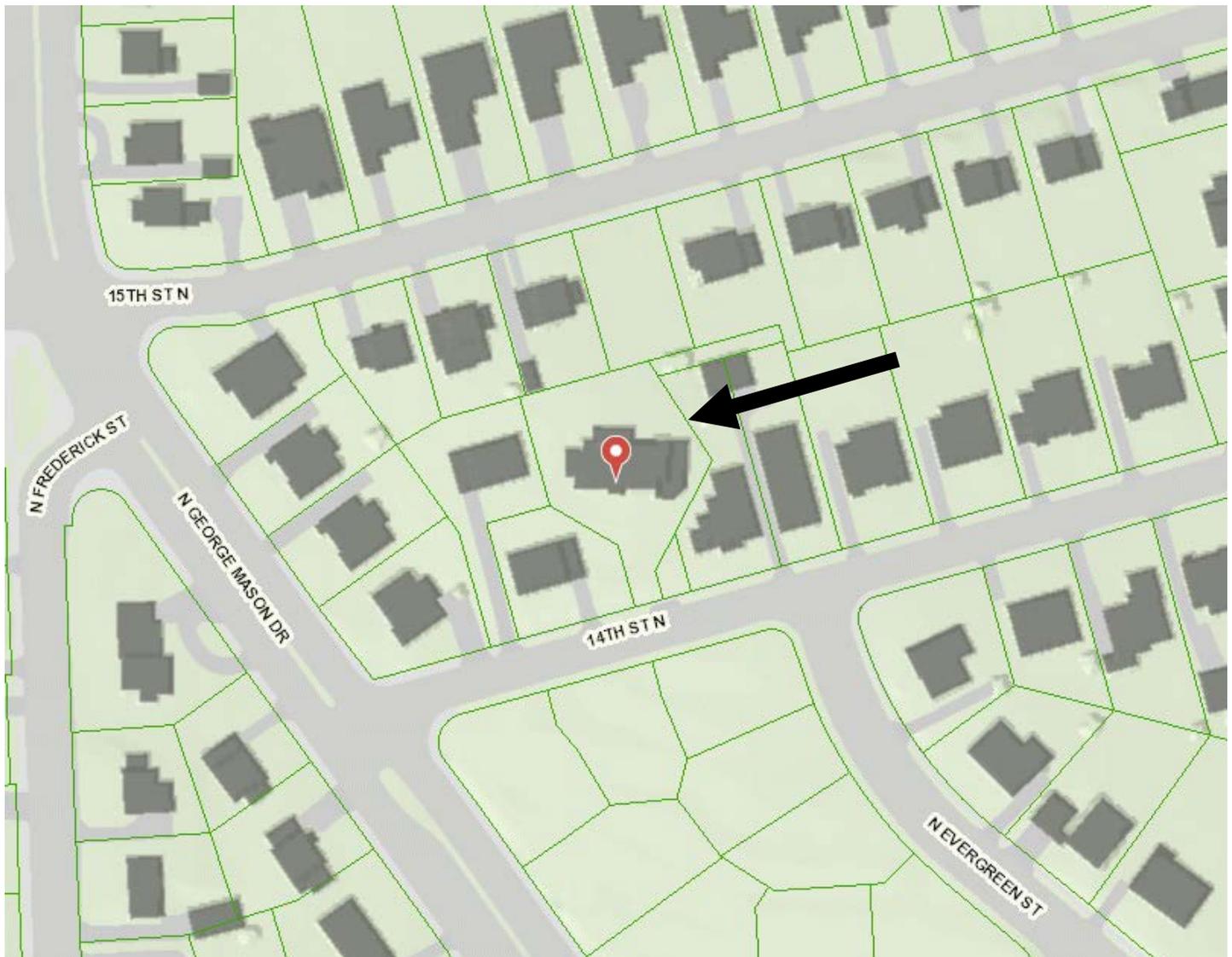


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-16D (HP1700033)



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 # 16-16D 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. There were no comments.

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 7, 2017
Subject: 5151 14th Street North, CoA 16-16D, 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), CoA 16-16B for minor amendments and clarifications (vents, roof materials, and trim materials), and CoA 16-16C for a number of vents.

Proposal

The subject proposal calls for the revision to the landscape plan (pathways, driveway, and patio), the installation of stormwater mitigation (planter boxes), and in-kind replacement of the stamped tin shingle roof. The material of the driveway (granite pavers), paths (flagstone), and patio (flagstone) would be replaced by permeable pavers due to stormwater mitigation requirements. In addition, three stormwater planter boxes would be added near the southwest, southeast, and northeast corners of the house. These planters would be faced with field stone and be a maximum of 14-inches above the grade. The deteriorated stamped tin shingle roof would be replaced in-kind with Berridge Victorian (stamped tin) Shingles.

DRC Review

The DRC heard this case at its August 2017 meeting. The committee had no comments with respect to the design of the stormwater planters or the roof replacement. The DRC advised the applicant to consider a dark color paver that would blend with the surrounding landscape and allow the house to remain the focal point from the public right-of-way. The DRC recommended approval and requested that the application be placed on the consent agenda for the August 16, 2017, HALRB hearing.

Recommendation

Staff recommends approval of the subject application. Both of the proposed permeable clay or concrete pavers are appropriate for the driveway, paths, and rear patio. The stormwater planters are in discrete locations with obscured or no views from the public right-of-way. In addition, the stormwater planters' fieldstone veneer would allow the element to blend with the stone foundation on the façade. The existing tin roof shingles are in poor condition and approaching (or beyond) their life expectancy. The Berridge Victorian Shingle is an in-kind replacement successfully installed on other historic homes in Arlington



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

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