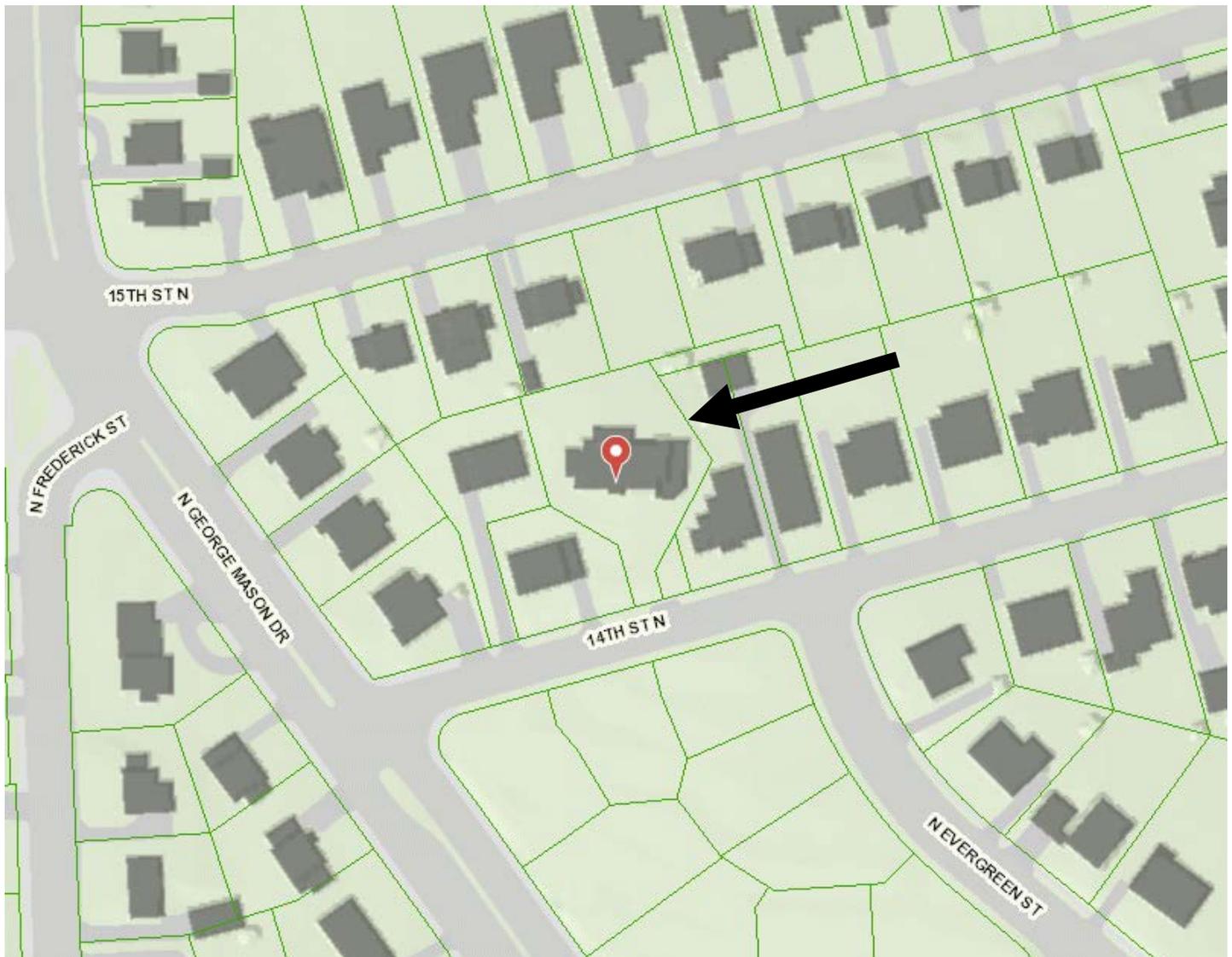


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-16C (HP1700027)



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

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 # 16-16C Agenda Item # N/A

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. There were no comments regarding the proposed vents.

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: June 14, 2017
Subject: 5151 14th Street North, CoA 16-16C, 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, CoA 16-16A for the landscape plan (greenhouse, driveway, and pathways), and CoA 16-16B for minor amendments and clarifications (vents, roof materials, and trim materials).

Proposal

The subject proposal calls for the addition of two small vents, a concentric vent and bath fan vent, on the west side of the bay window on the south elevation (present-day façade). The vents would be located towards the foundation to the greatest extent.

DRC Review

The DRC heard this case at its June 2017 meeting. The committee had no comments with respect to the placement of the vents due to their location on the side of the bay window. The DRC recommended approval and requested that the application be placed on the consent agenda for the June 21, 2017, HALRB hearing.

Recommendation

The two proposed vents would be located on the western side of the bay window and in a location with limited visibility. Staff finds that this requests meets the intent of the *Broadview Design Guidelines* and recommends approval.