



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: December 12, 2022
SUBJECT: CoA 22-13A, 2101 North Kenmore Street, Maywood Local Historic District

Background Information

The contributing two-story dwelling at 2101 North Kenmore Street was described in the 2003 *Maywood National Register Nomination Form* as follows:

“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 house at 2101 North Kenmore Street is a particularly fine example of the Craftsman-style bungalow in Maywood. The building is characterized by a wide shed-roof dormer featuring two sets of paired 6/6 wood-sash windows, wide overhanging eaves with exposed rafter tails, and a one-story, three-bay front porch with Tuscan columns.”

The Design Review Committee (DRC) considered an application for this project in May 2022, but the project was temporarily withdrawn by the applicant.

Proposal

The applicant proposes to screen the rear porch and install an in-swing screen door. The screen framing would be fully scribed to the single corner column profile with 210 degrees of the column visible, including the base and capital. The handrail of the existing porch will be on the inside of the screen. The screen would be framed into three vertical blocks: one block from floor to handrail level, one block to the top of the screen door, and a final block to the porch ceiling. The screen door will be centered to the existing handrail and stair to the rear yard.

DRC Review

The DRC first considered this application at its May 4, 2022, virtual meeting. The commissioners were concerned with the proposal to locate the screen on the exterior of the handrail, as historically the HALRB has required that it be placed on the inside of the handrail and at the midpoint or behind the

midpoint of any historic column. Ms. Gwin asked for additional dimensions on the plan drawings to understand the proportions of the screened doorway. The DRC members then placed this application on the discussion agenda for the May 18, 2022, virtual HALRB public hearing. However, the applicant withdrew the application.

The applicant re-applied in December 2022 with updated drawings. The DRC considered the revised proposal at its December 7, 2022, hybrid meeting. As a comparison, Mr. Wenchel mentioned that the porch on his home had the screen on the inside of the handrail and that it was preferred; however, he did not object to the proposed screen on the exterior provided that the column was visible. The DRC agreed to place this item on the consent agenda for the upcoming December 21, 2022, hybrid HALRB public hearing.

Recommendation

The Historic Preservation staff recommends approval of the subject application as submitted.

The proposed screening will be installed behind the existing structural column on the rear deck, as established numerous times by precedent set by HALRB case decisions. The existing rear porch elements will remain undisturbed, which abides by Standard #9 of *The Secretary of the Interior's Standards for Rehabilitation*:

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Screened porches are not mentioned in the *Maywood Design Guidelines* as appropriate for the Maywood Local Historic District (LHD). However, there are several existing screened porches in the LHD, and screened porches are passive energy climate solutions typically used in historic homes. Thus, the Historic Preservation staff considers screened porches to be an appropriate way to increase the livable space of historic homes without expanding existing building footprints or damaging historic fabric.

While retaining the porch handrail inside of the screen would not typically be recommended as it obscures the banister detail, Maywood has existing examples of screened porches with interior handrails including at 2302 North Jackson Street and 3401 21st Avenue North.