

**Design Guidelines for a Certificate of Appropriateness
and an Administrative Certificate of Appropriateness for the
Washington/Torreyson Farm House at 1600 North Lexington Street,
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 Washington/Torreyson Farm House 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 Washington/Torreyson Farm House Local Historic District

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 house occupies what is now a corner lot, facing North Lexington Street to the north and 16th Street North to the south. Most likely built sometime between 1879 and 1905, 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. The dwelling's original roof material is unknown, although a 1936 map indicates it had composition roofing by that time. This roof material was maintained until 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 configuration 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.

Despite changes in materials over time and the construction of new rear additions, the dwelling still retains its integrity of location, setting, design, feeling, and association. The original massing, roof line, and fenestration pattern of the historic I-house form are still readily visible and easily distinguishable from the new additions. Furthermore, the dwelling illustrates the practical simplicity of rural residential architecture and typifies the housing stock common in Arlington in the late-19th and early-20th centuries. The dwelling's architectural detailing is

minimal, with its most characteristic features being the I-house form, side-gable roof, and lack of stylized exterior decoration.

The significant features of the site include the farm house (both the original section and the later porches and additions), its adjacent yard areas, and its prominent location on a slight hill overlooking North Lexington Street. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the entire house, including the original portion and all later additions. The retention of the existing mature trees on the property, which frame the dwelling and provide a natural buffer from the adjacent residential lot and street intersection, also will be encouraged.

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

There are eleven standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and three 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 Washington/Torreyson Farm House 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 or outbuilding(s);
3. Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing buildings or a portion of the existing buildings;
4. The replacement of the windows on the house;ⁱ
5. The removal, replacement, 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, roofingⁱⁱ, gutters, and downspouts.
7. The painting of previously unpainted materials, such as the stone foundation and brick chimney;
8. The installation, removal, or modification of interpretive signage (e.g., historic markers);
9. The installation, removal, or changes in material of specific landscape elements, including outbuildings, fencing, walls, driveway, walkways, or patio paving;
10. The removal of large trees (measuring at least 15" in diameter at 4' of height) that are not damaged or diseased; and
11. 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 Washington/Torreyson Farm House Local Historic District:

1. The removal of any damaged or diseased mature tree (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.
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 satellite dishes less than 18” in diameter in an obtrusive location.

IV. Exemptions from the CoA/ACoA Process:

The following changes to the Washington/Torreyson Farm 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;
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 or Hardiplank siding, wood windows and doors, decorative wood trim, or metal roofing; and
6. Removable items and accessories such as window air conditioners, window or door screens, storm windows and doorsⁱⁱⁱ, outdoor furniture, mail boxes, building numbers, outdoor light fixtures, and other temporary outdoor features associated with the buildings.

ⁱ Replacement windows are to be wood with either true-divided or simulated-divided muntins.

ⁱⁱ Appropriate siding materials include Hardiplank (existing), or wood or asbestos shingles (historic). Vinyl, aluminum, or simulated wood-grain siding are not considered appropriate. Prior to the installation of any new siding, the existing siding must first be removed.

ⁱⁱⁱ 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).