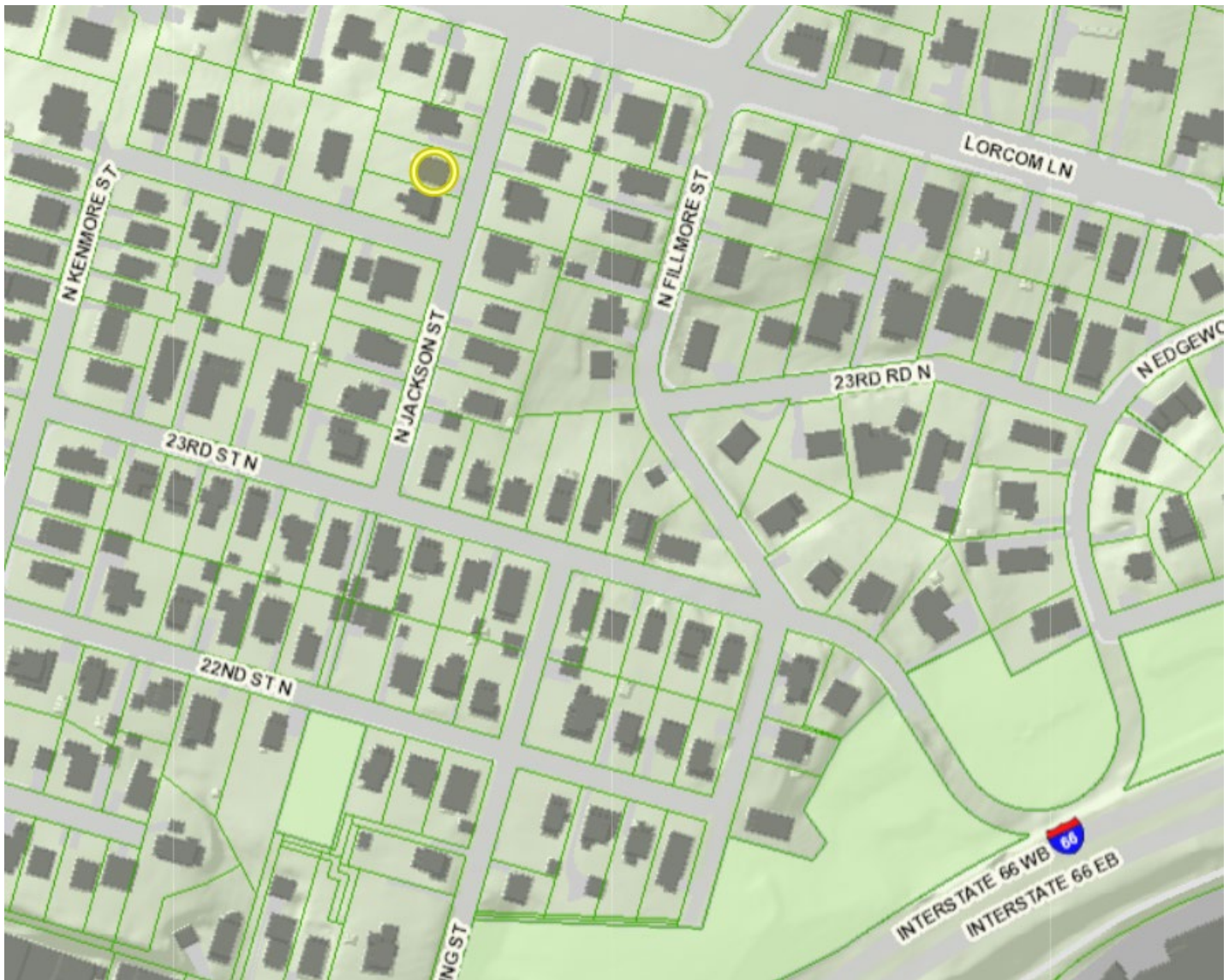


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB March 15, 2023, CoA21-05B

2326 North Jackson Street – Request to amend previously approved CoA 21-05 to add missing porch handrail and amend porch railing.



February 16, 2023

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. This project had previously been revised and approved to show added handrails and porch guardrails. This revision requests a modification to this approved revision.

There are four revision items for which we request your review and approval:

1. Add handrails on the right side of the front entry steps
 - a. The approved revision only showed this handrail on the left side
 - b. The IRC code requires that this handrail be installed on both sides of the stair
 - c. As the front exterior is symmetrical, this is in keeping with the design intent
 - d. Also add a 1 ½" round graspable rail each side as per IRC code requirements
 - e. These graspable rails are to be painted the same color as the handrails to render them less obtrusive
 - f. See photo detail #5 at the bottom right of sheet A-202 as an example of this graspable rail
2. Delete the intermediate post at the front porch side returns
 - a. This return rail sections are less than 7' long, so structurally, no post is required
 - b. See photo detail #4 on sheet A-201 showing this section of rail without the intermediate post
3. Extend the intermediate posts above the handrail at the front rail sections, each side
 - a. See photo detail #3 on sheet A-201 and photo detail #3 on sheet A-202
 - b. Note that the intermediate posts will have a painted 1x2 molding at the base perimeter that is not shown in these photo details

THE WORMALD COMPANIES

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

4. Construct a side door platform and steps of the same construction as the front porch stair and handrails
 - a) This side door platform was shown on the previously-submitted and reviewed revision, but not specifically-referenced in the application
 - b) The side porch guard and handrails may be required by the building code depending on final grade; we are requesting approval to install them if required by the building inspector

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

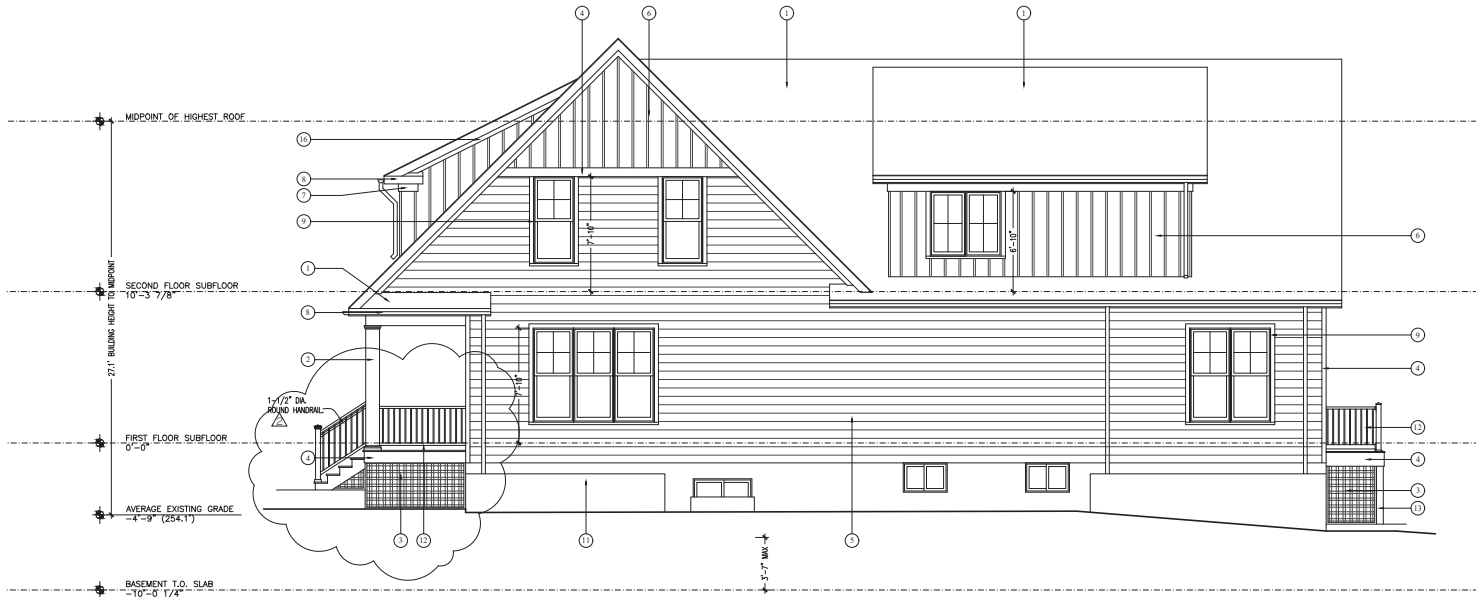
Sincerely,

Mark Benas

Mark Benas
THE WORMALD COMPANIES

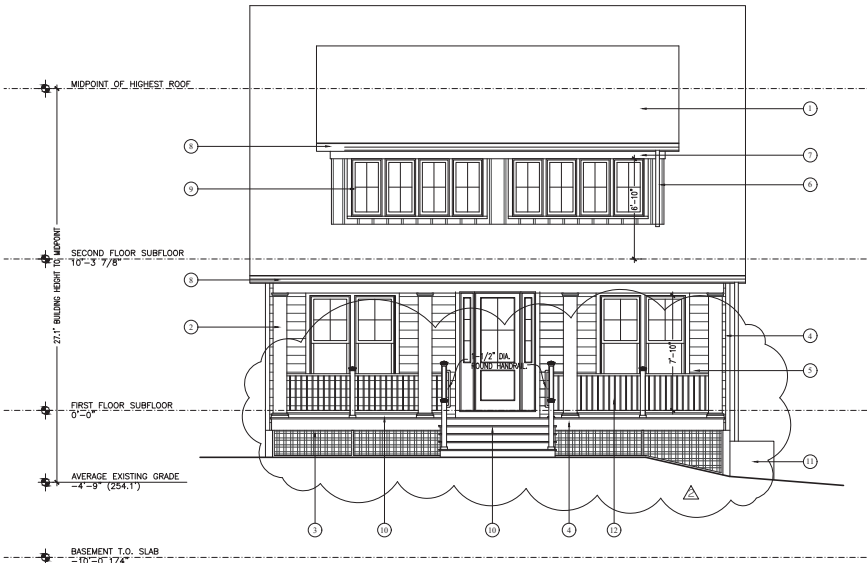
THE WORMALD COMPANIES

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



- ELEVATION KEY NOTES:**
- ① FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - ② PAINTED WOOD COLUMN
 - ③ PAINTED LATTICE
 - ④ PAINTED 5/4 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 FRIEZE 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 BALLUSTERS
 - ⑬ WOOD POST
 - ⑭ INSECT SCREENING
 - ⑮ DIRECT VENT FIREPLACE TERMINATION
 - ⑯ PAINTED 5/4 CPVC RAKE BOARD

② RIGHT EXTERIOR ELEVATION Scale: 1/4" = 1'-0"



① FRONT EXTERIOR ELEVATION Scale: 1/4" = 1'-0"



③ FRONT PHOTO NTS



④ SIDE RAIL PHOTO NTS

WORMALD
 BUILDERS - ARCHITECTS - ENGINEERS
 WORMALD CORPORATION, 2020 WASHINGTON AVE. #200 FREDERICK, MD 21704
 CONTACT: 301-441-1000 FAX: 301-441-1001
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Jay E. Hanseman
 Architect
 2512 Mill Race Rd., Frederick, MD 21701
 301-656-6669

 2/16/2023

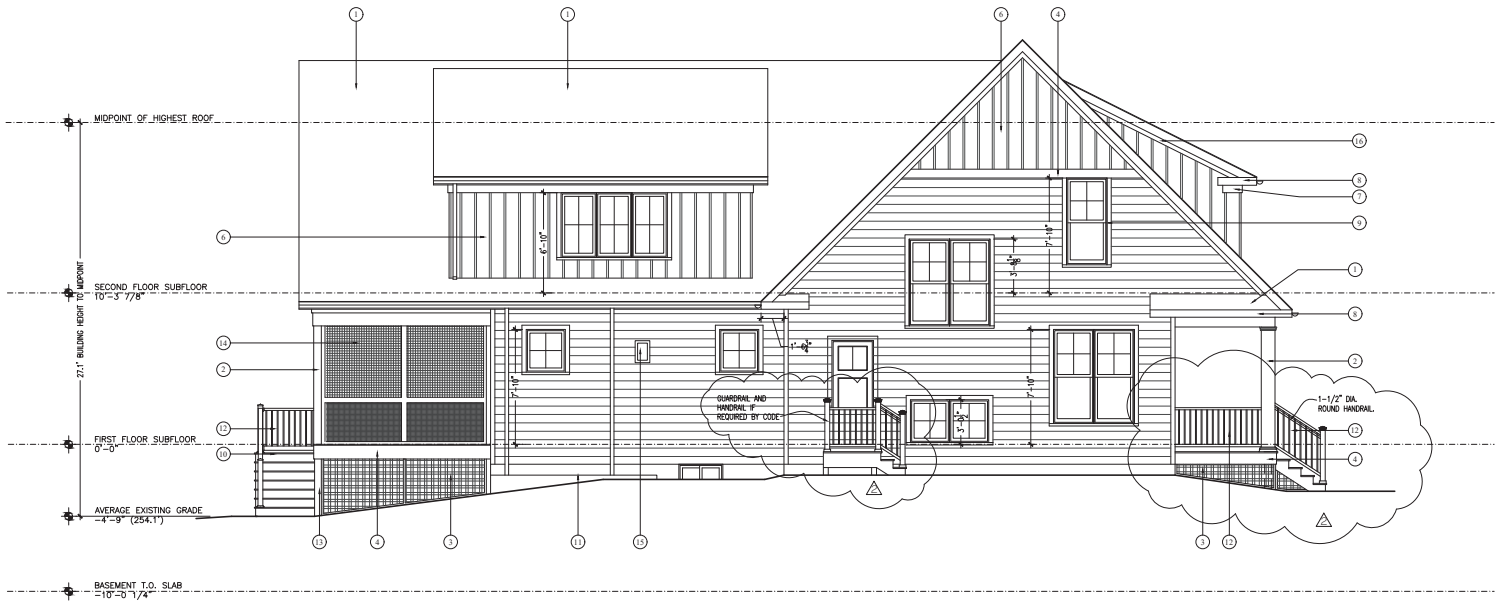
2326 N. JACKSON ST.
 ARLINGTON, VA 22201
 SINGLE-FAMILY
 DETACHED RESIDENCE

NO.	REVISIONS	DATE
1	Revision #2	02/14/23

BENCHMARK DATE: 02/24/2022
 ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS

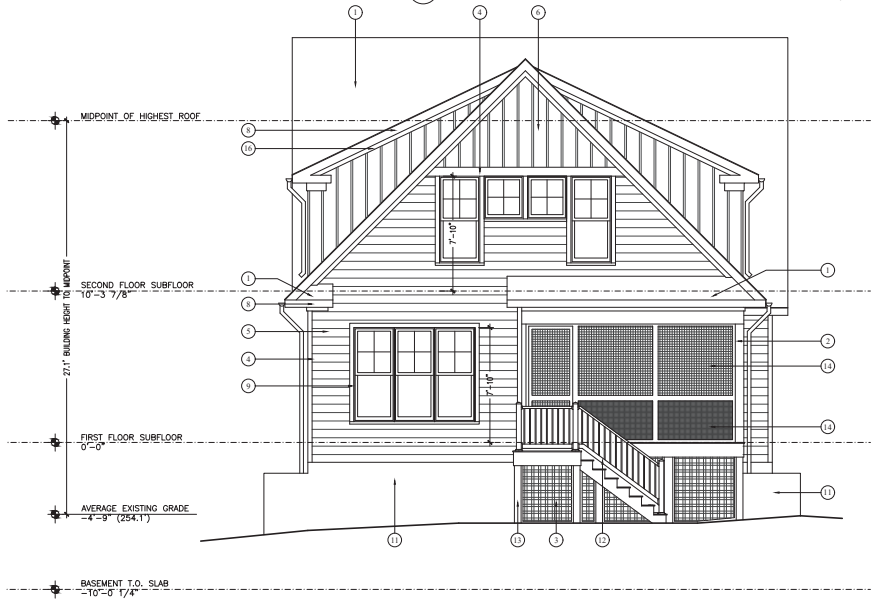
A-201.00



- ELEVATION KEY NOTES:**
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 - ② PAINTED WOOD COLUMN
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 - ⑨ PAINTED 5/4 X 4 CPVC CASING
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 - ⑪ CONCRETE
 - ⑫ PAINTED WOOD GUARDRAIL AND BALLUSTERS
 - ⑬ WOOD POST
 - ⑭ INSECT SCREENING
 - ⑮ DIRECT VENT FIREPLACE TERMINATION
 - ⑯ PAINTED 5/4 CPVC RAKE BOARD

② LEFT EXTERIOR ELEVATION

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



① REAR EXTERIOR ELEVATION

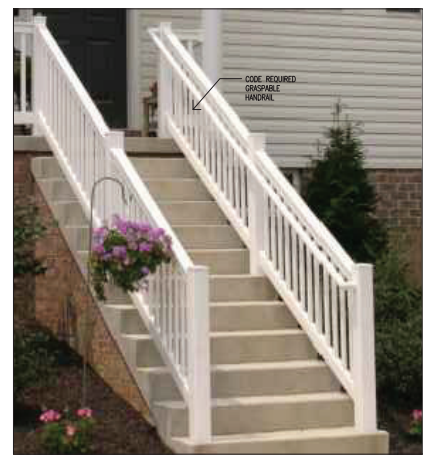
Scale: 1/4" = 1'-0"



③ FRONT RAIL PHOTO NTS



④ FRONT RAIL PHOTO NTS



⑤ EXAMPLE OF GRASPABLE HANDRAIL NTS

WORMALD
BUILDERS - ARCHITECTS - ENGINEERS

Jay E. Hansemann
Architect

2512 Mill Race Rd., Frederick, MD 21701
301.522.6669



2326 N. JACKSON ST.
ARLINGTON, VA 22201
SINGLE-FAMILY
DETACHED RESIDENCE

DATE	02/14/23
REVISIONS	
NO.	
BENCHMARK DATE	02/24/2022
ISSUED FOR CONSTRUCTION	

EXTERIOR ELEVATIONS

A-202.00

Jay E. Hanseman
 Architect
 2512 Mill Race Rd., Frederick, MD 21701
 203-522-8649

Owner
TIMOTHY KEOUGH
 3600 N. UPLAND ST.
 ARLINGTON, VA 22207
 703-615-8425

Contractor
WORMALD COMMERCIAL CONSTRUCTION LLC
 5283 CORPORATE DR.
 SUITE 300
 FREDERICK, MD 21703
 301-695-6614

2326 NORTH JACKSON STREET SINGLE-FAMILY DETACHED HOUSE

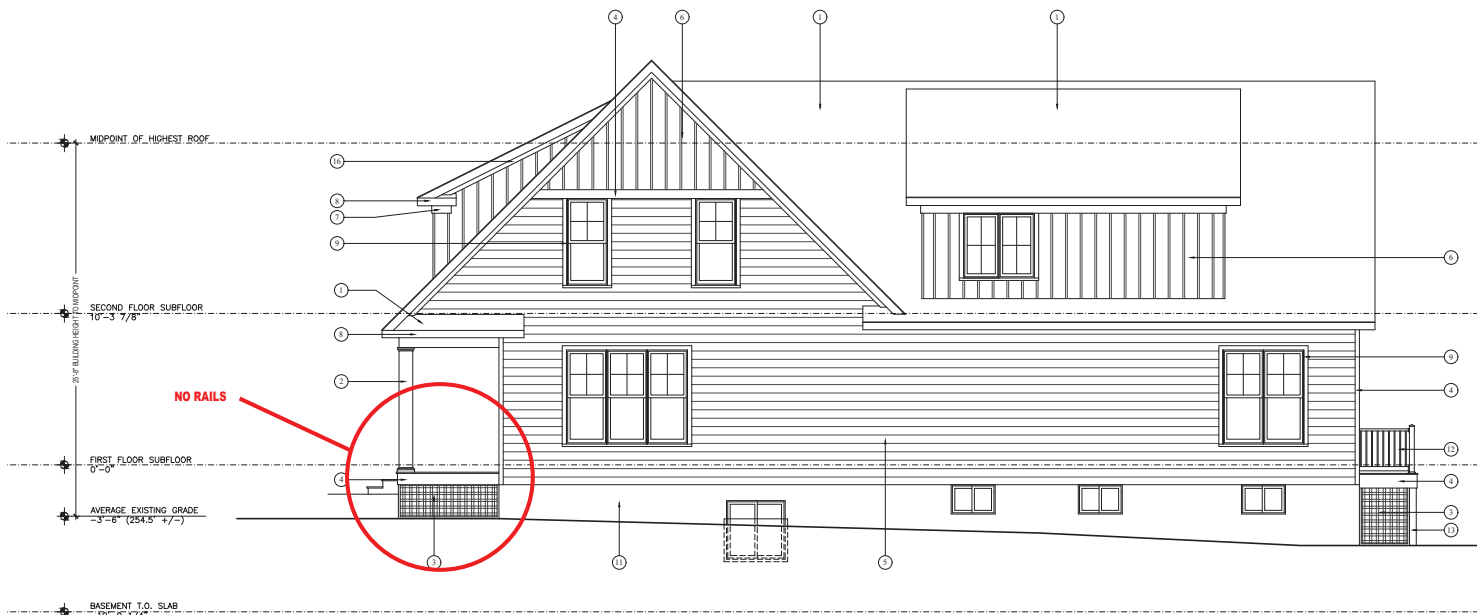
NO.	REVISIONS	DATE

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

SHEET TITLE
EXTERIOR ELEVATIONS

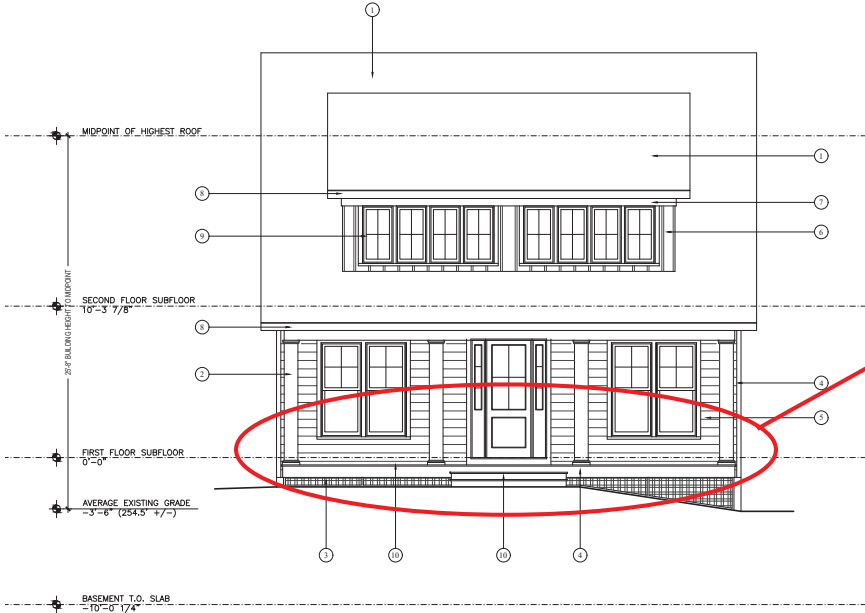
SHEET #
A-201

HALRB APPROVED
 COA ISSUED ON August 18, 2021
 FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3850.



2 RIGHT 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 5M 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 54 CPVC FREEZE BOARD
 - 8 PAINTED 44 CPVC FASCIA BOARD
 - 9 PAINTED 54 X 4 CPVC CASING
 - 10 SYNTHETIC WOOD FRONT PORCH / STEPS
 - 11 CONCRETE
 - 12 PAINTED WOOD RAILING
 - 13 WOOD POST
 - 14 INSECT SCREENING
 - 15 DIRECT VENT FIREPLACE TERMINATION
 - 16 PAINTED 54 CPVC RAKE BOARD



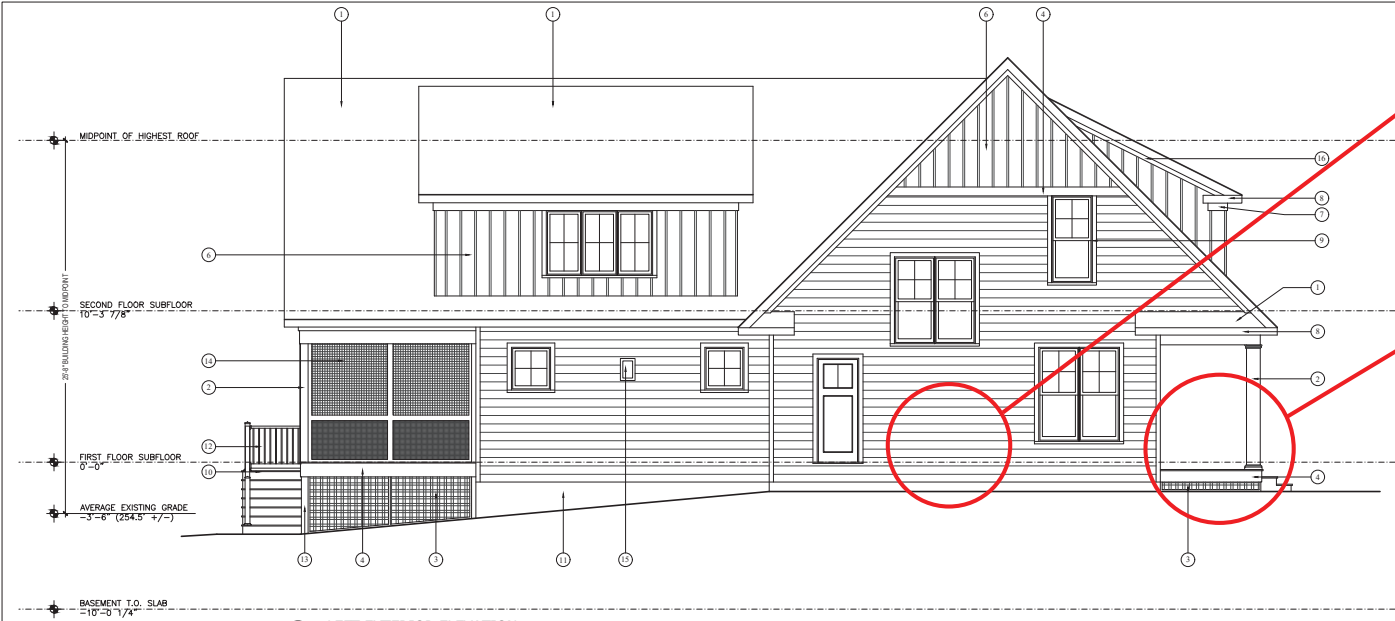
1 FRONT EXTERIOR ELEVATION
 Scale: 1/4"=1'-0"

Jay E. Hanseman
Architect
2512 Mill Race Rd., Frederick, MD 21701
203-522-8649

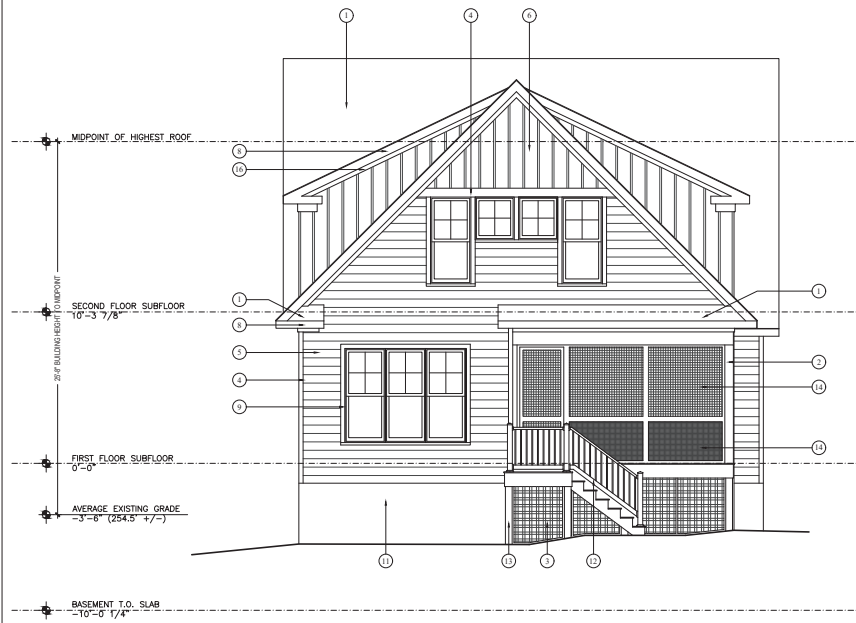
Owner
TIMOTHY KEOUGH
3600 N. UPLAND ST.
ARLINGTON, VA 22207
703-615-8425

Contractor
WORMALD COMMERCIAL CONSTRUCTION LLC
5283 CORPORATE DR.
SUITE 300
FREDERICK, MD 21703
301-695-6614

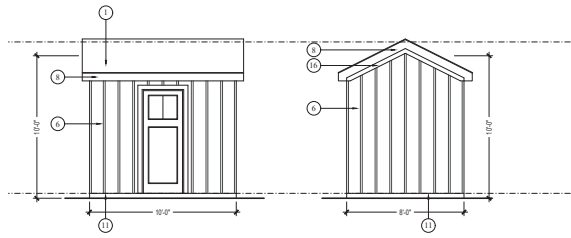
2326 NORTH JACKSON STREET SINGLE-FAMILY DETACHED HOUSE



2 LEFT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



1 REAR EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



3 SHED EXTERIOR ELEVATIONS
Scale: 1/4"=1'-0"

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 - ③ PAINTED LATTICE
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 - ⑯ PAINTED 5/4 CPVC RAKE BOARD

HALRB APPROVED
COA ISSUED ON August 18, 2021
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3850.

DATE	REVISIONS	NO.

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

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET #
A-202



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 existing COA approval (Jeldwen, wood, painted, simulated divided light mullions).

FIELD APPROVED
COA ISSUED ON August 17, 2022
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3830.

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

HALRB APPROVED

COA ISSUED ON August 17, 2022

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
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703-228-3830.**

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:



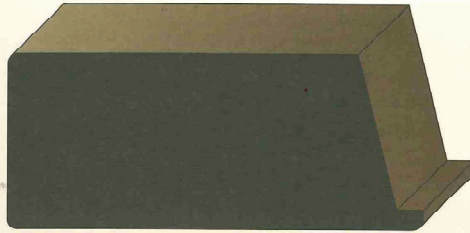
Details of rail construction on the following page

HALRB APPROVED

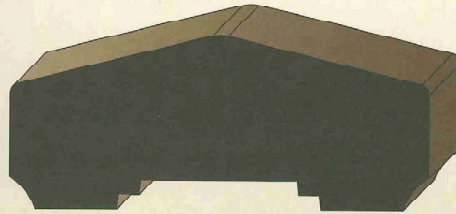
COA ISSUED ON August 17, 2022

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3830.**

Porch Rails

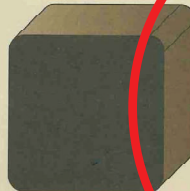


Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2

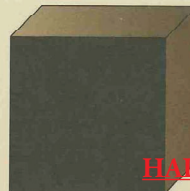


Top Porch Rail
WM-8840 • 1 1/2 x 3 1/2

Balusters



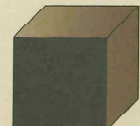
Baluster Stock
Eased Edge
WM-237
1 1/4 x 1 1/4



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



Baluster Stock
WM-238
1 1/4 x 1 1/4



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

HALRB APPROVED

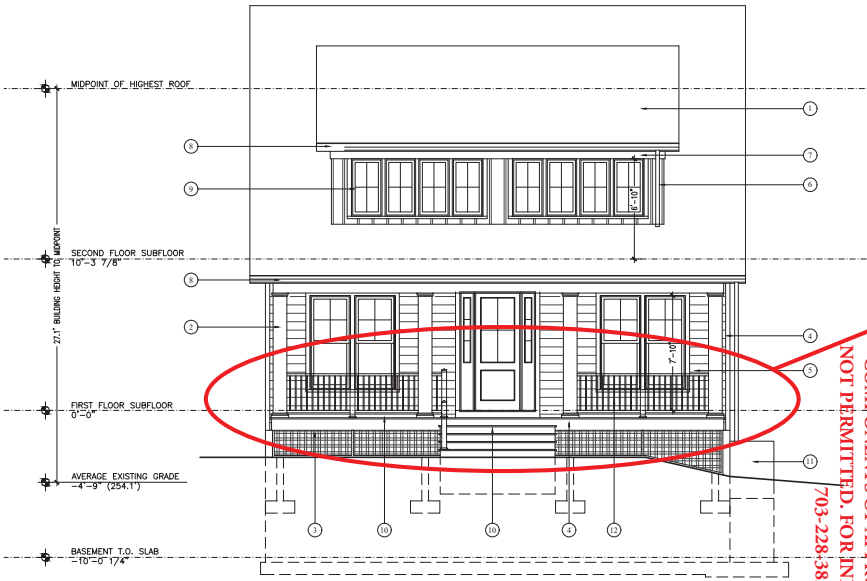
COA ISSUED ON August 17, 2022

FIELD CHANGES TO APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL

703-228-3830.



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
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 - 15 DIRECT VENT FIREPLACE TERMINATION
 - 16 PAINTED 5/4 CPVC RAKE BOARD

WOOD HANDRAILS AND GUARDRAILS ADDED

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

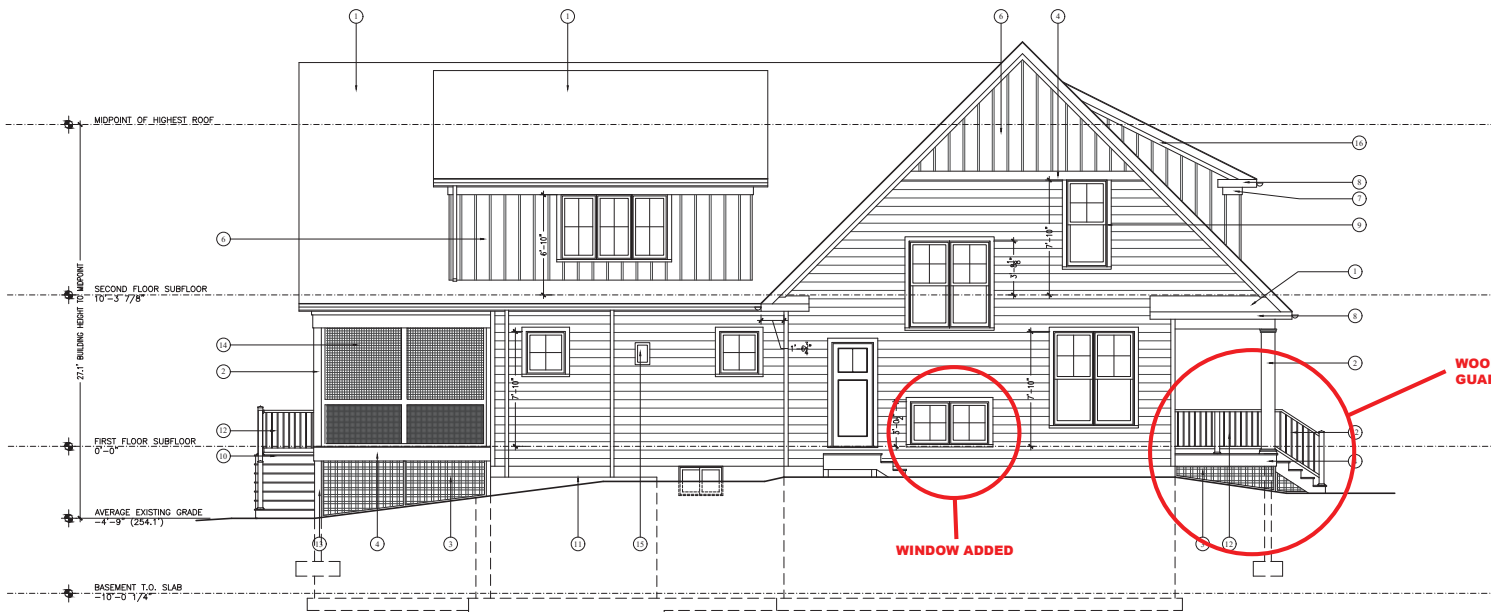
HALRB APPROVED

COA ISSUED ON August 17, 2022

NO.	REVISIONS	DATE

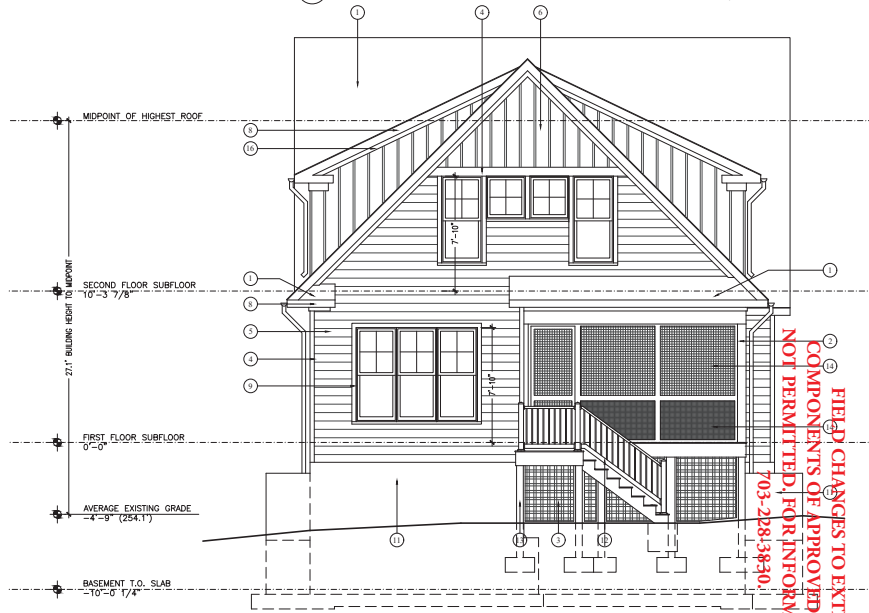
BENCHMARK DATE: 02/24/2022
ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS



2 LEFT EXTERIOR ELEVATION

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



1 REAR EXTERIOR ELEVATION

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

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HALRB APPROVED
 COA ISSUED ON August 17, 2022
 FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3840.

NO.	REVISIONS	DATE

BENCHMARK DATE: 02/24/2022
ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Jay E. Hanseman
Architect
2512 Mill Race Rd., Frederick, MD 21701
203-522-8649

Owner
TIMOTHY KEOUGH
3600 N. UPLAND ST.
ARLINGTON, VA 22207
703-615-8425

Contractor
WORMALD COMMERCIAL CONSTRUCTION LLC
5283 CORPORATE DR.
SUITE 300
FREDERICK, MD 21703
301-695-6614

2326 NORTH JACKSON STREET SINGLE-FAMILY DETACHED HOUSE

NO.	REVISIONS	DATE

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

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET #
A-201

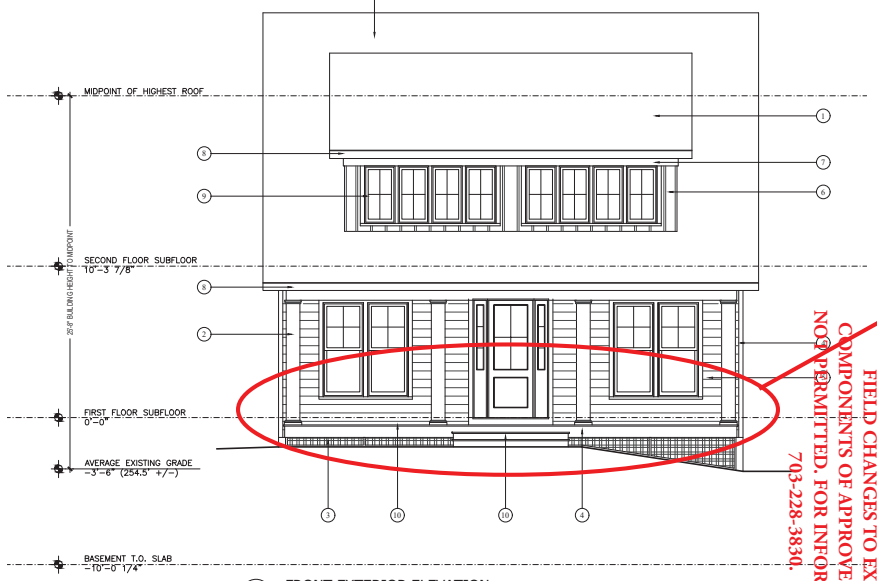
HALRB APPROVED
COA ISSUED ON August 18, 2021
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

NO RAILS
COA ISSUED ON August 17, 2022
HALRB APPROVED
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

- ELEVATION KEY NOTES:**
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 - ⑬ WOOD POST
 - ⑭ INSECT SCREENING
 - ⑮ DIRECT VENT FIREPLACE TERMINATION
 - ⑯ PAINTED 54 CPVC RAKE BOARD

② RIGHT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"

① FRONT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



Jay E. Hanseman
Architect
2512 Mill Race Rd., Frederick, MD 21701
203-522-8649

Owner
TIMOTHY KEOUGH
3600 N. UPLAND ST.
ARLINGTON, VA 22207
703-615-8425

Contractor
WORMALD COMMERCIAL CONSTRUCTION LLC
5283 CORPORATE DR.
SUITE 300
FREDERICK, MD 21703
301-695-6614

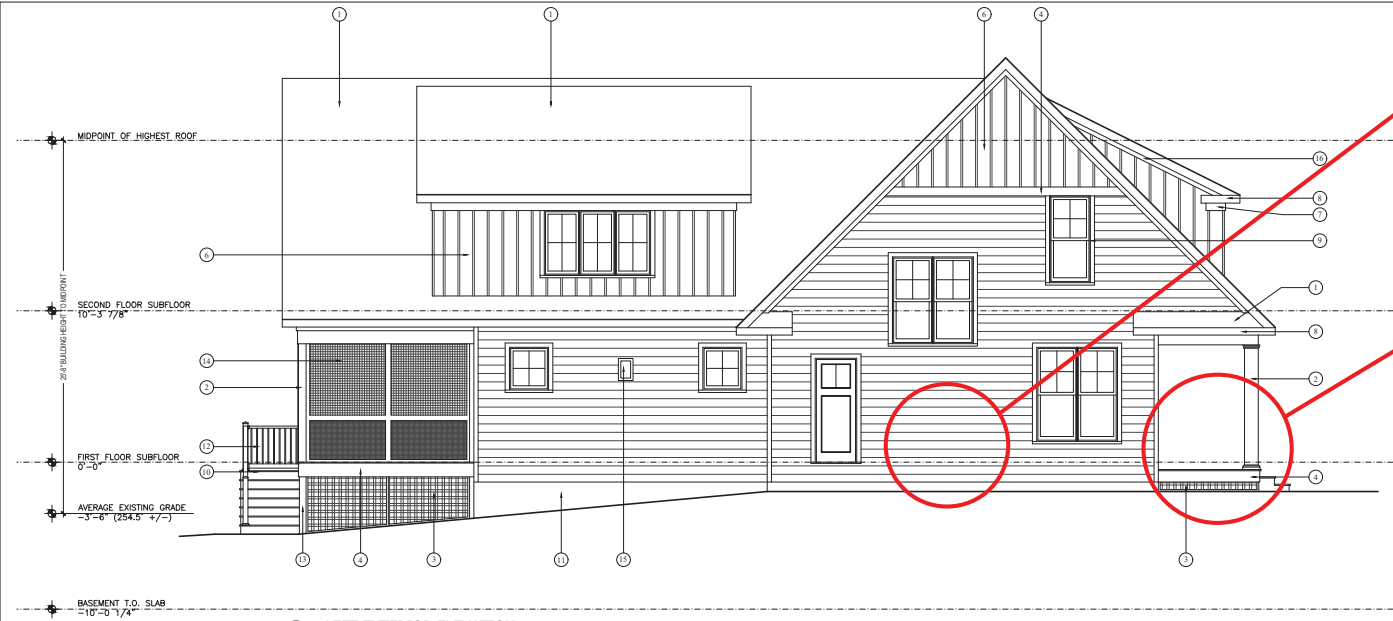
2326 NORTH JACKSON STREET SINGLE-FAMILY DETACHED HOUSE

NO.	REVISIONS	DATE

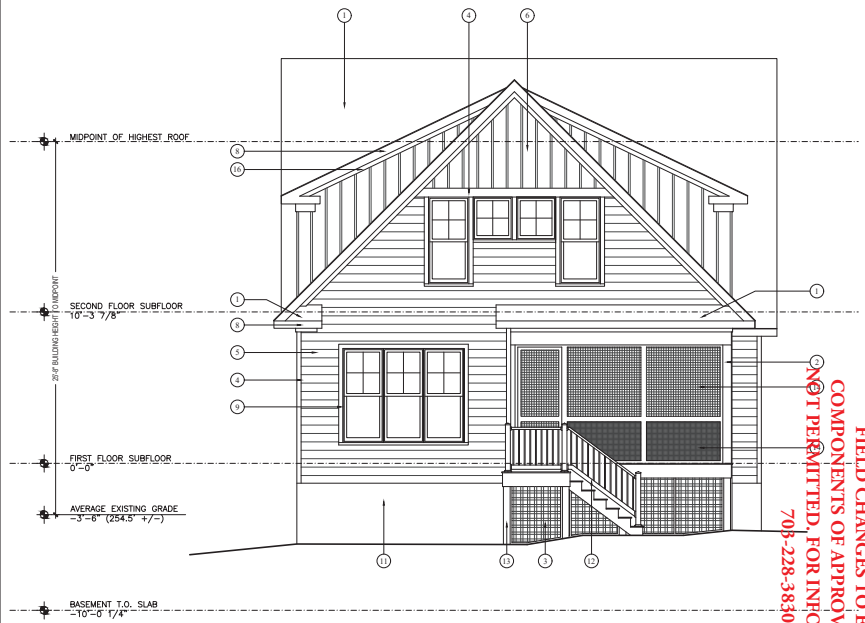
BENCHMARK DATE
07/14/2021
ISSUED FOR CERTIFICATE OF APPROPRIATENESS (COA)

SHEET TITLE
EXTERIOR ELEVATIONS

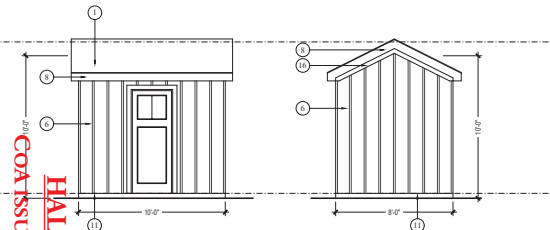
SHEET #
A-202



2 LEFT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



1 REAR EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



3 SHED EXTERIOR ELEVATIONS
Scale: 1/4"=1'-0"

NO WINDOW IN LOWER STAIRWELL

NO RAILS

- ELEVATION KEY NOTES:**
- ① FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - ② PAINTED WOOD COLUMN
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 - ⑮ DIRECT VENT FIREPLACE TERMINATION
 - ⑯ PAINTED 5/4 CPVC RAKE BOARD

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED, FOR INFORMATION CALL 703-228-3830.

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