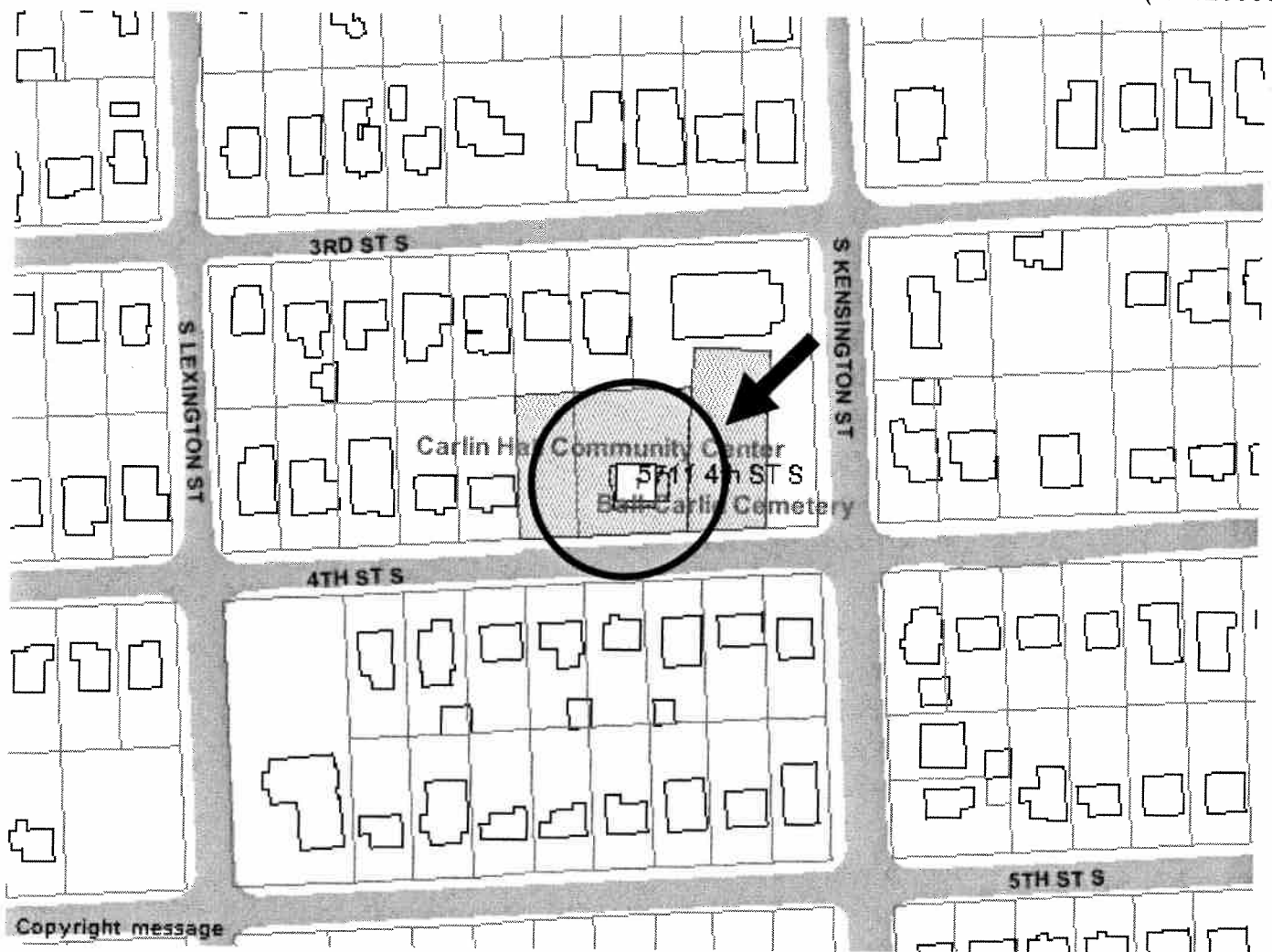


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-10 (HP1200009)



A request by the Arlington County Department of Environmental Services for a new front porch and three new landings with railings at 5711 4th Street South in the Carlin Community Hall Historic District.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #12 - 10 Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Arlington County DES

For Applicant(s): Pete Connell, Dale Steinhauer (Capstone)

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Clarify plan—note landings versus the 1 porch. Add dimensions and scale to all drawings.
2. Larger columns, prefer turned Victorian vernacular pickets, Liked chamfered columns or scroll work.
3. Cornice should be more robust. Look to the front door for comparism.
4. Look at pier column details—send detail drawing or section.
5. Prefer ½ round gutters.
6. Show wall underneath porch floor.
7. Provide sections.
8. Look at locations of gutters and downspouts.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #12 - 10 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Arlington County DES

For Applicant(s): Pete Connell, Dale Steinhauer (Capstone)

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

- 1) Prefer stone at piers instead of brick. Submit samples to staff prior to construction. Stone should be laid 6" below grade.
- 2) Show risers accurately on plans and elevations. We need to see an elevation for each door, not just a "typical" elevation since the risers and railing are different at the front and back.
- 3) Show rail post intersection accurately.
- 4) Strike "Veneer" at foundation note.
- 5) Prefer Sheet 2 railing.
- 6) Verify no downspout--will tie into upper roof gutter.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: June 13, 2012
SUBJECT: 5711 4th Street South, Case 12-10, Carlin Community Hall Historic District

This proposal is a request to construct a new front porch, and three landings at the Carlin Community Hall Historic District. Previously approved requests in March and April (CoA 12-01A and CoA 12-01B) approved the removal and replacement of all the non-historic vertical and horizontal siding and adjacent trim, work necessary for structural rehabilitation, and the removal of the existing three landings and the front porch. Carlin Hall was constructed in 1892 by the Carlin Springs Cooperative Association and is Arlington County's first such community building. It is a wood-frame, 1½-story, Victorian style building, with four gables and a central cupola. It has double-door entries on each side of a five-window bay facing the street. Arlington County acquired ownership of the property in 1961. The building became a local historic district in October 1978 and was listed in the National Register of Historic Places in August 1993.

At the April HALRB meeting, the Board voted to give general direction to the applicants about an appropriate design for the new front porch. The HALRB voted unanimously to support Staff Option #3:

3) Construct a new, compatible, redesigned front porch without the decorative woodwork and stone appliqué, but with more historically appropriate chamfered wood columns and plain steps in more functional locations.

County staff from the Department of Environmental Services (DES) and the general contractor have submitted a design fitting this description, as well as a design with more decorative, Victorian-style balusters and posts to the May DRC meeting. The DRC and staff determined that the chamfered posts and plain balusters were more appropriate for this rather restrained and simple building. At the June DRC meeting, a design with 6" x 6" chamfered posts, a new landing, new piers with stone facings, and a new metal roof were presented for the front porch. The DRC and staff agreed the new design to be appropriate. The applicant also showed designs for the three landings, one at each entrance: the southeast corner, northeast corner, and northwest corner. There was some discussion as to why the old door on the northeast corner is proposed to be eliminated. The location of this door is problematic and has contributed greatly to the water infiltration on this portion of the sill. Staff recommends that it be removed, and the DRC concurred. The designs for the landings were found to be appropriate, with simple, chamfered wood posts, and the skipped balusters. All materials will be wood, and the porch floor will be tongue in groove. The Glencarlyn Civic Association has been informed of these proposed changes, and was present at the DRC meeting. There were no objections raised to the proposed alterations.

The DRC asked that this case be placed on the consent agenda for the June 20, 2012 meeting.

Staff concurs with the DRC recommendation, and finds that the work meets the Secretary of the Interior's Standards for Rehabilitation #9 and recommends approval:

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