



3500

# *Anderson House*

Local Historic District Design Guidelines  
Approved December 17, 2022

**Design Guidelines for a Certificate of Appropriateness and  
an Administrative Certificate of Appropriateness for the  
Anderson House at 3500 14<sup>th</sup> 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 Anderson House 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 Anderson House Local Historic District**

Joseph C. Anderson constructed the single-family vernacular four-square dwelling in two building campaigns between ca. 1911 and 1916. The house features some Prairie-style architectural details such as a wide, full-width front porch supported by wide masonry columns, a shallow-hipped porch roof, a squared hipped roof, and wide overhanging eaves. A ca. 1916 addition on the front elevation created a four square massing with small back porch from the original rectangular floorplan. A rear first story addition built in 1939 created a larger kitchen while retaining the basic floorplan; this space was replaced by a larger basement level and rear addition in 2016.

The interior plan of the Anderson House changed with each renovation made to the property. The original home likely had a simple, single-pile floorplan with a sitting area and dining room on the first floor and two bedrooms on the second floor. The ca. 1916 addition created a four-square floorplan (characterized by first and second stories divided into quarters with no central hall) and featured a new interior foyer and formal parlor with the wraparound porch serving as a transitional space from the outside to the inside of the dwelling. The Anderson House is a distinctive example of a vernacular, early-20<sup>th</sup> century four-square single-family dwelling with modest Prairie-styled architectural elements.

**Overall site:** Today, the Anderson House is sited on a roughly rectangular 0.316-acre lot (13,764 square feet). Set back approximately 40' from 14<sup>th</sup> Street North, the house is separated from the public right-of-way by a lawn and mature trees. On the north portion (front) of the lot, a single-car parking pad sits in the northeast corner. A concrete walkway leads from the street to two concrete steps in front of the wood plank porch. A concrete walkway to the west of the central walkway leads to a wooden handicap ramp along the west side of the porch. Another concrete walkway to the east, with an accompanying metal handrail, curves around to the rear of the house and terminates at a concrete retaining wall with four steps south of the dwelling leading to an open patio and wooden pergola. Orientated to the north, the site is bounded by 14<sup>th</sup> Street North on the north side, lots with single-family dwellings to the east and west, and two lots with single-family dwellings to the south. The southeastern corner of the property has a small, non-historic wooden shed, and rectangular wooden raised planter beds. Behind the beds is a shallow drainage ditch running east to west. A tall wood fence separates the property from neighbors to the south. Chain-link fences separate the property from the neighbors to the west and east. A mixture of tall plants and groundcover borders the north, east, and west sides of the house. There are several large trees on the site, including two maples toward the eastern part of the property, an oak toward the west, and an American beech in the front of the property, that provide some screening between the house and street.

**Significant Features:** The significant features of the site include the original ca. 1912 house and the ca. 1916 front addition with the distinctive wraparound porch at the front and side elevations of the dwelling and the open setting and mature trees. Modifications to the property's site and landscape elements (walkways, outbuildings, retaining walls, fences, driveways, etc.) will be subject to the design guidelines, but will be considered non-historic elements in the Historic District. The priority for preservation of the District will involve maintaining the historic and architectural integrity and character of the Anderson House.

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

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

There are twelve (12) standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and six (6) standard guidelines that will require an Administrative Certificate of Appropriateness (ACoA) from the Historic Preservation Program (HPP) staff.

#### **A. A CoA is required for the following changes to the Anderson House Local Historic District:**

- 1) If the proposed exterior 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 or outbuilding(s).
- 3) Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing house or a portion of the existing house.
  - a. Additions are encouraged to be obscured from the public right-of-way along 14<sup>th</sup> Street North.
- 4) The replacement of the windows and doors.
  - a. Historic windows and doors should be maintained and repaired rather than replaced.
  - b. If the HALRB determines that the historic windows are beyond repair, then replacement windows on the first and second stories must match the design, size, and profile of the original windows and must be of wood.
  - c. If the HALRB determines that the historic doors are beyond repair, then replacement doors must match the existing and be made of wood.
  - d. The infill of existing window and door openings will be discouraged.
- 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 siding, roofing material, gutters, or downspouts.
  - a. Siding is not an appropriate material for use on the historic portions of the dwelling; however, it could be considered to distinguish new additions from the historic house.
  - b. Any changes to existing roof materials would require HALRB approval.
  - c. The repointing of mortar with any but matching Portland cement-based materials would need to be reviewed by the HALRB for appropriateness. Mortar repointing must be undertaken according to the standards delineated by the National Park Service in Preservation Brief #2 “Repointing Mortar Joints in Historic Masonry

Buildings.”<sup>1</sup> This includes identifying the reason for mortar deterioration, analyzing the composition of the mortar, and identifying a suitable mortar match, including matching color and texture components. Joint preparation is crucial for the success of the installation, as are appropriate curing conditions. [It should be noted that concrete was used inappropriately as mortar on a portion of the southern elevation in a past repair and it should not be used as an example of extant mortar to be duplicated.]

- 7) The painting of previously unpainted materials, such as the brick walls or stone lintels and sills.
- 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 14<sup>th</sup> Street North.
- 9) The installation, removal, or modification of interpretive signage (e.g., historic markers).
- 10) The removal of large trees (measuring at least 15 inches in diameter at 4 feet of height) that are not damaged, diseased, or determined to be a safety hazard by the Arlington County arborist.
- 11) The future construction of or exterior alteration of any outbuildings on the parcel.
- 12) 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 Anderson House 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 Arlington County arborist that details the hazardous or unhealthy condition of the tree(s) and includes specific recommendations for the species and location of any replacement tree(s).
- 2) The installation, removal, or changes in material of specific landscape elements, including fencing, retaining or decorative walls, driveway, walkways, or paving.
- 3) 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.

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<sup>1</sup> National Park Service, Technical Preservation Services, “Repointing Mortar Joints in Historic Masonry Buildings” <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm> (accessed August 15, 2022)

- 4) 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.
- 5) The installation of satellite dishes larger than 18” in diameter. Placement in an unobtrusive location will be encouraged.
- 6) 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 Anderson House Local Historic District are exempt from the Certificate of Appropriateness (CoA) and Administrative Certificate of Appropriateness (ACoA) process and review:

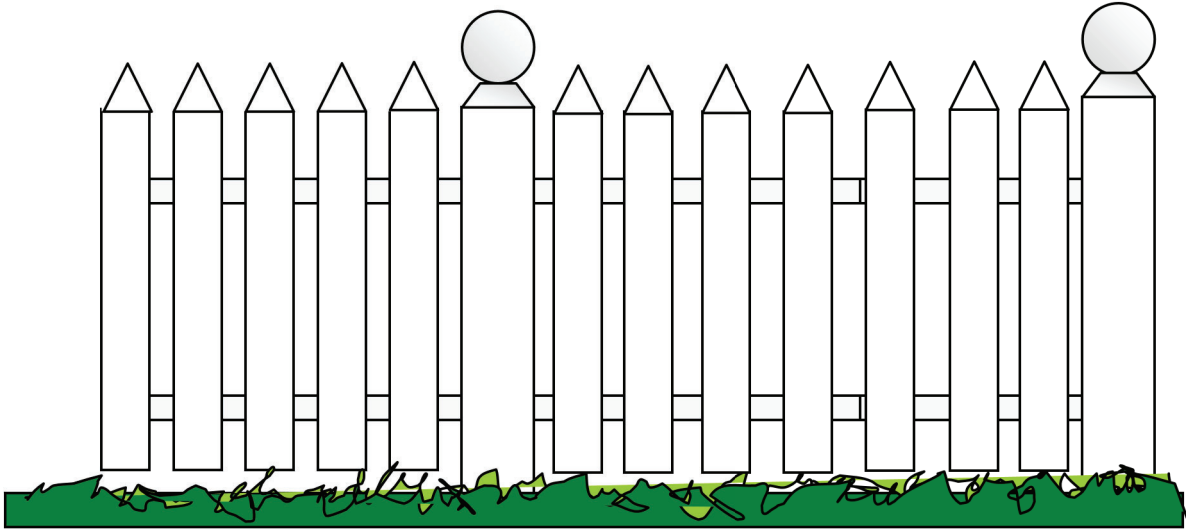
- 1) Any interior modifications or renovations.
- 2) The repair, replacement, and ordinary maintenance of exterior features with the same materials of the same design.
  - a. Note that mortar repointing must be undertaken according to the standards delineated by the National Park Service in Preservation Brief #2 “Repointing Mortar Joints in Historic Masonry Buildings.”<sup>2</sup> This includes identifying the reason for mortar deterioration, analyzing the composition of the mortar, and identifying a suitable mortar match, including matching color and texture components. Joint preparation is crucial for the success of the installation, as are appropriate curing conditions.
- 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 windows and doors, or decorative trim.
- 6) Removable items and accessories such as window or door screens, storm windows and doors, flower boxes, outdoor furniture, mailboxes, 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.

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<sup>2</sup> National Park Service, Technical Preservation Services, “Repointing Mortar Joints in Historic Masonry Buildings” <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm> (accessed August 15, 2022)

## V. Fencing

New fencing, and alterations to or removal of existing fencing, can be approved by the HPP staff through the ACoA process. Fences facing 14<sup>th</sup> 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 (for wood) or Figure 3 (for metal) below. The setbacks and heights of fences installed under the ACoA process must comply with relevant Arlington County Codes and Ordinances.

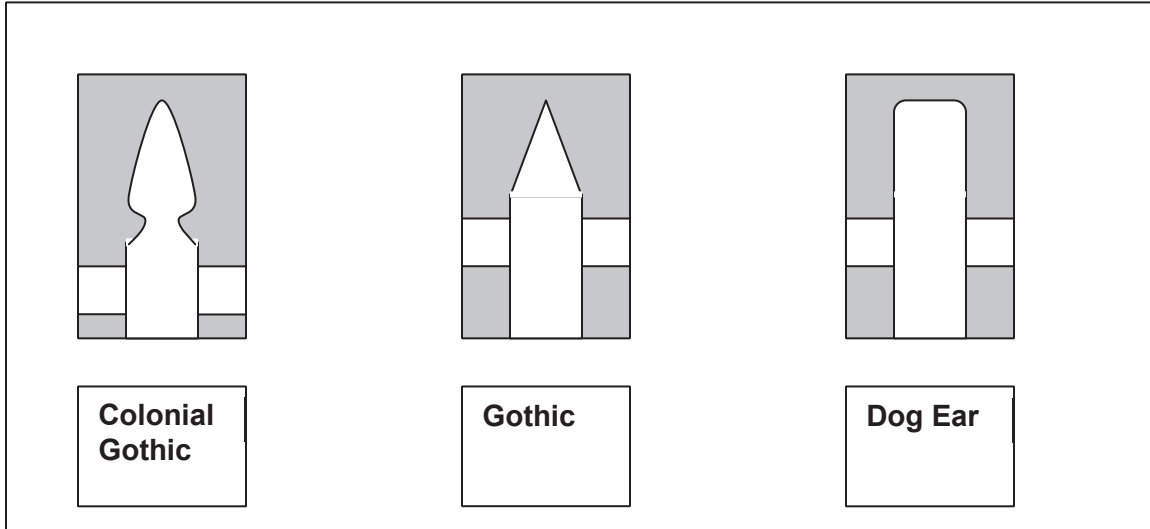


Figure 2: Wood Picket Fence Types Approved under the ACoA Process.

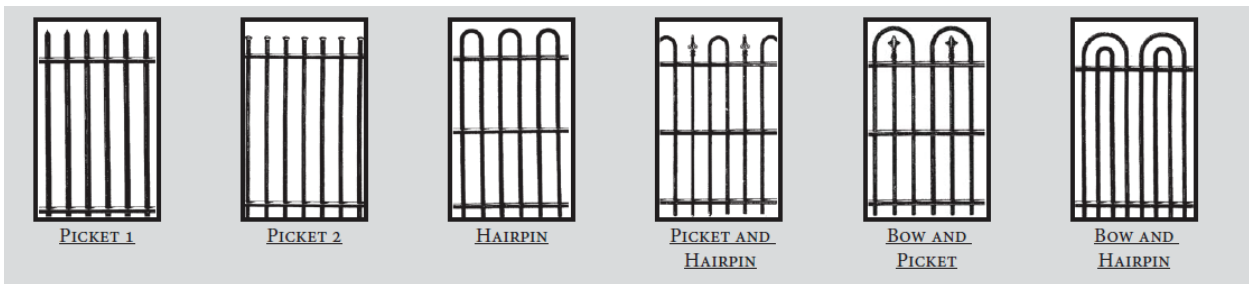


Figure 3: Metal Fence Types Approved under the ACoA Process.



**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 in Figure 4 below.



*Figure 4: Privacy Fences Approved under the ACoA Process.*