

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-25 (HP1700048)



A request by Caroline Riker & Robert Neubauer, owner of 1600 N. Lexington Street in the Washington-Torreyson House Historic District, to replace the wood window trim with cellular PVC on the additions to the historic house.



**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** October 10, 2017  
**SUBJECT:** 1600 North Lexington Street, Case 17-25, Washington/Torreyson Farm House Historic District

**Background Information**

The dwelling at 1600 North Lexington Street was likely constructed between 1879 and 1905. The Washington/Torreyson Farm House Local Historic District Designation Form describes the vernacular house as follows:

The Washington/Torreyson Farm House is a two-story, frame, vernacular dwelling with an I-shaped plan, a continuous fieldstone foundation, and a side-gable roof. The residence has undergone two distinct renovations since its initial construction, the first in the 1940s and the most substantial in 2007. Originally, the house was clad in clapboard wood siding, then covered in asbestos shingle siding in 1949, and then clad in Hardiplank siding during the 2007 renovation. ... all of the roof surfaces were replaced with standing seam metal in 2007. All of the windows are wood with plain wood surrounds. The six-over-six light, double-hung sash windows and six-light casement windows found throughout the new additions were selected to match the windows of the original house. However, the original window sash configuration is unknown and it is likely that the original windows were replaced with the six-over-six light configurations during the 1940s renovation. A new front entrance porch, as well as one large and two small rear additions, were built as part of the 2007 renovation.

The dwelling is also a contributing resource to the Highland Park - Overlee Knolls National Register Historic District.

**Proposal**

The property owner requests to replace the existing wood trim with cellular PVC trim on the non-historic additions to the dwelling. All of the wood window trim on the historic massing would be replaced in-kind.

**DRC Review**

The Design Review Committee (DRC) heard this application at its October 2017 meeting. The committee and staff agreed that limiting the PVC trim to the later additions of the dwelling would be consistent with

HALRB policy regarding the use of this material, as the subject property's design guidelines do not address synthetic trim materials. The DRC recommended that this application be placed on the discussion agenda for the October 18, 2017, HALRB hearing.

### **Recommendation**

Staff recommends approval of the application. The existing finger-jointed wood window trim was installed as part of the 2007 rehabilitation of the house and has deteriorated beyond repair. The *Washington/Torreyson Farm House Design Guidelines* do not address the use of cellular PVC trim. Synthetic materials such as cementitious fiberboard siding, however, presently clad both the historic I-house and the later additions. Other local historic districts with more recently updated guidelines (such as the Maywood Local Historic District) allow for the installation of PVC trim on non-historic construction. The Historic Preservation staff recommends approval of the application as it meets the intent of the *Washington/Torreyson Farm House Design Guidelines* and conforms with the HALRB's approach to the use of synthetic trim material in Arlington County Local Historic Districts.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Neighborhood Services Division  
Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201  
TEL 703.228.3830 www.arlingtonva.us

October 5, 2017

Robert Neubauer  
1600 North Lexington Street  
Arlington, VA 22205

**RE: Design Review Committee Report  
1600 North Lexington Street  
Certificate of Appropriateness 17-25  
Washington-Torreyson House Historic District**

Mr. Neubauer:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its October 4, 2017, meeting. Please see the attached summary of comments from the committee and Historic Preservation Program (HPP) staff.

The DRC recommended that your item be placed on the discussion agenda for the HALRB meeting on October 18, 2017. For your application to be heard at this meeting, all updated materials must be submitted to HPP staff by the close-of-business on Tuesday, October 10, 2017.

The agenda and materials for the HALRB meeting will be posted online at:  
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz  
Historic Preservation Staff  
cc: Marlene Terreros

ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE 9/12/17 - 2 - HD RPC# \_\_\_\_\_  
(TO BE COMPLETED BY STAFF)

DESIGNATED PROPERTY:

Name of Historic District WASHINGTON - JORREYSON HOUSE  
Address of Building 1000 N. LEXINGTON

OWNER:

Name ROBERT NEUBAUER  
Address (if different) \_\_\_\_\_  
Phone (Home) 703 969 6403 (Work) 301 263 2727  
EMAIL: RONEUBS@GMAIL.COM

PERSON FILING APPLICATION, IF OTHER THAN OWNER:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
Relationship to Applicant \_\_\_\_\_

PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:

ROBERT NEUBAUER

PURPOSE OF APPLICATION:

Repair (change of materials)  Alteration  Addition  Fence  
 Demolition  New construction  Relocation  Outbuildings  
 Tree Removal  Grading  Sign  Other

Will an application related to this property go before any of the following?  Board of Zoning Appeals  
 Planning Commission  County Board  Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?  YES  NO

Is any demolition anticipated?  YES  NO If yes, please describe \_\_\_\_\_

OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Description: REPLACING ROTTED WINDOW TRIM w/ PVC TRIM  
TO MATCH EXISTING, 17 PIECES ±, ~~THREE~~ SIDES OF  
HOUSE FOUR

# Summary of Comments from the October 4, 2017, DRC meeting.

Page: 1

Author: Design Review Committee Subject: Use of Cellular PVC Date: 10/05/2017 8:07:04 AM

The DRC recommends approval of the installation of the cellular PVC window trim only on the non-historic massing of the house.

Application Checklist

In order to facilitate the review by the DRC and the HALRB, use the Application Checklist provided below, and please check all that apply.

Please include marked-up photographs of the elevations showing the windows that will be included as part of this project.

<p><b>General</b></p> <p><input checked="" type="checkbox"/> Application Form (see Appendix D)</p> <p><input type="checkbox"/> Vicinity / Plat Plan</p> <p><input checked="" type="checkbox"/> Existing Condition Photographs</p> <p><b>Site Plan</b></p> <p><input type="checkbox"/> Outline of adjacent buildings</p> <p><input type="checkbox"/> North Arrow / Names of adjacent streets</p> <p><input type="checkbox"/> Required zoning setbacks</p> <p><input type="checkbox"/> Location / type of existing trees of 15" caliper or greater</p> <p><input type="checkbox"/> Location / type of new / replacement trees</p> <p><b>Elevations</b></p> <p><input type="checkbox"/> Elevations Scale (1/8" = 1' min)</p> <p><input type="checkbox"/> Existing versus new construction</p> <p><input type="checkbox"/> Dimensions of new work</p> <p><input type="checkbox"/> Height of floors and roof ridge</p> <p><b>Windows</b></p> <p><input type="checkbox"/> Type (e.g., double hung)</p> <p><input type="checkbox"/> Size (e.g., 30" wide x 42" high)</p> <p><input type="checkbox"/> Style (e.g., 6 over 1)</p> <p><b>Exterior Cladding</b></p> <p><input checked="" type="checkbox"/> Type (e.g., wood lap siding)</p> <p><input type="checkbox"/> Size (e.g., 6" weather)</p> <p><input type="checkbox"/> Trim Dimensions</p>	<p><b>Miscellaneous</b></p> <p><input type="checkbox"/> Historical Photos / Drawings</p> <p><input type="checkbox"/> County Arborist Report</p> <p><input type="checkbox"/> Perspective Drawings / Renderings</p> <p><input type="checkbox"/> Model</p> <p><b>Floor Plans</b></p> <p><input type="checkbox"/> Floor Plan Scale (1/8" = 1' min)</p> <p><input type="checkbox"/> North Arrow</p> <p><input type="checkbox"/> Existing versus new construction</p> <p><input type="checkbox"/> Dimensions of new and existing work</p> <p><input type="checkbox"/> Area of existing new work</p> <p><input type="checkbox"/> Section(s)</p> <p><b>Drawing Details</b></p> <p><input type="checkbox"/> Porch rail details (refer to standard)</p> <p><input type="checkbox"/> Wall Section Detail</p> <p><input type="checkbox"/> Eave Detail</p> <p><input type="checkbox"/> Other</p> <p><b>Catalog Information (Samples and Specifications)</b></p> <p><input type="checkbox"/> Doors and Windows</p> <p><input type="checkbox"/> Cladding / Siding Materials</p> <p><input type="checkbox"/> Roofing Materials</p> <p><input type="checkbox"/> Other</p>
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