywood National Register Nomination Form* as follows:

The two-bay-wide dwelling exhibits six-course American bond brick on the exterior, and rests on a solid brick foundation. It features a gable-front roof sheathed in asphalt shingles. It has a one-story, one-bay, front porch with square post wood supports and one-over-one vinyl-sash windows. Other notable features include rowlock sills, a corbeled brick chimney, and a shed-roof addition.

The original house underwent a major alteration after the February 2004 HALRB approval of CoA 03-29 for a new second level on the house, a new front facade design, and a new rear enclosed porch.

### **Proposal**

The applicant would like to remove the existing non-historic addition and construct a new, larger addition on the rear of the contributing dwelling. The proposed addition would have a hyphen connecting the original dwelling to the main rear addition massing which would have doors on either side to provide access to the home from the rear. The main body of the addition would have a screened porch on the lower level and an enclosed room above. The applicant proposes to install two dormers on the north side of the addition to mirror the existing dormers on the north side of the original dwelling. All upper-level windows would be casement windows to match those on the original dwelling. The east elevation of the addition will feature a three-panel screened porch with the screening at the midpoint or behind the porch framing. The south elevation will include a composite decking staircase and landing to the screened porch and enclosed addition, with two casement windows in the upper level. Materials will include smooth fiber cement lap siding, architectural roof shingles, aerates composite decking and Jeld-wen solid wooden windows.

Furthermore, the applicant would like to move the front doorway from the side of the enclosed porch to the current window opening of the front facade and convert the window in the front gable from a sash window to a casement.

## **DRC Review**

The Design Review Committee (DRC) first considered this application at its March 2, 2022, virtual meeting. The DRC members recommended reducing the massing of the dormer window, providing street views in the plans, lowering the pitch on the stair connection portion of the addition, and then suggested the applicant study the front elevation. The commissioners also suggested retaining a single roofline on the new addition and reconsidering the scale and massing vis-à-vis the historic house.

The applicant returned to the April 6, 2022, virtual DRC meeting where the commissioners were pleased with the much-improved design. The DRC members commented that the repeating dormers were a complementary addition. They requested that the ridgeline of the addition be slightly lowered or have a hyphen at the connection with the original dwelling to differentiate it from the historic building per Standard 9 of *The Secretary of the Interior's Standards*. The architect agreed to make the requested changes. The DRC had no further questions or concerns. With the understanding that the changes would be made, the DRC placed this application on the Consent Agenda for the April 20, 2022, virtual HALRB public hearing.

## **Recommendation**

The Historic Preservation Program (HPP) staff recommends approval of the subject application as submitted. The architect accepted and implemented the DRC's March 2022 recommendations to follow the roof lines of the historic dwelling to streamline the massing and improve the visibility from the street. The architect also reduced the ridgeline to differentiate the historic and new massings in compliance with Standard 9 of *The Secretary of the Interior's Standards* and per the DRC's April 2022 request.

The current rear addition is non-historic, and its removal would not detract from the historic dwelling. The architect has endeavored to change the design to make the addition far less visible from the right-of-way. The applicant proposes to remove and reuse many of the existing rear windows, which, albeit non-historic, complies with rehabilitation tenets. The new windows are all proposed as wood, outlined as appropriate in Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*, and casement windows have been approved in rear additions of homes with sash windows in the Maywood Local Historic District (LHD). The proposed fiberboard cement siding is appropriate as stated in Appendix C of the *Guidelines* and has been approved and used in the LHD. The proposed composite decking likewise has been approved and used in Maywood in the past. Screened porches are typical of Maywood and similar historic districts in humid climates.

The HPP staff would not typically recommend the shifting of an entrance door; however, doors are typically found in the front elevation of a home. The DRC members expressed no concern about this aspect of the proposed design. The HALRB has approved the movement of a door from an enclosed porch to the front elevation in the past, most recently at the non-contributing property at 2821 23<sup>rd</sup> Road North, (CoA 21-32).