



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: Rebecca Ballo, Historic Preservation Planner

DATE: August 13, 2015

SUBJECT: 400 North Manchester Street, CoA 15-13, Reevesland Historic District

The Arlington County Department of Parks and Recreation (DPR) 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; and
- Removal of two (2) trees and planting two (2) new trees.

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 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. The DRC asked that DPR salvage the blocks from the garage walls and the weathervane as part of the CoA application.

The proposed work to the existing driveway would involve resurfacing it with new asphalt, and slightly altering the configuration so that turns are not as abrupt. There were no objections to this request.

As part of the pending Unified Residential Development (URD) application for the property, which DPR has submitted concurrently to the Zoning Office, 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 and the walkways would be covered with chipseal. Specifications and photographs of the chipseal are included in the attached drawings. There were no objections to this request.

DPR also is proposing a new grasscrete driveway as part of the application. This driveway would provide County access to the historic milk shed, which will remain part of the County's property. The grasscrete driveway would branch off of the main driveway, in dimension and location as shown on the attached plans. The grasscrete driveway would measure approximately 110' long x 9' wide. There were no objections to this request.

The proposal also calls for the removal of two trees. The trees, a 4"-diameter Crepe Myrtle and a 10" Japanese Maple, are technically too small to require a CoA, but were included in this application. DPR is proposing that two shade trees, White Oaks, be planted on the western portion of the property. There were no objections to this request.

The DRC recommended the approval of this application, with the salvage of the materials from the garage, and asked that this case be placed on the discussion agenda for the August 19, 2015, HALRB meeting. 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 by DPR.