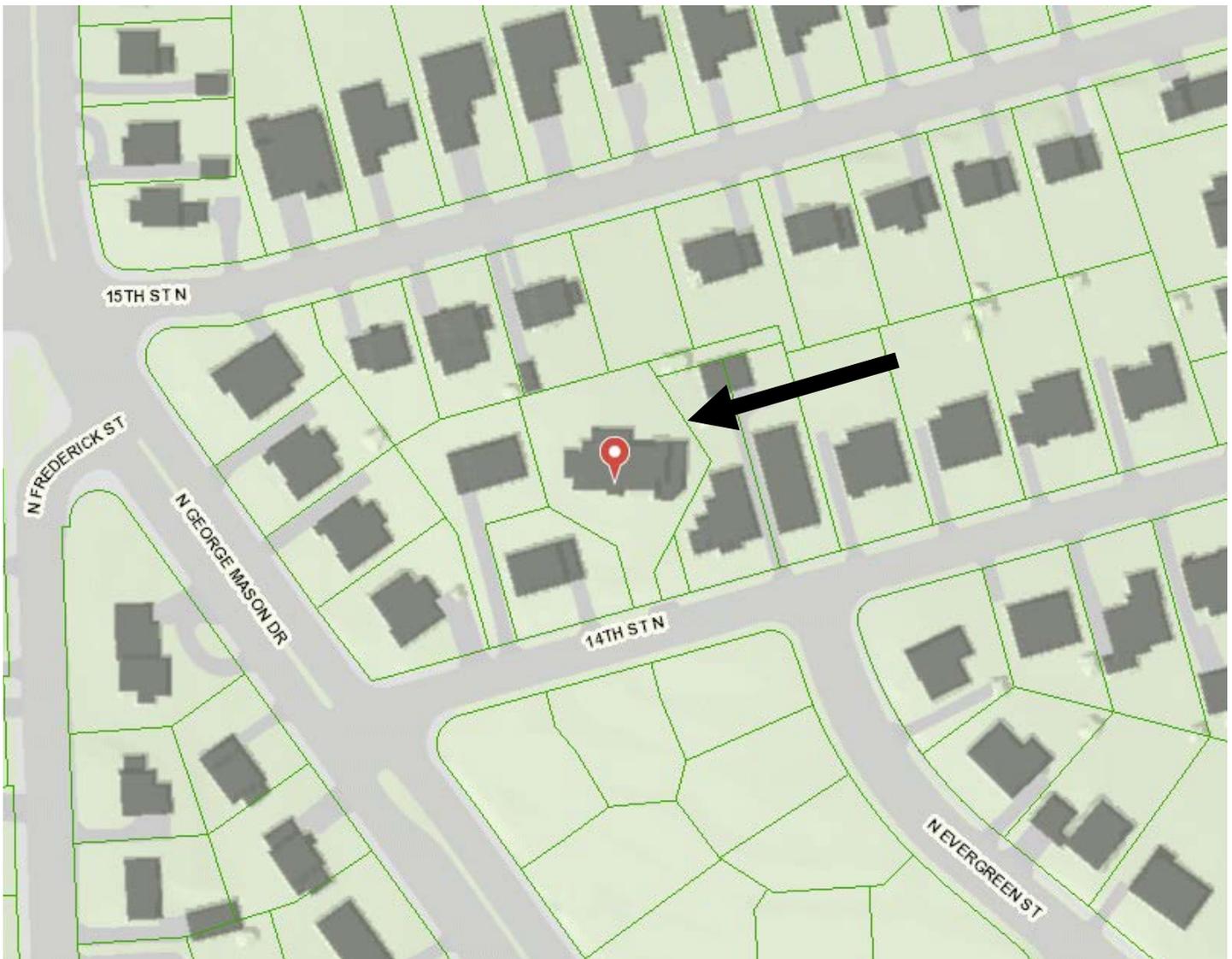


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-16A (HP1600060)



A request by Ginger Brown, owner of 5151 14th Street North in the Broadview Historic District, to construct a shed with an attached greenhouse, trash enclosure, and other landscape alterations.

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 # 16-06A Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Ginger Brown

For Applicant(s):

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

Design Recommendations:

1. Including paving details.
2. Include drawings of trash enclosure.
3. Submit all specifications.

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: November 8, 2016
Subject: 5151 14th Street North, CoA 16-16A, 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. In August 2016, the HALRB approved CoA 16-16. The approved plans called for the restoration of the historic dwelling, select demolition of early-twentieth-century elements on the rear of the dwelling, the demolition of the 1990 gable roof tower, and a two-story gable roof addition.

Proposal

The subject proposal calls for numerous alterations to the landscape and the construction of a one-story shed with attached greenhouse and trash enclosure.

The proposed alterations to the landscape include a:

- Granite block driveway.
- Irregular flagstone walkways.
- Irregular flagstone rear patio.
- 7' wood privacy fence.

The proposed one-story garden shed consists of the following:

- The dimensions of the garden shed are 17' x 10' with an attached 8' x 9'5½" greenhouse.
- Standing seam metal gable-roof.
- Cedar siding (8" exposure).
- Cellular PVC trim.
- Double-leaf wood door flanked by single-light windows (east elevation).

The proposed trash enclosure consists of the following:

- The dimensions are 8' x 4'6.
- Cedar siding (5¼" to match the dwelling).

DRC Review

The DRC heard this case at its November 2016 meeting. The HP staff and the DRC asked the applicant if retaining walls would be required. The applicant stated that the goal would be to have no retaining walls along the driveway or pathways. The committee requested that the application include all specifications/details for the garden shed, details regarding the paving materials, and submission of elevations for the trash enclosure. The DRC recommended that this application be placed on the consent agenda for the November 16, 2016, HALRB meeting.

Discussion and Recommendation

Staff recommends approval of the alterations to the landscape, construction of the garden shed with attached green house, and installation of a trash enclosure. The proposed design and materials respect and/or complement the character defining elements of the house and site. The garden shed with greenhouse would have no visibility from the public right-of-way. Similarly, the trash enclosure has limited visibility from the public right-of-way. The proposed siding for the enclosure (matching the material on the house) would further minimize its impact on the landscape. The proposed landscape alterations (driveway and informal pathways) would create an organic circulation network and return a sense of formality to the site. Staff finds that this request meets the intent of the *Broadview Design Guidelines* and recommends approval.