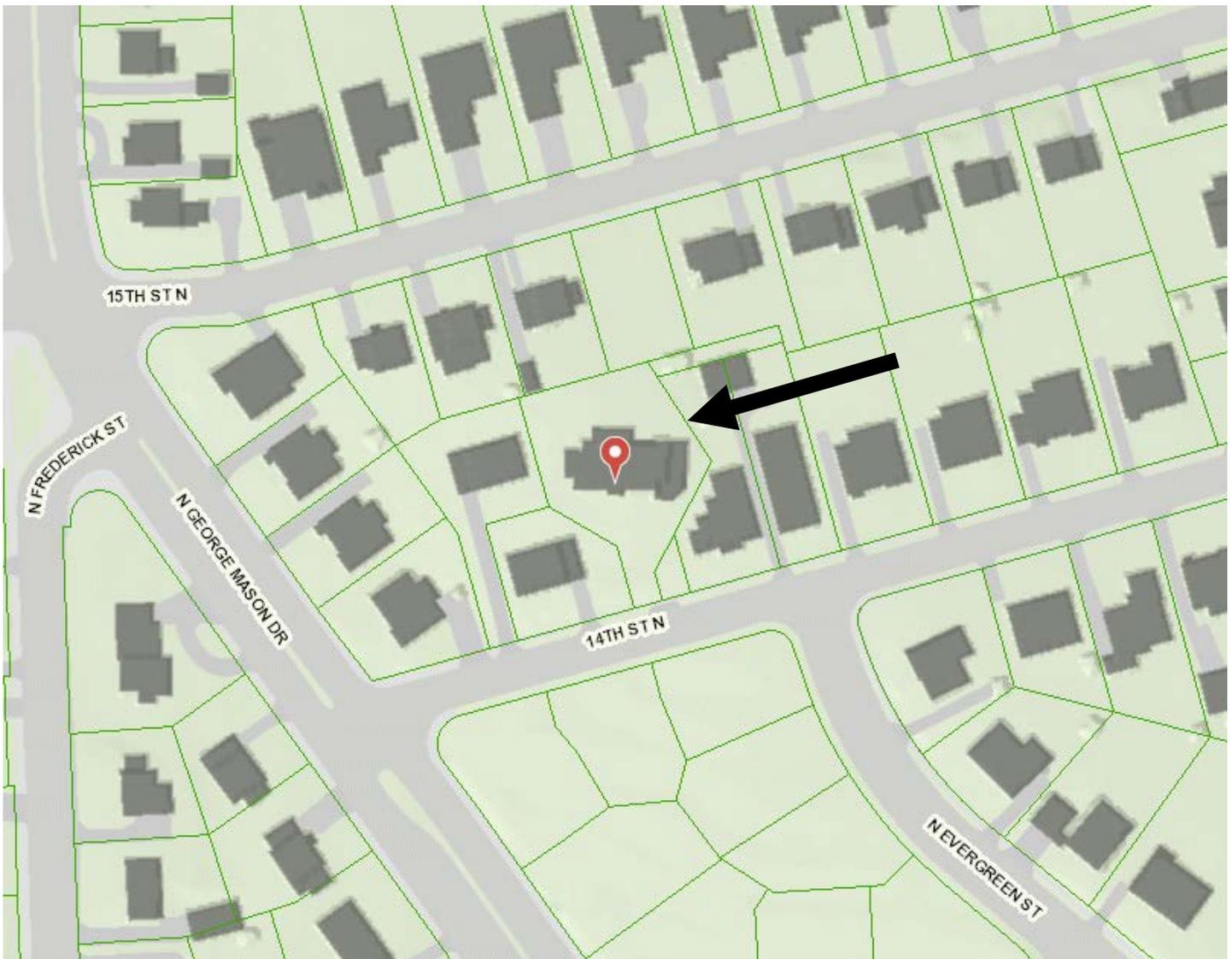


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-16B (HP1700007)



A request by Ginger Brown, owner of 5151 14th Street North in the Broadview Historic District, for amendments to CoA 16-16.

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

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

Case # 16-16B Agenda Item # 3

Application Complete

Application Incomplete

Applicant(s): Ginger Brown

For Applicant(s): Chris Louis

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

Design Recommendations:

1. Utilize wood trim; match window trim to existing window with 2"-inch sill.
2. Okay with CPVC cornice material.
3. Fans are appropriate within screened-in porch.
 - a. Include a reflected ceiling fan showing location within each bay.
4. Include specifications/dimensions for all vents.
5. Include muntin on egress window.
6. Dress window well with stone to match existing.
7. Place grate on top of window well; no other covering.
8. Galvanized flat roof is appropriate.
9. Rubber roof appropriate on second-story roof (rear elevation).

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: March 8, 2017
Subject: 5151 14th Street North, CoA 16-16B, 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. The HALRB approved CoA 16-16 for select demolition and construction of a two-story addition in 2016.

Proposal

The subject proposal calls for numerous amendments and clarifications to CoA 16-16. These include the following:

1. Match the window trim on the proposed addition with the existing windows (3.5" to 4" trim and 2" tall sill).
 - a. Window trim and sill would be wood.
2. Install a cellular PVC cornice on the new addition instead of a wood cornice.
 - a. The design of the proposed cornice will not be altered.
3. Install two ceiling fans within the new screened-in porch on the rear elevation.
4. Install numerous vents.
 - a. These vents would puncture the north elevation (rear) or the northern (rear) slope of the addition's standing seam metal roof).
5. Alter the awning basement window on the south elevation (façade).
 - a. Install a prefabricated window well.
 - i. Optional metal grate cover.
 - b. The window would be lowered 12" and function as an egress window.
 - c. The design of the window would be a two-light wood casement window.
 - d. The stone foundation would be infilled with matching stone as required.
 - e. The window well would be edged with stone to match the existing condition.
6. Install galvanized flat seam roof on the porch located on the south elevation instead of a standing seam metal roof.
7. Replace a flat roof (not visible) on the north elevation with either a thermoplastic polyolefin (TPO) rubber roof or ethylene propylene diene terpolymer (EPDT) rubber roof.
8. Potential installation of a radon remediation system on the rear elevation (basement tested positive).

- a. The applicant will try to keep the PVC pipe on the interior of the dwelling to the greatest extent possible.
9. Installation of a ridge vent on the proposed standing seam metal roof.

DRC Review

The DRC heard this case at its March 2017 meeting and discussed the minor amendments to the application. The DRC stated that the proposed synthetic window trim would be inappropriate due to its visibility. All window trim should be made of wood.

The DRC and Historic Preservation staff, however, agreed that the use of cellular PVC on the cornice would be appropriate. While the design guidelines call for wood trim and materials, the use of cellular PVC on areas of decreased visibility with heightened potential for water infiltration has been approved in other Arlington Local Historic Districts.

The DRC requested that the proposed window well match the design of the existing and adjacent window wells. In addition, they recommended that the egress window be switched to a two-light casement window instead of a single-light casement window.

Staff and the committee noted that either the approved standing seam metal roof or the proposed galvanized flat seam roof would be appropriate for the porch on the north elevation. Due to the lack of visibility of the flat roof on the north elevation (rear) from public rights-of-way or from within the house, neither the DRC nor staff had issue with the installation of a synthetic rubber roof on this section.

Discussion and Recommendation

The proposed subject alterations offer minor amendments and clarifications in respect to CoA 16-16. The proposed galvanized flat seam roof material for the porch on the north elevation is appropriate with respect to the period of significance of the dwelling and slope of the roof. The installation of cellular PVC trim is limited to the cornice on the addition. This use of cellular PVC coalesces with guidance provided by the HALRB in other Arlington Local Historic Districts. While there are numerous vents piercing the north elevation and roof, all of these proposed elements would be appropriately located on the rear of the house. The applicant will attempt to minimize the number of vents to the greatest degree possible. Staff finds that this requests meets the intent of the *Broadview Design Guidelines* and recommends approval.