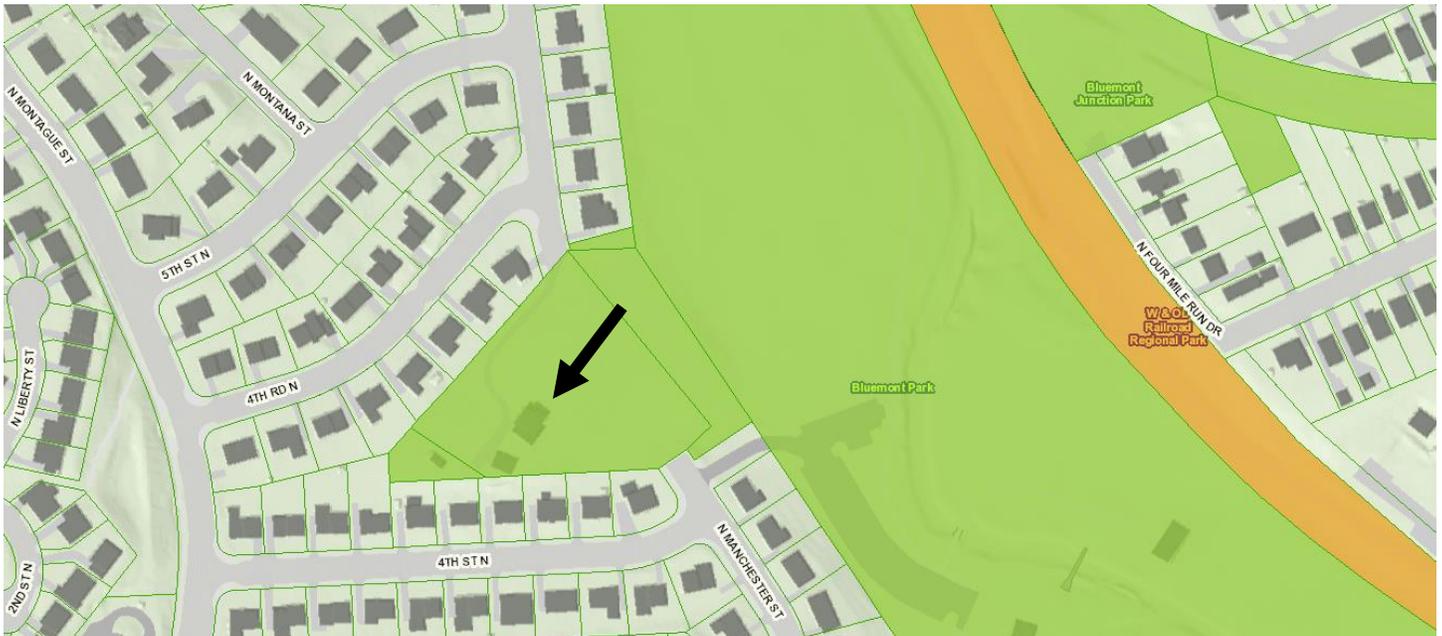


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-11 (HP1700017)



A request by Diane Probus (on behalf of the Arlington County Board), owner of 400 N. Manchester St. in the Reevesland Historic District, to demolish the concrete block garage, alter the driveway and add parking spaces, and install a grass paver drive to the milk house.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Andrew Wenchel,**
Tova Solo, Joan Lawrence, John Peck

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case #17-11 Agenda Item # 4

Application Complete

Application Incomplete

Applicant(s): Arlington County

For Applicant(s): Diane Probus and Kathy von Bredow

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Salvage the rusticated concrete block.
2. Staff to review paver sample when selected – note on drawings.

Findings:

Return to next DRC meeting

Send to HALRB

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: May 10, 2017
Subject: 400 North Manchester Street, CoA 17-11, Reevesland Historic District

Background Information

The Reevesland farmhouse is a two-story building with a stone foundation. Reevesland has the distinction of being the last operating dairy farm in Arlington. Originally known as the Torreyson Farm, the land was purchased in 1863 by William H. Torreyson, who built a house around 1865 and used it as a tenant house. In 1898, it became the home of Torreyson's daughter, Lucy and her husband, George Reeves. The last owner of the original property and farmhouse was Nelson Reeves, son of George Reeves. Arlington County designated the property as a local historic district in 2004.

The garage was constructed in 1956 from salvaged materials from a 1930s dairy barn. The garage is a concrete slab on grade structure, with the slab thickened at the perimeter walls. The walls themselves are constructed of recycled concrete block from the dairy barn. The garage door side of the garage is painted brick. There are two overhead garage doors on the north side of the building and one wood door on the east side. The garage is a modern utilitarian structure that is currently used by the Department of Parks and Recreation (DPR) to store equipment needed for maintaining Bluemont Park. The garage does not contribute to the historic landscape or understanding of the Reeves Farmhouse, and its demolition would not adversely affect either the environment of the farmhouse or the historical understanding of the property.

Proposal

The DPR staff has submitted an application for a number of alterations in the Reevesland Historic District. The work items include the following:

- Demolition of the garage;
- Reconfiguration and resurfacing of the existing driveway;
- Construction of a new parking pad and walkways adjacent to the historic house;
- Construction of a new grasscrete driveway/access to the milk shed; and
- Removal of two (2) trees and planting of two (2) new trees.

As part of the use permit for a Unified Residential Development (URD) approved by the County Board in September 2015, the County is required to create 2.5 parking spaces for the farmhouse as part of the subdivision to create a new lot. DPR is proposing to provide those parking spaces on a new parking pad, adjacent to the northwestern side of the house. The parking pad would measure approximately 23' x 43'. There would be a 2' planting strip separating the parking pad from the house itself. There also would be two 8' x 8' walkways leading from the parking pad to the front porch and to the back door. The material for the parking pad would be covered with pervious paver or chipseal. The proposed walkways would be concrete. Specifications and photographs of the pervious paver and chipseal are included in the attached drawings.

DRC and HALRB Review

The DRC first heard this case at its August 2015 meeting. The committee recommended the applicant salvage the concrete blocks from the garage and any other items of interest. There were no comments with respect to the other aspects of the application and the DRC found the proposed materials and design to be appropriate.

The HALRB heard this case at its August 2015 hearing. The HALRB deferred action on the application until the County Board acted on the proposed URD. In September 2015, the County Board approved a use permit for a URD to create the subject farmhouse parcel; at that time the Board further directed the County Manager to not record the subdivision plat until instructed to do so by the Board. In March 2017, the County Board directed the County Manager to move forward with the sale of the farmhouse.

The DRC heard this case again at its May 2017 meeting. The committee requested that the concrete block from the garage be salvaged. After discussing the potential need for stormwater mitigation, the DRC recommended the approval of either the chipseal or permeable pavers, but requested that the applicant consult with Historic Preservation staff regarding the specification of the pavers if they are utilized. The DRC recommended the approval of this application and asked that this case be placed on the discussion agenda for the May 17, 2017, HALRB meeting.

Discussion and Recommendation

Staff finds that this application by DPR meets the intent of *The Secretary of the Interior's Standards*, specifically Standards 9 and 10 which state the following:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

Therefore, staff recommends approval of this application as submitted.