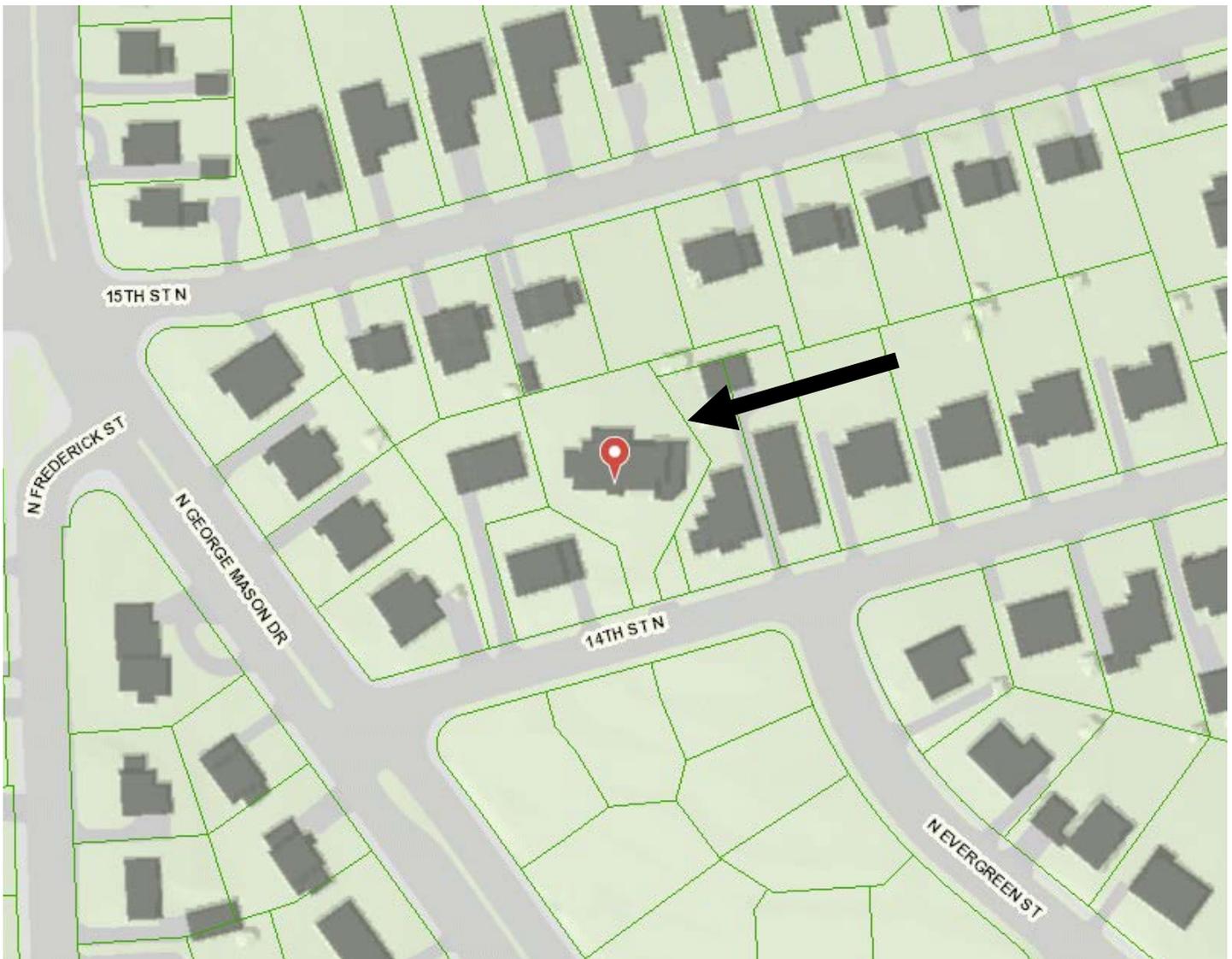


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-16 (HP1600041)



A request by Ginger Brown, owner of 5151 14th Street North in the Broadview Historic District, for various alterations and select demolition.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence**

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

Case # 16-16 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Ginger Brown
For Applicant(s): Robert Schutler

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

Design Recommendations:

1. Support wrapping porch on north elevation.
2. Addition of second story okay.
 - a. Massing of the additions reads to large.
 - i. Show 3D drawings.
 - b. Simplify cornice and pediment of addition.
 - c. Reduce repetitious nature of addition.
 - d. Differentiate the historic house from addition.
3. Support removal of gingerbread elements and restoration of ironwork.
4. Retain existing fenestration pattern.

Findings:

- Return to next DRC meeting
 Send to HALRB

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.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence, John Peck**

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

Case # 16-16 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Ginger Brown

For Applicant(s): Robert Shutler

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

Design Recommendations:

1. Place one-over-one windows on the addition.
2. Explore subtle ways to distinguish new part of porch.
3. Recommend amending guidelines to allow for Boral siding on the addition.
4. Include specs/basic description and location of screening.
5. Include the spec sheet for the window/door and roof material.
6. Note siding and trim material on drawings.
7. Note porch flooring material/treatment of concrete porch.

Findings:

Return to next DRC meeting

Send to HALRB

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.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: August 10, 2016
Subject: 5151 14th Street North, CoA 16-16, Broadview Historic District

Background Information

Robert Stinson Lacey constructed the dwelling with Queen Anne and other Victorian-era elements in 1881. Named Broadview, the two-story building rests on a stone foundation. The wood-frame structural system is clad with wood siding and capped by a cross-gable and shed roofs. A three-story tower with a mansard roof and decorative bracketed cornice is located at the northeast corner of the dwelling. The house's current form is the accumulation of numerous construction campaigns that resulted in the evolution of a small simple farm house into one of the most elaborate Victorian-era single-family dwellings in Arlington County.

Arlington County designated Broadview as a Local Historic District in 2014. No CoA applications have been filed since its designation.

Proposal

The subject proposal calls for numerous alterations to the existing house, select demolition, and new additions.

1. Overall
 - a. Removal of the gingerbread treatment added in the mid-twentieth century.
 - b. Installation of wood decking on sleepers on top of the existing concrete porches
 - c. Select demolition of the early-twentieth-century, two-story, shed roof addition and one-story shed roof addition on the rear of the dwelling.
 - d. Demolition of the 1990 gable roof tower.
 - e. Two-story gable-roof addition (primarily within existing footprint of house) and use of Boral siding and trim.
2. East elevation (historic façade/current side)
 - a. First story
 - i. Addition of screened-in wraparound porch (standing seam metal roof to match existing).
 - ii. Removal of wood shutters from the windows on the first-story porch.
 - iii. Replacement of a two-over-two, double-hung, wood-sash window from an early twentieth century addition (to the north of and setback from the tower) with a single-leaf door.
 - b. Second story
 - i. Coordinate rooflines of additions setback (to the north of and setback from the tower).
 - ii. Addition of two-panel, louvered, wood shutters to the tower's window.
 - c. Third story (tower)
 - i. Restoration of a Juliet balcony with decorative ironwork.

- d. Widow's Walk
 - i. Restoration of decorative iron balustrade.
3. West elevation (historic rear/current side)
 - a. Select demolition of rear shed roof additions and ca. 1990 gable tower.
 - b. Proposed gable roof addition
 - i. Remains within existing footprint except for a 11.8' x 6.8' infill to the north.
 - ii. 6"-exposure Boral siding.
 - iii. Boral trim.
 - iv. Standing seam metal roof to match existing.
 - v. One-over-one, double-hung, wood-sash windows.
 - vi. Cornice with returns to match existing (3/4 size)
4. South elevation (historic side; current front)
 - a. Alteration of existing dormer on ca. 1885 gable addition.
 - i. Install two-light fixed wood windows.
 - b. Select demolition of rear shed roof additions for new gable addition
 - i. Removal of non-historic door; new door to match existing doors.
 - ii. Removal of all six-over-six, double-hung, wood-sash windows.
 - iii. Note, the existing porch roof and location of doorways would remain intact.
 - c. Proposed gable roof addition
 - i. One-over-one, double-hung, wood-sash windows.
 - ii. 6"-exposure Boral siding.
 - iii. Boral trim.
5. North elevation (historic side/current rear)
 - a. Alteration to early twentieth century additions.
 - i. Demolition of one-story gable portico.
 - ii. Removal of existing windows on the first and second story.
 - iii. New windows to be one-over-one, double-hung, wood-sash.
 - b. Proposed gable roof addition
 - i. One-over-one, double-hung, wood-sash windows.
 - ii. 6"-exposure Boral siding.
 - iii. Boral trim.

DRC Review

The DRC heard this case at its July and August 2016 meetings. At the July meeting, staff and the committee recommended the following items: 1) retention of the fenestration of the nineteenth-century sections of the dwelling; 2) study the design of the proposed gable addition but agreed that its form/location was appropriate to the house; 3) determined that extending the wraparound porch was an appropriate addition; and 4) differentiate the historic house from the new addition in subtle ways.

The applicant returned to the committee in August with the requested changes. The DRC complimented the architect on the design and the incorporation of their comments. After reviewing a sample, the committee recommended approval of the requested Boral siding and trim with the stipulation that it would only be used on the new addition. Staff and the DRC requested additional specifications and descriptions on the drawings. The DRC recommended that this application be placed on the consent agenda for the August 17, 2016, HALRB meeting.

Discussion and Recommendation

The proposed alterations to Broadview would rehabilitate the exterior of the nineteenth-century sections of the house to its period of significance. The removal of the gingerbread elements, restoration of the ironwork, addition of wood porch flooring, and other maintenance improvements would restore the house to its design documented ca. 1940. The proposed addition to the rear of the house complements the character-defining features of the original I-house, gable additions, and front tower, but still distinguishes itself in subtle ways to read as a new addition. It lends itself to be read as a natural progression of how the house has evolved.

While the *Broadview Design Guidelines* required all new siding to be wood, the DRC recommended approval of the requested Boral siding and trim. Boral is a poly-ash siding product comprised of coal combustion products (fly ash) and bio-based polymer blend. Contractor reviews state that the material is more dimensionally stable than wood, aesthetically matches the appearance of wood more than cement fiberboard siding, and is installed with the same tools/techniques used with wood siding. Staff supports the use of the proposed new material only on the addition. In approving this CoA, the HALRB would be amending the *Broadview Design Guidelines* to allow for the use of this material or its equivalent.

Staff recommends approval of the extension of the wraparound porch on the north elevation (present-day rear elevation). This new section of the porch would be distinguished from the existing porch by the fact it is screened-in. The visibility of the new screened-in section from public rights-of-way would be minimal.

Staff finds that this requests meets the intent of the *Broadview Design Guidelines* and recommends approval.