

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-03C (HP1800049)



A request by Thomas & Christina Gelson, owners of 2314 North Kenmore Street in the Maywood Historic District, to amend CoA 18-03A to change the size of the patio, extend the existing driveway, alter the orientation of the rear stair to the patio, and installation of an outdoor fireplace,

## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**To:** HALRB  
**From:** John Liebertz, Historic Preservation Planner  
**Date:** October 10, 2018  
**Subject:** 2314 North Kenmore Street, CoA 18-03C, Maywood Historic District

### **Background Information**

The house is a Colonial Revival-inspired dwelling constructed ca. 1910. The *Maywood National Register Nomination* describes the house as follows:

The wood frame dwelling sits on a solid stuccoed foundation and is capped by a front-gabled roof with asphalt shingles. The dwelling, clad in asbestos shingles, measures four bays in width and features a two-bay porch on square posts, overhanging eaves, and six-over-one wood-sash windows. Other details include molded wood surrounds, an exterior-end brick chimney, and a molded wood cornice with gable-returns. The house is said to incorporate a circa 1908 house that was severely damaged by fire.

The house originally matched the design of the adjacent house at 2318 North Kenmore Street. Additions to the subject house consisted of extending the building one-bay to the north, adding a second story, extending the roof over the one-bay front porch addition, and connecting the recently demolished garage to the house.

The dwelling is listed as a contributing resource to the Maywood National Register Historic District. However, in April 2018, the HALRB agreed with Historic Preservation staff's assessment that the house should be treated as a non-contributing resource due to the extensive changes to the dwelling and its lack of integrity of materials, design, workmanship, and feeling.

The HALRB approved the following Certificates of Appropriateness (CoAs) for the dwelling:

1. CoA 18-03 for the demolition of the rear deck (April 2018);
2. CoA 18-03A for the demolition of the front porch, removal of the asbestos siding and installation of cementitious fiberboard siding, relocation of windows, replacement of roof and windows, construction of a full-width front porch, addition of a shed dormer, and a rear one-story with full basement addition and rear deck (June 2018); and
3. CoA 18-03B for amendments to the approved CoA including but not limited to the location/type of certain doors and windows, alteration of the design of the addition, and installation of a rear patio (September 2018).

### **Proposal**

The subject proposal calls for the following elements:

1. Reorient the stair from the rear deck to the patio;
2. Change the dimension of the patio from 20' x 28.6' to 25' x 28.6;
3. Extend the existing asphalt driveway 16' (maintain the existing width and material) onto the site of the former garage; and
4. Construct an outdoor fireplace.

### **DRC Review**

The DRC heard this case at its October 2018 meeting. The committee supported the extension of the patio and reorientation of the stair. The DRC had no comments with respect to the extension of the asphalt driveway or the outdoor fireplace, but requested all specifications for the fireplace be included in the final submittal package. The DRC recommended that the application be placed on the consent agenda for the October 17, 2018, HALRB hearing.

### **Discussion and Recommendation**

Staff recommends approval of the application. The proposed changes to the approved design and site elements are compatible with the architectural context of the historic district and meet the intent of Chapter 6: New Construction and Chapter 7: Site Elements 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

October 4, 2018

Tom & Chrissi Gelson  
2314 North Kenmore Street  
Arlington, VA 22201

**RE: Design Review Committee Report  
2314 North Jackson Street  
Certificate of Appropriateness 18-03C  
Maywood Historic District**

Mr. and Ms. Gelson:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its October 3, 2018, meeting. The committee recommended that your application be placed on the consent agenda for the October 17, 2018, HALRB meeting. For your submittal, please finalize your site plan as it will be required for your revised building permit. Submit all collated materials by October 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  
cc: Serena Bolliger