

**Design Guidelines for a Certificate of Appropriateness and
an Administrative Certificate of Appropriateness for
Broadview at 5151 14th Street North, a Local Arlington
County Historic District**

I. Purpose and Intent of the Design Guidelines

These design guidelines are intended to assist the current and future property owners, Arlington County staff, and members of the Historical Affairs and Landmark Review Board (HALRB) in the preservation and protection of the historic character and physical integrity of the Broadview Historic District. The guidelines reflect the preservation principles and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

It is recognized that buildings are not static, but continue to evolve over time. These guidelines are not intended to prohibit changes, but rather to preserve the most important physical aspects of the Historic District and ensure that any changes are respectful of and compatible with the historic and existing fabric and character of the District. In addition to appropriateness and compatibility, additional factors to consider as part of the design review process include durability, design integrity, and overall harmony of the proposed modifications.

II. Physical Description of the Broadview Local Historic District

Robert S. Lacey constructed the dwelling with Queen Anne elements in 1881. Named Broadview, the two-story building rests on a stone foundation. The wood-frame structural system is clad with wood clapboard 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 building'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 Queen Anne-styled single-family dwellings in Arlington County.

The current building consists of a modified cross-gable plan with numerous additions telescoping from the rear elevation. The oldest section of the building consists of a central I-house constructed in 1881. The original building likely had a simple hall-parlor form with a side-gable roof. Lacey may have constructed the nearly full-width gable addition to the rear of the I-house to accommodate his niece and three children in the 1880s. Shortly thereafter, in the late-1890s, he built the front gable addition, full-width porch, and defining three-story tower. The two-story rear shed addition which contains a servant or secondary staircase along the west (rear) wall may have been added at this time.

In the early-twentieth century, the owners likely added the final rear one-story shed addition that currently contains a kitchen remodeled in the late-twentieth century. Prior to 1936, the owners of the dwelling constructed two additions: 1) a two-story shed roof addition on the north elevation; and 2) a two-story flat roof addition on the north elevation. The Gersteins, the previous owners of the property (1977-2011), constructed the two-story gable roof tower addition on the northwest corner of the house ca. 1990.

Overall site: Today, the building is sited on an irregularly shaped .28-acre lot (12,208 square feet). Setback approximately 73' from 14th Street North, the building is separated from the public right-of-way by a lawn. Stone steps access the front porch and a cobblestone driveway provides space for two automobiles. Orientated to the east, the house's south (side) elevation faces 14th Street North. Subdivision of the surrounding property led to this current condition; however, the design of the main façade (east elevation) still allows it to be easily recognized as the front of the house. The fenced-in rear yard consists of landscaped space with a semicircular patio defined by a large brick outdoor chimney. The property is delineated by: 1) a metal fence and wood picket fence on the eastern extent; and 2) a wood fence on the northern and western extents.

Significant Features: The significant features of the site include the original house and all subsequent additions except for the ca. 1990 two-story, gable-roof tower addition towards the rear of the dwelling. The property's site and landscape elements (patios, driveway, outdoor chimney, etc.) will be subject to the design guidelines, but will be considered non-historic elements in the district. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the historic house.

In addition, the retention of the existing mature trees on the property will be encouraged and the removal of certain caliber trees will be subject to the design guidelines. Retention of such trees will be secondary to the preservation of the dwelling.

Of note, there is a non-historic buried cistern to the west of the dwelling. Future owners should be aware of the structure if excavating in this area of the yard.

III. Requirements for a Certificate of Appropriateness (CoA) and an Administrative Certificate of Appropriateness (ACoA)

There are thirteen standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and five standard guidelines that will require an Administrative Certificate of Appropriateness (ACoA) from the staff of the HALRB.

A. A CoA is required for the following changes to the Broadview Local Historic District:

- 1) If the proposed work involves different materials and/or a different design than presently existing materials.
- 2) The removal or demolition of part or all of the dwelling.
- 3) Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing building or a portion of the existing building.
 - a. Additions are encouraged to be obscured from the public right-of-way along 14th Street North.
- 4) The replacement of the windows and doors.
 - a. Original windows and doors are to be maintained and repaired rather than replaced.
 - b. If the HALRB determines that the original windows and doors are beyond repair, then replacement windows on the first and second story must match the design of the original windows and are to be wood with true-divided muntins.
 - c. Replacement doors are to be wood and match the existing.
- 5) The removal, replacement, alteration, or enclosure of entrances and/or porches.
- 6) Any change in or alteration of materials, including but not limited to, the removal or installation of the siding, tin-shingle roof, decorative porch elements, metal balustrade at widow's walk, gutters, or downspouts.
 - a. Appropriate siding material is limited to wood; however, any new addition should distinguish itself from the historic dwelling.
 - b. The original tin-shingles on the roof are to be maintained and repaired rather than replaced.
 - c. If the HALRB determines that the original tin shingles are beyond repair, then the shingles will be replaced in-kind.
- 7) The painting of previously unpainted materials, such as the stone foundation;
- 8) The installation of solar panels.
 - a. If possible, use a ground-mounted solar panel array in the rear yard.
 - b. The solar panels should have limited visibility from the 14th Street North.

- i. If feasible, use tilt-mount units on the flat roofed two-story addition on the north side of the dwelling.
 - ii. Consider the use of thin-film solar cells that can be applied to the standing seam metal roof.
 - iii. Installation on rear-facing roofs or new additions is preferred.
 - iv. Avoid installations that would result in permanent loss of significant, character-defining historic features of the house.
 - v. Avoid solutions that would require or result in the removal or permanent alteration of historic fabric.
 - vi. If feasible, panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
 - vii. Ensure that the solar panels, support structures and conduits blend with the historic house as best as possible. Visibility can be substantially reduced if the color matches the historic resource and reflectivity is minimized.
- 9) The installation, removal, or modification of interpretive signage (e.g., historic markers).
 - 10) The installation, removal, or changes in material of specific landscape elements, including fencing, retaining or decorative walls, driveway, walkways, or paving.
 - 11) The removal of large trees (measuring at least 15 inches in diameter at 4 feet of height) that are not damaged, diseased, or considered a safety hazard by the County arborist.
 - 12) The future construction or exterior alteration of any outbuildings on the parcel.
 - 13) Any other action which is not ordinary maintenance, but which modifies, alters, or otherwise affects the exterior architectural element of a building, structure, site, or other features noted within the Historic District.

B. An ACoA is required for the following changes to the Broadview Local Historic District:

- 1) The removal of any damaged or diseased mature tree(s) (measuring at least 15 inches in diameter at 4 feet of height), pending the submittal of a written report by the County arborist that details the hazardous or unhealthy condition of the tree and includes specific recommendations for the species and location of any replacement tree(s).
- 2) The installation of air conditioning condenser and/or heat pump units in side and rear yards. Depending on the size and exact location of the unit(s), screening with lattice or plantings will be encouraged.

- 3) The installation of an exterior generator in the side and rear yards. Depending on the size and exact location of the unit, screening with lattice or plantings will be encouraged.
- 4) The installation of satellite dishes larger than 18" in diameter. Placement in an unobtrusive location will be encouraged.
- 5) The construction of any fencing that meets the design requirements noted in Section V of these design guidelines.

IV. Exemptions from the CoA/ACoA Process:

The following changes to the Broadview Local Historic District are exempt from the Certificate of Appropriateness (CoA) and Administrative Certificate of Appropriateness (ACoA) process and review:

- 1) Any interior modifications or renovations.
- 2) The repair, replacement, and ordinary maintenance of exterior features with the same materials of the same design.
- 3) General landscaping, preparation, and maintenance of lawns, trees, shrubbery, flower beds, and gardens.
- 4) Paving repair using like materials of like design.
- 5) Exterior painting of, and paint colors on, surfaces previously painted including wood siding, wood windows and doors, or decorative trim.
- 6) Removable items and accessories such as window air conditioners, window or door screens, storm windows and doors, outdoor furniture, mail boxes, building numbers, outdoor light fixtures, and other temporary outdoor features associated with the buildings.
 - a. Storm windows must either match the configuration of the existing window sash(es) or be a single pane of glass over the existing window(s). For storm doors, a single pane door is preferred over the existing doors.

V. Fencing

New fencing, and alterations to or removal of existing fencing, can be approved by the Historic Preservation Program staff through the ACoA process. Fences facing 14th Street North should be wood picket or ornamental metal. Such fences should be no higher than 4 feet tall, and may be painted, stained, or unfinished. Fences on the rear or side yards may be wood picket or privacy fences. Privacy fences should be no higher than 7 feet tall, and may be painted, stained, or unfinished.

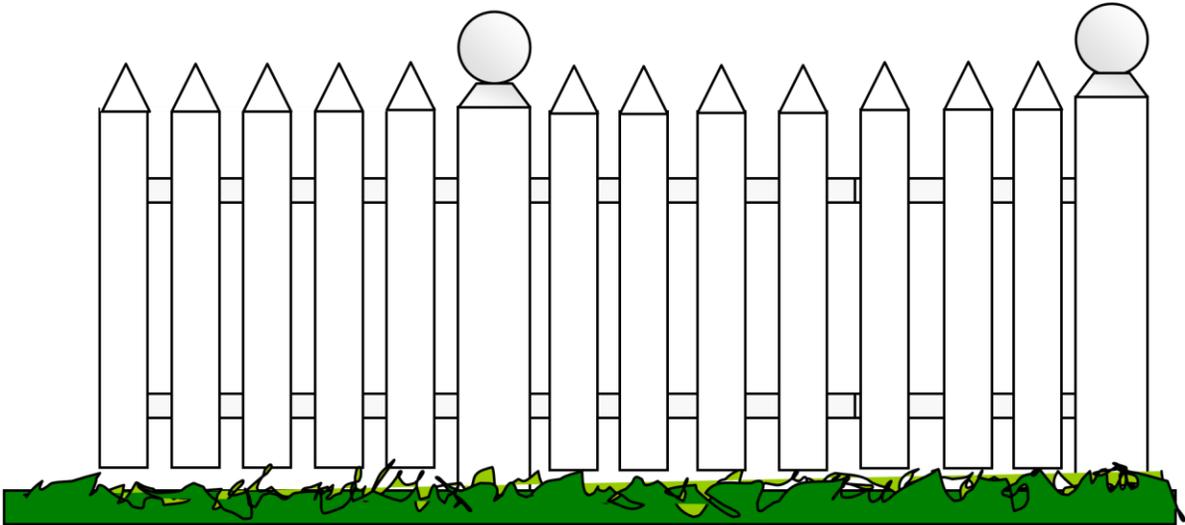


Figure 1: Example of a Gothic Wood Picket Fence.

Picket fences are defined as wood fences consisting of boards vertical in orientation, with spaces between the vertical boards (See Figure 1 above). The installation of picket fences may be approved under the ACoA process for placement in front, back, or side yards provided that the fence design is one of those shown in Figure 2 below. The setbacks and heights of fences installed under the ACoA process must comply with relevant Arlington County Codes and Ordinances.

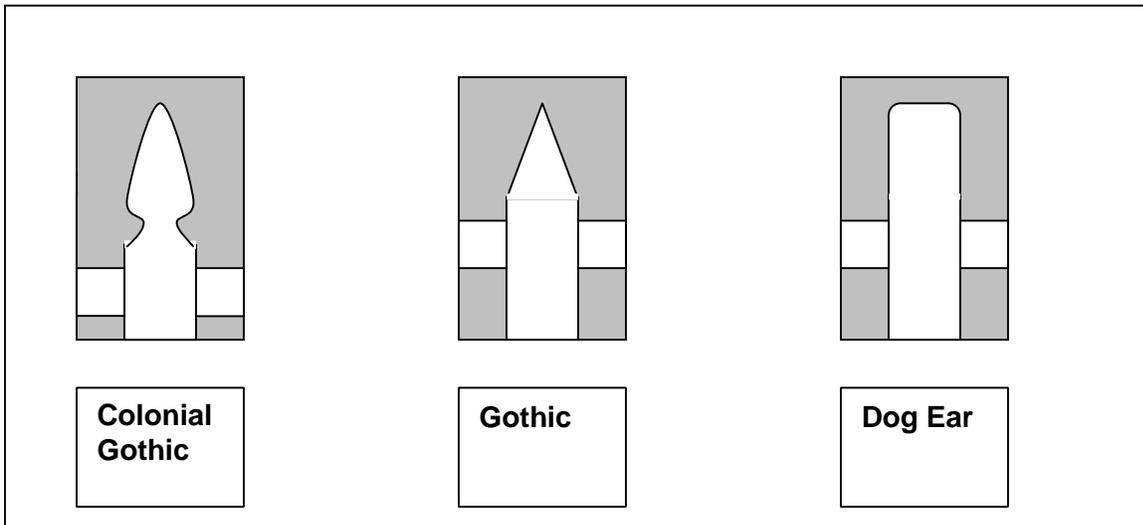


Figure 2: Wood Picket Fence Types Approved under ACoA Process.

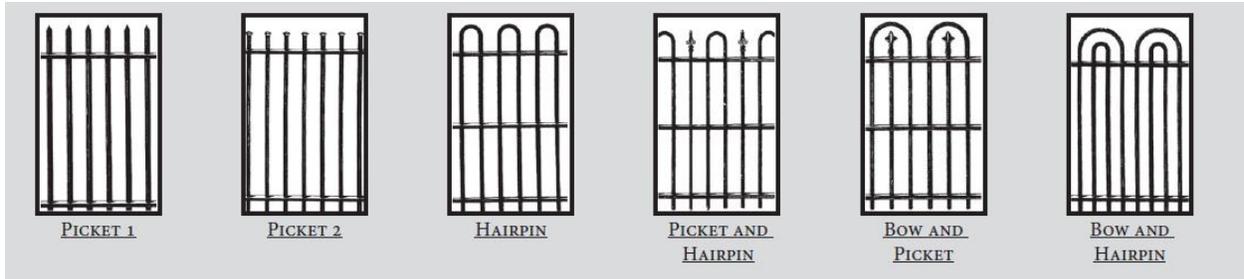


Figure 3: Metal Fence Types Approved under ACoA Process.

Privacy fences are defined as wood fences without spaces between the vertical boards. The installation of privacy fences may be approved for side and rear yards in heights allowed by the Codes and Ordinances of Arlington County and provided the fence is similar to the designs illustrated below.



Figure 4: Privacy Fences Approved under ACoA Process.