

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-03D (HP1800063)



A request by Thomas & Christina Gelson, owners of 2314 North Kenmore Street in the Maywood Historic District, for the HALRB to retroactively approve a retaining wall that was built at the rear of the property.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: Angelina Jones, Historic Preservation Planner
Date: December 12, 2018
Subject: 2314 North Kenmore Street, CoA 18-03D, 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 has 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).
4. CoA 18-03C for amendments to the approved CoA for the reorientation of the stair from the rear deck to the patio, changing of the patio dimensions, extension of the existing asphalt driveway, and construction of an outdoor fireplace (October 2018).

Proposal

The subject proposal is a request for the HALRB to retroactively approve a retaining wall that was built on the property without review.

DRC Review

The DRC heard this case at its December 2018 meeting. The committee recommended that the applicants tie the masonry of the new retaining wall into the adjacent wall and that they add weep holes to the wall. The committee said that the finished wall should be parged, painted, and capped with stone to match the adjacent retaining wall. Finally, the DRC asked that the applicants install a safety fence adjacent to the top of the new retaining wall. The DRC requested the applicants submit specifications that show all changes to the design of the retaining wall and that detail the safety fence that will be installed. Provided receipt of these additional materials, the DRC recommended that this item be placed on the consent agenda for the December 19, 2018, HALRB hearing.

Discussion and Recommendation

Staff recommends approval of the application. The proposed changes to the approved site elements (including the DRC's recommendations) are compatible with the architectural context of the local 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

December 6, 2018

Thomas and Christina Gelson
2314 N. Kenmore St.
Arlington, VA 22201

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

Mr. and Ms. Gelson:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your request to retroactively approve a retaining wall that was built at the rear of your property at its December 5, 2018, meeting.

The DRC recommended that you:

- Tie the masonry of the new retaining wall into the adjacent retaining wall.
- Cap the new retaining wall with stone to match the adjacent retaining wall.
- Parge and paint the new retaining wall.
- Install a safety fence adjacent to the top of the new retaining wall.
- Add weepholes to the new and adjacent retaining walls.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on December 19, 2018. You do not need to be present for the meeting.

To be placed on the consent agenda, please submit the following information by **December 10, 2018**:

1. Specifications that show all changes to the design of the retaining wall, namely how the new wall will be tied into the adjacent wall, where weepholes will be added, and details for the capping material. These specifications should include an annotation that the retaining wall will be parged and painted.
2. Specifications that detail the safety fence that will be installed.

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 703-228-3838.

Sincerely,

A handwritten signature in black ink that reads "Angelina R. Jones". The signature is written in a cursive style with a large initial "A" and a stylized "R".

Angelina R. Jones
Historic Preservation Staff
cc: Serena Bolliger