

DESIGN GUIDELINES FOR A CERTIFICATE OF APPROPRIATENESS AND AN ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS FOR THE HERMITAGE HISTORIC DISTRICT, 4025 NORTH RANDOLPH STREET

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 Hermitage Local 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 Hermitage Local Historic District

Summary Description

The Hermitage is a Rustic Revival-styled log house in Arlington County, Virginia. Constructed in 1931, the dwelling is representative of the naturalistic qualities of the style with its saddle-notch log construction, use of stone, and rustic interior finishes. The design of the house celebrates craftsmanship, echoes the rough-hewn textures found in nature, and embraces the surrounding landscape. The house is unique to the architectural landscape of Arlington County as no other examples of the Rustic Revival style have been identified to this date.

Architectural Description

The log house's original materials and "H-shaped" floor plan remain evident and dominate the view of the property from North Randolph Street. The dwelling consisted of a central single-story side-gable block with flanking projecting front-gable wings on its northern and southern extents. The northern wing was one-story and the southern wing one-and-a-half stories. The kitchen and dining room were located in the northern gable-wing, the large living room with stone fireplace was in the center side-gable section, and the bedrooms and bathrooms were located on the southern gable-wing. To the rear of the large living room was a non-extant porch protected by a shed roof. Large porches were typical for a Rustic Revival-styled dwelling. The original building remains largely visible on the façade and has had two sympathetically designed additions constructed ca. 1985 and 1995.

Site Description

The Hermitage is located at 4025 North Randolph Street, one quarter-mile from Chain Bridge. The house is sited on a triangular-shaped 0.678-acre lot that severely slopes downward towards its western extent. The parcel is bounded by: a paved pedestrian/bike route that connects North Randolph Street to 41st Street North to the north; a private drive and three single-family dwellings to the east; and North Randolph Street to the west. The property still retains the naturalistic qualities previously associated with rural Arlington County in the early to mid-twentieth century.

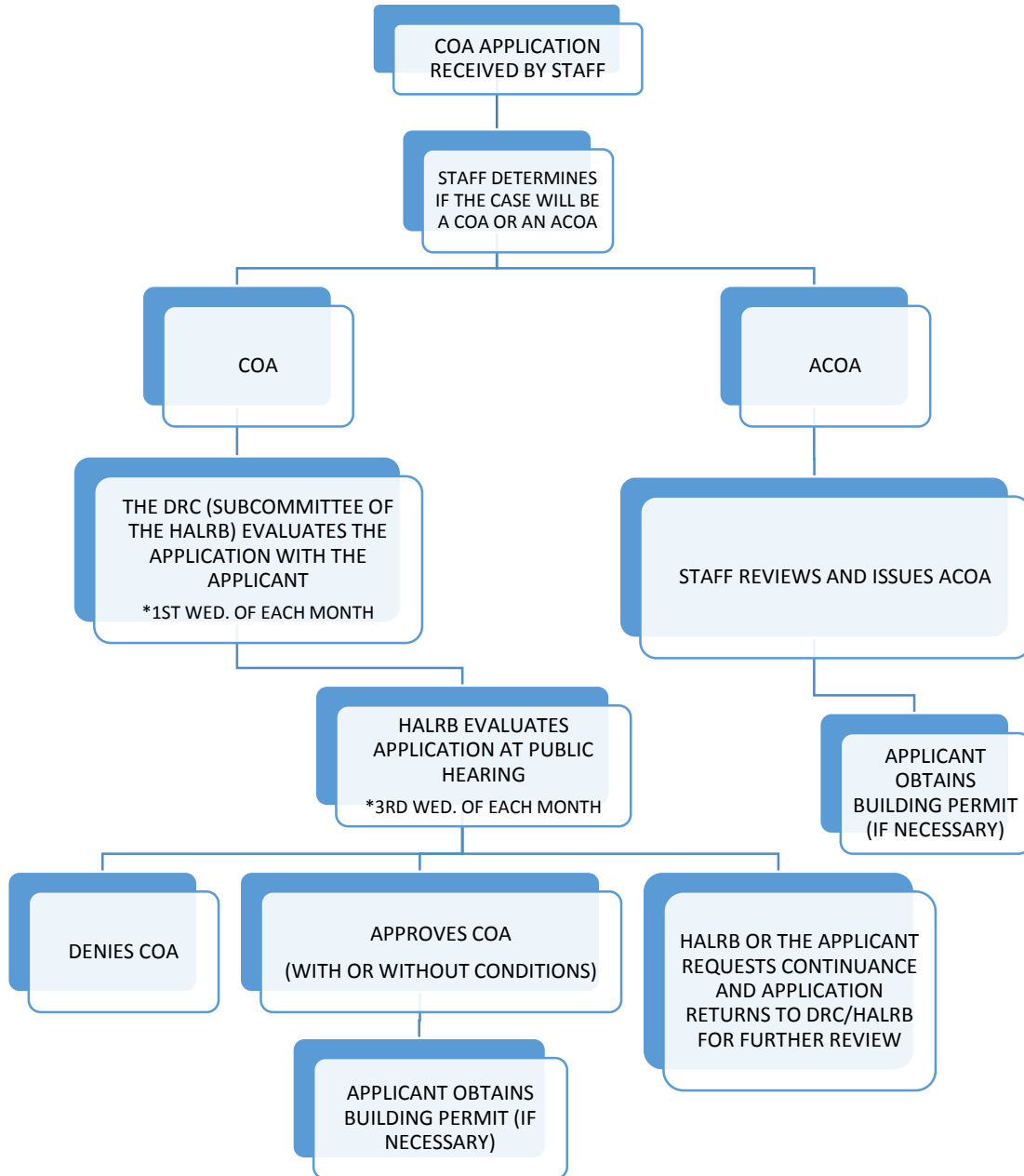
Significant Features

The significant features of the site include the original log house. The southern wing (with its raised roof) retains historic significance as it continues the design and materials that existed prior to the alterations. The property's site and landscape elements will be subject to the design guidelines, but the fencing, pathways, and driveway 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 log house. The design guidelines, also will strive to protect the existing topography of the site that is important to the relationship of the building to its surrounding environment

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 historic dwelling.

III. Application Process for a Certificate of Appropriateness (CoA) or an Administrative Certificate of Appropriateness (ACoA)

In order to preserve the architectural and design qualities the Hermitage, alterations to the exterior of the site and buildings will require that the work first be reviewed and approved by the Historical Affairs and Landmark Review Board (HALRB) through a design review process in which a Certificate of Appropriateness (CoA) is obtained. For certain routine changes, approval can be given directly by the Historic Preservation Program (HPP) staff through the Administrative Certificate of Appropriateness (ACoA) process. An overview of the approval process is outlined below and described in Section 15.7 of the Arlington County Zoning Ordinance (ACZO).



Project Requirements Chart

Below is a chart showing the conditions requiring a CoA or ACoA. More detailed guidelines regarding individual building elements will follow.

Note: Arlington County building and zoning permits may also be required for these projects. Applicants are responsible for obtaining these permits separately from Arlington County’s Inspection Services Division (ISD) once the CoA or ACoA has been issued.

General Building Guidelines

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
Repair, replacement, and ordinary maintenance of exterior features, using in-kind materials and design.	X		
Repair, replacement, and ordinary maintenance of exterior features, using different materials and/or design.		X	
Any new construction or enlargement, addition, modification, or alteration of the exterior of an existing building.		X	
Removal or demolition of part or all of a building or structure.		X	
Any interior modifications or renovations.	X		

Log, Masonry, and Siding

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
Exterior painting of <i>previously unpainted</i> logs and stone/masonry.		X	
Exterior painting of, and paint color of, all surfaces <i>previously painted</i> .	X		
Replacing masonry with an in-kind material.			X
Replacing logs with an in-kind material.			X

Window and Door Guidelines

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
Repair of the existing windows and/or doors.	X		
Replacement of the windows and/or doors.			X
Any new window or door opening or alteration to the size of existing window openings.		X	

Roof Guidelines

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
Repair or replacement of roofs, with different materials and/or different design.		X	
The in-kind repair or replacement of asphalt shingle roofs.	X		
Replacement of gutters.	X		

Landscaping and Site Guidelines

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
General landscaping, preparation, and maintenance of lawns, shrubbery, flower beds, and gardens.	X		
Paving repair using in-kind material of matching design	X		
Modification of flagstone walkways, patios, stairs, or retaining walls.		X	
Repair of flagstone walkways, patios, stairs, or retaining walls.	X		
The repair or in-kind replacement of fencing in an existing location.	X		
Different fencing in an existing or new location.			X
Any other action which is not ordinary maintenance but which modifies, alters, or otherwise affects the exterior features of a building, site, or open space within the historic district.		X	
Removal of a tree less than 15" in diameter at 4' in height.	X		
Emergency tree removal (fallen tree or imminent danger from a tree) of any size.			X
Non-emergency removal of a healthy tree (measuring at least 15' in diameter at 4' in height).		X	

Other Guidelines

<u>Proposed Project</u>	<u>CoA not required</u>	<u>CoA required</u>	<u>ACoA required</u>
Providing temporary disabled access (in place up to six months).	X		
Providing permanent disabled access.		X	
Installation or replacement of air conditioning condenser and heat pump units.			X
Installation of satellite dishes larger than 18" in diameter.			X

IV. Guidelines for Proposed Work That Will Be Considered for a Certificate of Appropriateness (CoA) or 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 Hermitage 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 dwelling or a portion of the existing dwelling.
- 4) Any change in or alteration of materials.
 - a. The historic log sections of the house should be maintained and repaired rather than replaced. If the HALRB determines that the logs are beyond repair, then the logs should be replaced in-kind.
 - b. The wood board-and-batten in the upper gable ends should be maintained and/or repaired, or otherwise replaced in-kind.
 - c. Appropriate siding material on the non-historic new additions and on any subsequent new construction should be limited to wood siding or wood shingles.
 - i. The use of synthetic materials (such as fiber cement board siding) would detract from the building's expression of natural products.
 - d. The original roof material is not known. Appropriate roofing material for the historic section of the house includes either wood shingles or asphalt shingles. The roofing on the additions to the original house should continue to utilize asphalt shingles.
- 5) The replacement of the doors and windows.
 - a. The original front door should be retained. If the HALRB determines that the original door is beyond repair, then the replacement door should recall the existing door in both material and design.
 - b. In-kind replacement of the metal windows on the historic house is permitted, but HPP staff encourages the owner to consider wood windows matching the design found on the former rear elevation.
- 6) The removal, replacement, alteration, or enclosure of entrances and/or porches.
- 7) The painting of previously unpainted materials, such as the stone foundation and chimney.
- 8) The installation of solar panels.
 - a. The solar panels should have limited visibility from North Randolph Street.
 - b. The solar panels should be placed on non-historic sections of the roof.
- 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 Foresters.
- 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 Hermitage 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 Foresters 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 Appendix A of these design guidelines.

V. Exemptions from the CoA/ACoA Process:

The following changes to the Hermitage Local Historic District are exempt from the CoA or ACoA process and review:

- 1) Any interior modifications or renovations.
 - a. HPP staff recommends the retention of the historic interior log walls.
- 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, windows, and doors.
- 6) Removable items and accessories such as window or door screens, storm windows and doors, flower boxes, 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.

Appendix A: 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 North Randolph Street should be wood picket or post and rail. 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, post-and-rail, or privacy fences, but preferably post-and-rail fencing that matches the existing fence. Privacy fences should be no higher than 7 feet tall, and may be painted, stained, or unfinished.

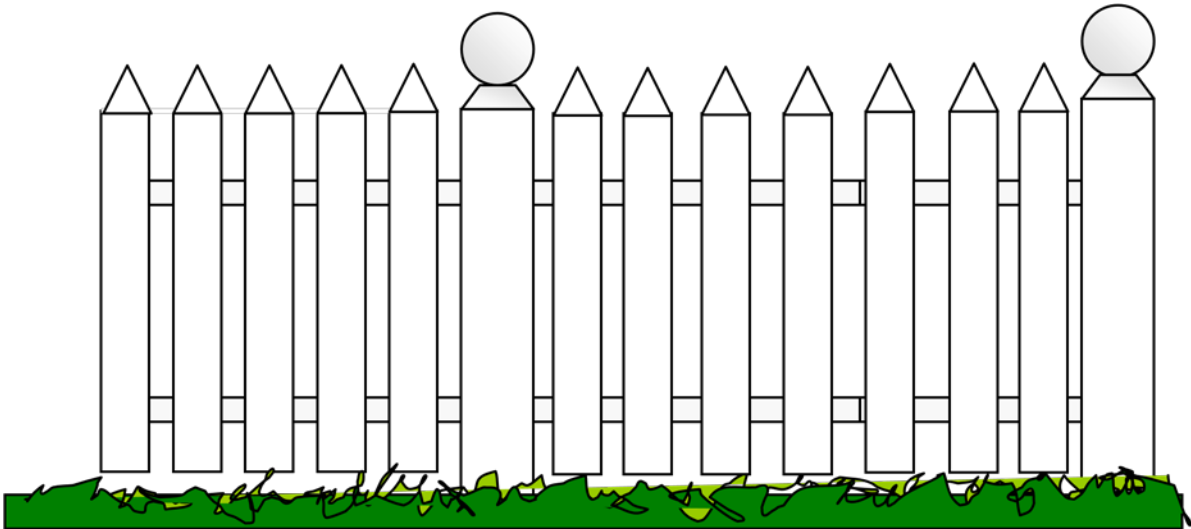


Figure 1: Example of a Gothic Wood Picket Fence.

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.

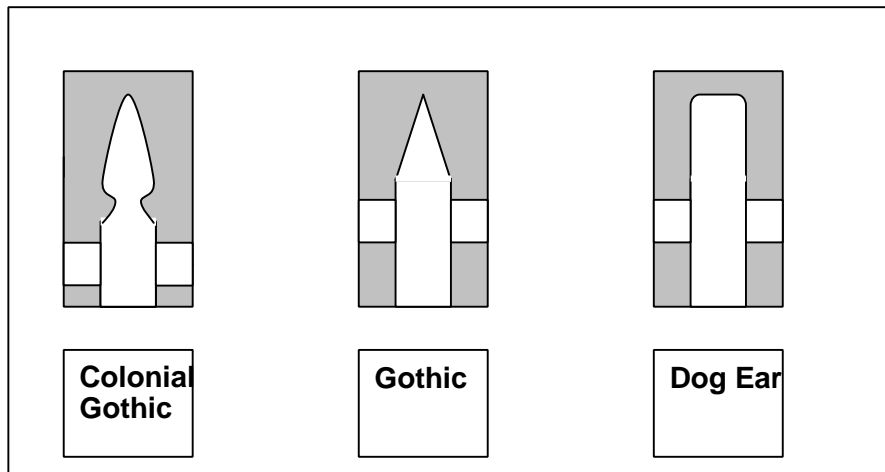


Figure 2: Wood Picket Fence Types Approved under ACoA Process.

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 2: Privacy Fences Approved under ACoA Process.

Post and Rail fences are defined as wood fences with vertical wooden posts with horizontal timber slotted through it. The addition of wire/mesh is appropriate to increase containment capability. The installation of post and rail fences on the property may be approved in heights allowed by the Codes and Ordinances of Arlington County and provided the fence is similar to the design shown below.

