



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Mical Tawney, Historic Preservation Associate Planner
DATE: September 9, 2023
SUBJECT: CoA 24-18, 4025 North Randolph Street, The Hermitage Local Historic District

Background Information

The Hermitage, located at 4025 North Randolph Street, is a Rustic Revival-styled log house constructed in 1931. The house is representative of the naturalistic qualities of the Rustic Revival 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. It is unique to the architectural landscape of Arlington County as no other examples of the Rustic Revival style have been identified to date.

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 consists of a central single-story side-gable block with flanking, projecting front-gable wings on its northern and southern extents. The northern wing is one-story, and the south wing is one-and-one-half stories. There are two additions, constructed ca. 1985 and 1995. The house sits on a triangular-shaped lot that severely slopes downward towards its western extent.

In March 2022, the HALRB approved a retroactive CoA (CoA 22-05) for various landscaping alterations. In May 2023, the HALRB approved CoA 23-08 for the renovation of the non-historic rear addition of the house. This project included the installation of new windows, the replacement of the existing skylights, the replacement of select existing windows, the raising of the hyphen roof by 1', and the repair/replacement of damaged siding.

Proposal

The applicant is proposing to construct a prefabricated cedar shed measuring about 8' x 4'. The shed will be located to the north of the house along the northern-most edge of the existing driveway. The shed has cedar roof shingles, cedar framing, and cedar siding and features a shed (or lean-to) roof.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) considered this application at its September 4, 2024, hybrid meeting. Mr. Wenchel and Mr. Dudka asked if the shed would have a foundation. Ms. Jensen, the applicant, shared that she was unsure if the shed-kit included a foundation. Mr. Dudka offered that paving stones underneath it would be helpful and prevent water damage to the base of the shed. Having no other questions or concerns, the DRC placed this application on the Consent Agenda for the September 18, 2024, hybrid HALRB public hearing.

Recommendation

The Historic Preservation Program (HPP) staff recommends approval of the subject application as submitted. The *Hermitage Historic District Design Guidelines* states that the “future construction or exterior alteration of any outbuildings on the parcel” must obtain review and a CoA from the HALRB, but they do not offer specific guidance for the design and/or materials of outbuildings. The placement of the shed is appropriate given that it will not be highly visible from the public right-of-way or obstruct views of the historic house. Furthermore, the material of the proposed shed, wood, is appropriate for the district and for historic properties in general. Finally, the installation of the shed complies with Standard #10 of *The Secretary of the Interior’s Standards for Rehabilitation*:

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.