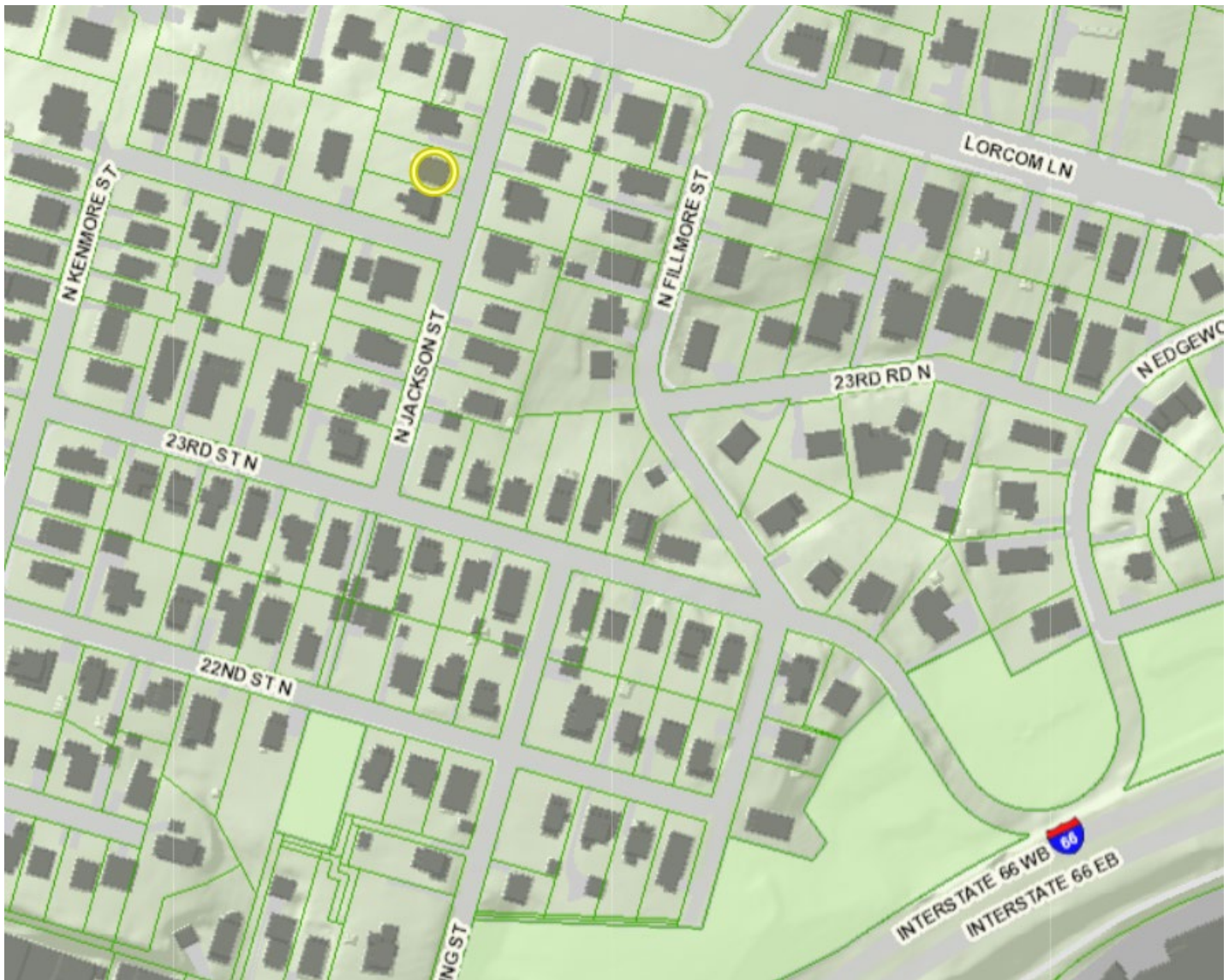


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB August 17, 2022, CoA21-05A

2326 North Jackson Street – Request to amend approved CoA for new construction, including raising the height of the building 17”, adding a window to the south elevation, and adding a banister to the front porch.



July 24, 2022

Arlington County Government
Historic Affairs and Landmark Review Board
2100 Clarendon Boulevard Suite 700
Arlington, VA

Re: 2326 N Jackson Street Residence
Revision to COA approval dated August 18, 2021

Dear Review Committee members:

Please find for your consideration a revision to the approval referenced above. There are two revision items for your review:

1. Raising the building height from 25' 8" to 27' 1"
2. Addition of rails to the front porch
3. Addition of a side window

Background:

As this project progressed through the engineering and architectural construction document phase, subsequent to the COA approval, the final grading was refined due to stormwater management practicalities. This modification raises the first floor elevation and increases the building height by 17".

Requests:

Per the requirements of the Virginia Uniform Statewide Building Code, this increase in elevation between the first floor and grade requires the addition of guardrails around the front porch and handrails at the steps. We are proposing to install painted wood rails per the attachments to this document.

In addition, we would like to add a window to the left side elevation, in the basement stairwell of the proposed house. This twin window is nominally 5' 4" wide and 3' 0" high. It will be of the same construction as the previous COA approval (Jeldwen, wood, painted, simulated divided light mullions).

THE WORMALD COMPANIES

5283 Corporate Drive, Suite 300 . Frederick, MD 21703 . Main 301 695 6614 . Fax 301 695 6645
www.wormald.com

Please consider this request at the next possible opportunity, and feel free to contact me if additional information may be needed. I can be reached at 240-405-1328 and by email at mark.benas@wormald.com

Sincerely,

Mark Benas

Mark Benas
THE WORMALD COMPANIES

THE WORMALD COMPANIES

5283 Corporate Drive, Suite 300 . Frederick, MD 21703 . Main 301 695 6614 . Fax 301 695 6645
www.wormald.com

2326 N Jackson Street

COA Revision request

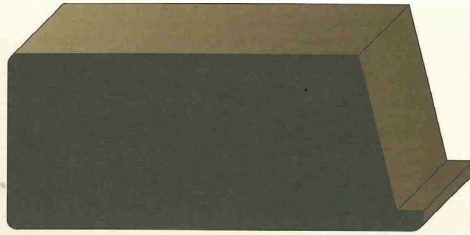
July 24, 2022

Photo of proposed rail construction:

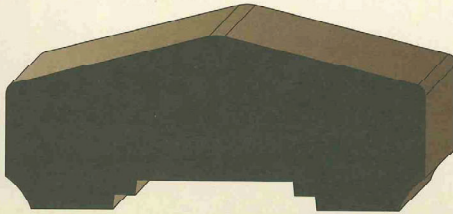


Details of rail construction on the following page

Porch Rails

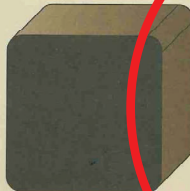


Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2

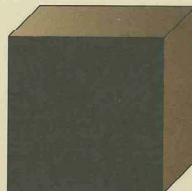


Top Porch Rail
WM-8840 • 1 1/2 x 3 1/2

Balusters



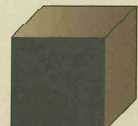
Baluster Stock
Eased Edge
WM-237
1 1/4 x 1 1/4



Baluster Stock
Square Edge
WM-237S
1 1/4 x 1 1/4



Baluster Stock
WM-238
1 1/10 x 1 1/10



Baluster Stock
WM-239
3/4 x 3/4

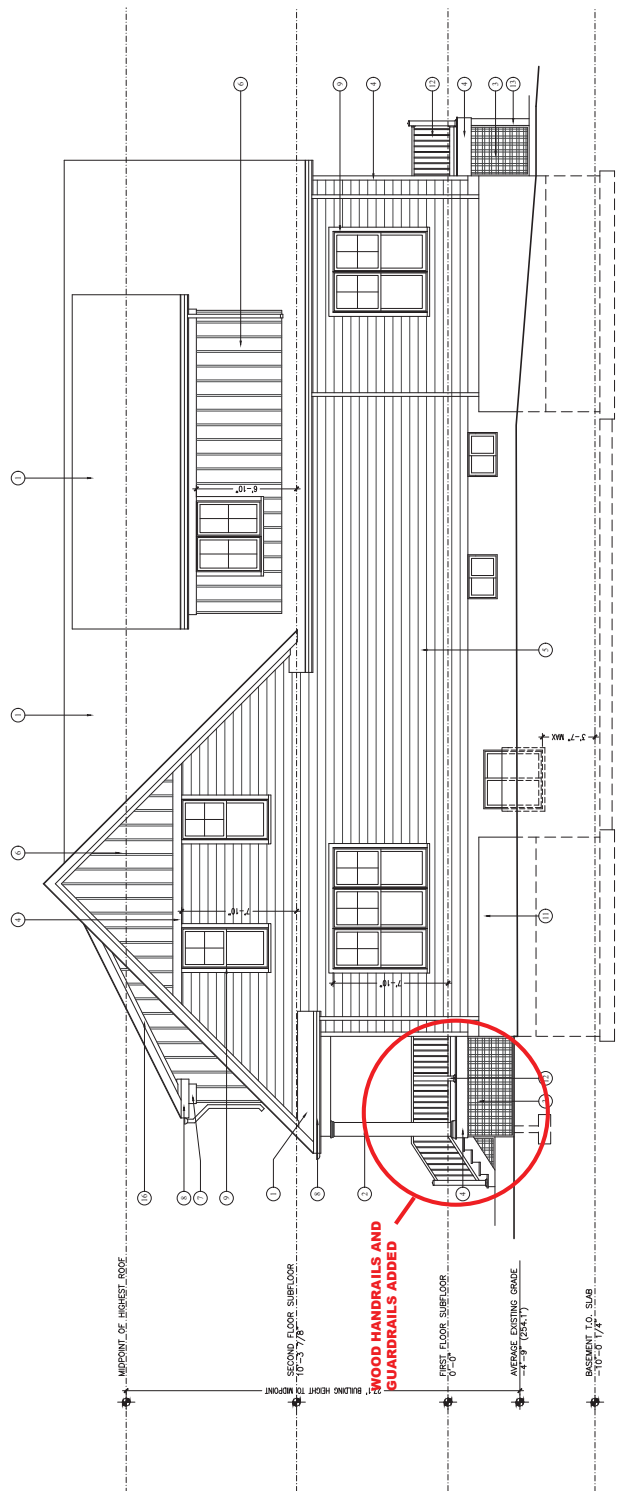
WORMALD CORPORATION 3800 COMMONWEALTH BLVD. SUITE 300 FREDERICK, MD 21703
 301-791-1100 FAX 301-791-1101
 1001 WORMALD DRIVE, SUITE 100 WASHINGTON, DC 20004
 202-462-1100 FAX 202-462-1101
 WORMALD CORPORATION 2001 WASHINGTON AVENUE, SUITE 200 WASHINGTON, DC 20005
 202-462-1100 FAX 202-462-1101
 WORMALD CORPORATION 1001 WASHINGTON AVENUE, SUITE 200 WASHINGTON, DC 20005
 202-462-1100 FAX 202-462-1101
 WORMALD CORPORATION 1001 WASHINGTON AVENUE, SUITE 200 WASHINGTON, DC 20005
 202-462-1100 FAX 202-462-1101

NO.	REVISIONS	DATE

BENCHMARK DATE
DATE OF PLOT CONSTRUCTION
ISSUED FOR CONSTRUCTION

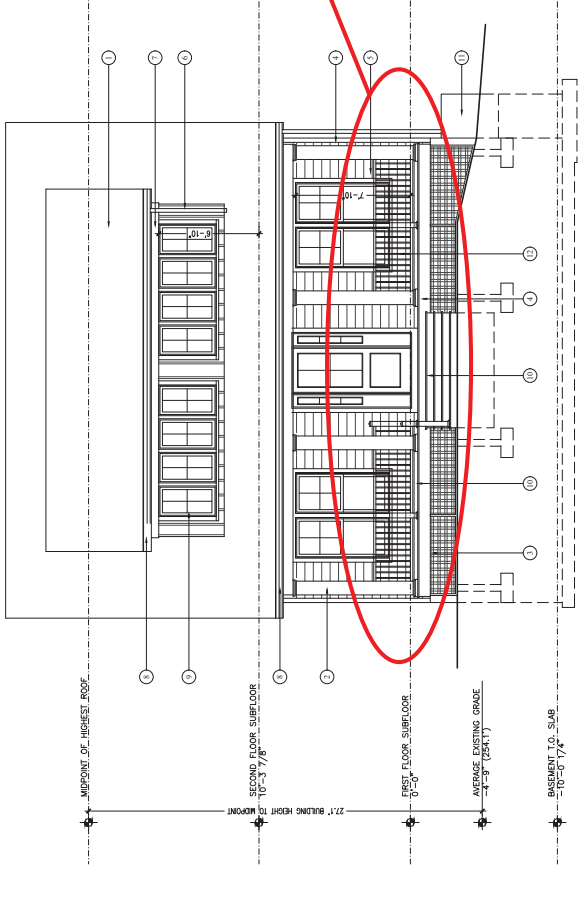
EXTERIOR ELEVATIONS

A-201.00



2 RIGHT EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

- ELEVATION KEY NOTES:**
- 1 FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - 2 PAINTED WOOD COLUMN
 - 3 PAINTED LATTICE
 - 4 PAINTED SIA 1 x 4 CPVC TRIM
 - 5 PAINTED SMOOTH FIBER-CEMENT SIDING - 7' EXPOSURE
 - 6 PAINTED SMOOTH FIBER-CEMENT VERTICAL BOARD AND BATTEN - 12" SPACING
 - 7 PAINTED 5/4 CPVC FREEZE BOARD
 - 8 PAINTED 4/4 CPVC FASCIA BOARD
 - 9 PAINTED 5/4 x 4 CPVC CASING
 - 10 SYNTHETIC WOOD FRONT PORCH / STEPS
 - 11 CONCRETE
 - 12 PAINTED WOOD GUARDRAIL AND BALUSTERS
 - 13 WOOD POST
 - 14 INSET SCREENING
 - 15 DIRECT VENT FIREPLACE TERMINATION
 - 16 PAINTED 5/4 CPVC BAKE BOARD

WOOD HANDRAILS AND GUARDRAILS ADDED

WOOD HANDRAILS AND GUARDRAILS ADDED

Jay E. Hanseman
Architect
2512 MI Road Rd., Frederick, MD 21701
203.622.8649

Owner
TIMOTHY KEOUGH
3800N LEE AVENUE S
ARLINGTON, VA 22207
703.615.8425

Contractor
WORMALD
COMMERCIAL
CONSTRUCTION LLC
5283 CORPORATE DR.
FREDERICK, MD 21703
301.695.6614

JACKSON STREET
SINGLE-FAMILY
DETACHED HOUSE
2326 NORTH

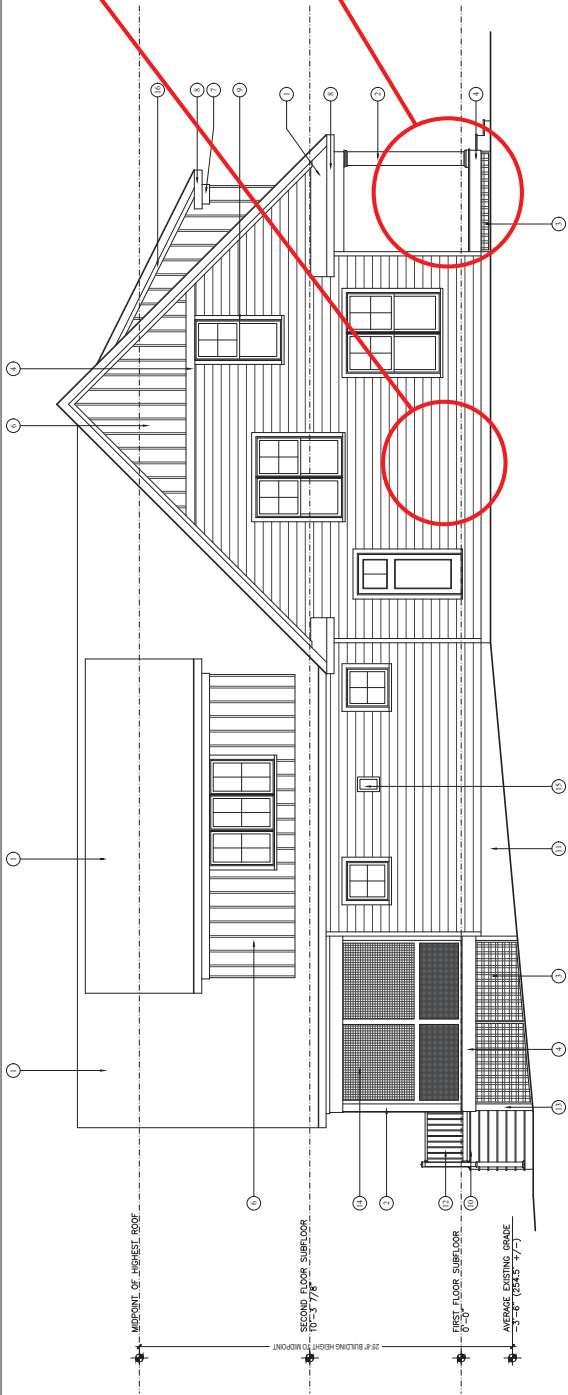
NO.	REVISIONS	DATE

BENCHMARK DATE
07/14/2021
ISSUED FOR CERTIFICATE OF
APPROPRIATENESS (COA)
SHEET TITLE

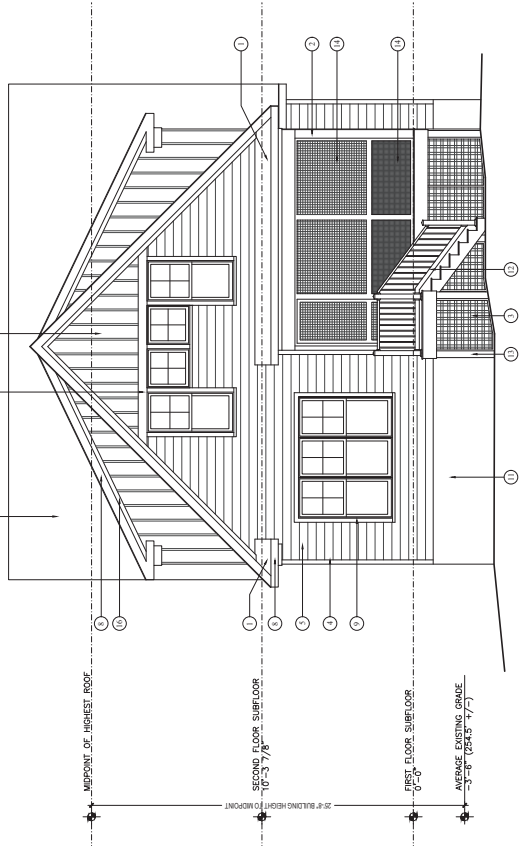
EXTERIOR ELEVATIONS

SHEET #
A-202

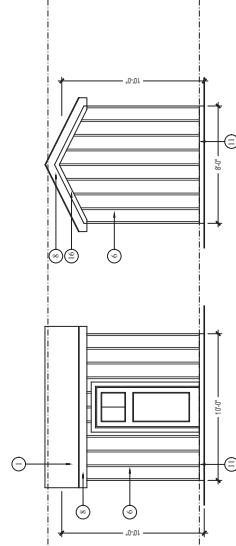
NO WINDOW IN LOWER STAIRWELL
NO RAILS



2 LEFT EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



1 REAR EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



3 SHED EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

- ELEVATION KEY NOTES:
- 1 FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - 2 PAINTED WOOD COLUMN
 - 3 PAINTED LATH
 - 4 PAINTED 2x4x4 CPVC BM
 - 5 PAINTED 3x6x4 FIBERGLASS BOARD, 7" EXPOSURE
 - 6 PAINTED 2x4x4 FIBERGLASS BOARD, VERTICAL BOARD
 - 7 PAINTED 2x4x4 FIBERGLASS BOARD, HORIZONTAL BOARD
 - 8 PAINTED 2x4x4 CPVC BOARD
 - 9 PAINTED 2x4x4 CPVC BOARD
 - 10 PAINTED 2x4x4 CPVC BOARD
 - 11 PAINTED 2x4x4 CPVC BOARD

HAIRS APPROVED
COA ISSUED ON August 16, 2021
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703.258.3808.