

**Design Guidelines for a Certificate of Appropriateness
and an Administrative Certificate of Appropriateness for the
Fraber House at 1612 North Quincy 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 Fraber 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 Fraber House Local Historic District

Measuring one-and-one-half stories in height, the Fraber House rests on a solid brick stretcher bond foundation, is clad in aluminum siding, and features a full-width front porch and wide overhanging eaves with simple decorative brackets. Clad in asphalt shingles, the side gable roof is pierced by prominent matching dormers on the east and west elevations. There is a standing exterior end chimney with a corbelled brick cap on the south elevation. The original wood siding remains underneath the aluminum siding; a small portion was visible along the side entrance steps on the north elevation. This wood siding most likely matches the original siding still extant on the garage. All of the windows and doors on the first and second floors, with the exception of the modern storm doors, are original to the house and have plain surrounds. The fixed basement windows all have brick rowlock sills, with the exception of the two basement level windows on the rear elevation with concrete sills. It is unknown if the original decorative wood brackets along the eaves on each elevation of the house have been removed, or if they remain intact underneath the existing aluminum enclosures. In a few locations along the eaves, the original wood soffit is exposed. All of the shutters are non-functional, louvered, and of aluminum.

The Fraber House, built ca. 1913, is a classic and well-preserved example of an early-20th century single-family residence designed and built in the Bungalow form. John and his wife Lucia Fraber hired local builder John A. "Jack" Spates to construct their home. Although it is one of many bungalows in Arlington County, it is among the earliest examples built in the Cherrydale neighborhood and it has been verified by descendants of the original owners to have been built by Spates. The house also is one of the most intact examples of an historic Bungalow in both Cherrydale and Countywide, having retained its original footprint, windows and doors, and interior layout and detailing. Furthermore, in its approximately 99 years, it has never

undergone any additions or insensitive renovations. The house, detached garage, and surrounding yard remained in the Fraber family until the County purchased the property in July 2002. The Fraber House still retains its integrity of location, setting, design, materials, workmanship, feeling, and association. The original massing, roof line, and fenestration patterns also are unchanged.

The Fraber House represents a characteristic type and style of house for the period in which it was built. It is representative of both the types of architecture common in Arlington and the types of people who helped establish and transform the County into the thriving commuter's suburb that continues today.

Overall site: The significant features of the site include the original house, the adjacent open yard areas, and the property's prominent corner location at the edge of Cherrydale at the intersection of North Quincy Street and 17th Street North. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the historic house. However, once Arlington County sells the property and if the new owner decides to move the adjacent historic garage onto the house parcel, then these design guidelines also will become applicable to this historic outbuilding (see Section III, A.11 below).

In addition, the retention of the existing mature trees on the property, which frame the dwelling and provide a natural buffer between the house and the surrounding public parklands, also will be encouraged.

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

There are twelve standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and four 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 Fraber 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;
3. Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing building or a portion of the existing building;
4. The replacement of the windows and doorsⁱ [see footnote i];
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 sidingⁱⁱ [see footnote ii], roofing, gutters, downspouts, or decorative brackets;
7. The painting of previously unpainted materials, such as the brick 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 fencing, retaining or decorative walls, driveway, walkways, or paving;
10. 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 arborist;
11. The relocation and siting of, and alterations to, the adjacent historic garage outbuilding onto the lot, or the future construction or exterior alteration of any outbuildings on the parcel; and
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 Fraber 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 County arborist 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 satellite dishes larger than 18" in diameter. Placement in an unobtrusive location will be encouraged.
4. 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 Fraber 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 aluminum siding, wood windows and doors, or decorative trim; and
6. Removable items and accessories such as window air conditioners, window or door screens, storm windows and doorsⁱⁱⁱ [see footnote iii], outdoor furniture, mail boxes,

building numbers, outdoor light fixtures, and other temporary outdoor features associated with the buildings.

V. Fencing

The placement and installation of new fencing, or alterations to or removal of existing fencing, can be approved by the Historic Preservation Program staff through the ACoA process. Due to the orientation of the Fraber House on its corner lot, and its shared property line with a public park, fences should clearly delineate public and private property while also providing an attractive view from public areas. Fences should be wood picket, no higher than 4 feet tall, and may be painted, stained, or unfinished.

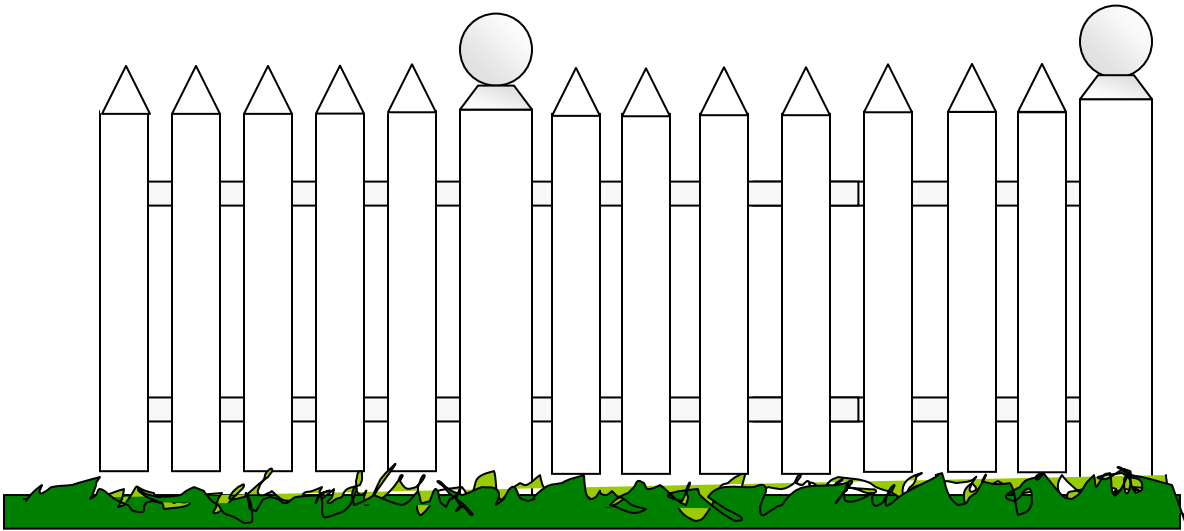


Figure 1: Example of a Gothic Wood Picket Fence.

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 fencing also must comply with relevant Arlington County Codes and Ordinances, Section 32, D3a/e.

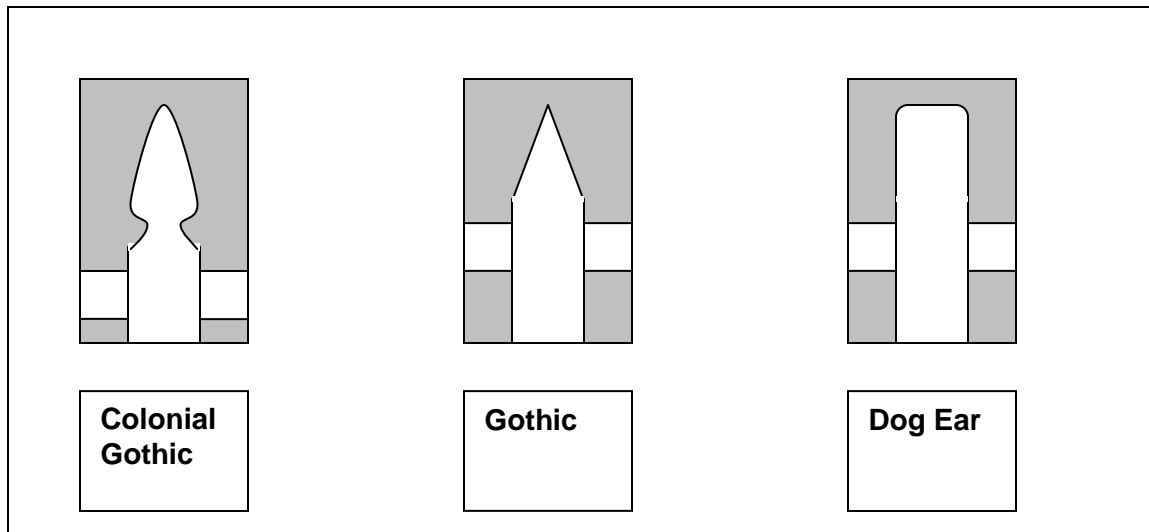


Figure 2: Wood Picket Fence Types Approved under ACoA Process.

ⁱ Original windows and doors are to be maintained and repaired rather than replaced. If the HALRB determines that the original windows and doors are beyond repair, then replacement windows on the first and second levels of the house are to be wood with either true-divided or simulated-divided muntins. Replacement windows on the basement level are to be metal with matching pane configurations as existing. Replacement doors are to be wood to match existing.

ⁱⁱ Appropriate siding materials include wood (for the historic building), or wood or Hardiplank siding for any additions or new construction. Vinyl, aluminum (other than existing), or simulated wood-grain siding are not considered appropriate. Prior to the installation of any new siding on the historic building, the existing siding must first be removed. Removal of the aluminum siding and repair and/or restoration of the original wood siding will be encouraged.

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). For storm doors, a single pane door is preferred over the existing doors.