

**Guidelines for a Certificate of Appropriateness
and for an Administrative Certificate of Appropriateness
for the Swanson Middle School
A local Arlington County Historic District**

I. Description of the Swanson Middle School Local Historic District

Two stories high and thirteen bays wide, the original, main block of the school sits on a concrete block foundation with a brick water table. It is constructed of steel joists with concrete-block walls faced in six-course Flemish-bond brick. The building has a side gable, slate roof with a center gable and four exterior-end brick chimneys. A modillion cornice encircles the building. Fenestration is comprised of large multi-light replacement windows. The windows are ornamented with brick jack-arched lintels and keystones. The main entrance is marked by a pedimented projection that contains a large Palladian window and a one-story, one-bay portico with fluted Tuscan columns. Several expansion stages have enlarged the school since its construction. The 1954 expansion added a gymnasium on the east elevation, a cafeteria to the south elevation, and additional classrooms to the west elevation. A 2004 addition was constructed on the west portion of the north façade. The siding of the additions is brick to match the original, the windows are metal awning-type, and the roofs are flat with sheet metal coping. The gym has a pediment entrance with wood columns and pilasters and a standing seam metal roof, the south side entrance has a bracketed cover hood, and a standing seam metal roof, and a rear entrance has square wood columns and trim. The most recently constructed entrance has smooth, round fiberglass columns, metal doors, and fixed windows. These additions do not compromise the integrity of the main block.

The significant features of the site include the original school building and its immediate surroundings, especially its prominent location on a slight hill, and the open and formal front entrance along Washington Boulevard. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the original portion of the building, as well as the historic open character of the front lawn.

II. Requirements for a Certificate of Appropriateness and an Administrative Certificate of Appropriateness

There are eleven basic standard guidelines covering the type of work that will initiate the need for a Certificate of Appropriateness (CoA) and one basic standard guideline that will require an Administrative Certificate of Appropriateness (ACoA) from the Historic Affairs and Landmark Review Board (HALRB).

A. A Certificate of Appropriateness (CoA) is required for the following changes to the Swanson Middle School Local Historic District:

1. The proposed work will involve different materials than presently existing materials and/or a different design than presently existing materials;
2. The removal or demolition of part or all of the building or structure;
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 removal, replacement or enclosure of entrances and/or porches;
5. Any change in or alteration of materials, including installation of siding, shingles or masonry facing;
6. The painting on previously unpainted brick, or the removal of paint on masonry;
7. The repointing of brick with different material, texture, strike, and/or design, and any proposed sandblasting;
8. The removal, installation or modification of permanent signage;
9. The removal of large trees (measuring at least 15" in diameter at 4' of height) that are not damaged or diseased;
10. The installation or removal of fencing or walls; 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 Administrative Certificate of Appropriateness is required for the following changes to the Swanson Middle School 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.

III. Exemptions from the Certificate of Appropriateness and Administrative Certificate of Appropriateness Process

The following changes to the Swanson Middle School 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 using like materials of like design;
3. General landscaping, preparation and maintenance of lawns, 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, brick or stucco;

6. Movable items and accessories such as window air conditioners, storm windows and doors, outdoor furniture, building numbers, security cameras, and outdoor light fixtures;
7. Placement or replacement of gutters and downspouts;
8. Graffiti removal, removal techniques, to the extent feasible, shall be compatible with the preservation of existing surfaces;* and
9. Any architectural element that dates after 1980 that is to be replaced with an in-kind element for security reasons.

IV. Specific Exemptions for the Swanson Middle School Local Historic District from the Certificate of Appropriateness and Administrative Certificate of Appropriateness Process and Review

Modifications to the following structures and adjacent areas included in the Swanson Middle School Local Historic District do not require a Certificate of Appropriateness or Administrative Certificate of Appropriateness from the Historic Affairs and Landmark Review Board (HALRB):

1. the rear field;
2. any temporary school relocatables; and
3. the south side parking areas;

* Arlington Public Schools participates in the Arlington County Police Department's graffiti control program, which requires that graffiti be removed within 72 hours of its emergence. Preferred removal techniques use chemicals that remove the graffiti from the surface of the brick. From time to time, and in order to meet the time requirements, APS may mask the graffiti with matching paint or request its removal by Arlington County Water Sewer Streets Bureau using sand blasting techniques. HALRB staff will be notified when such measures are required.