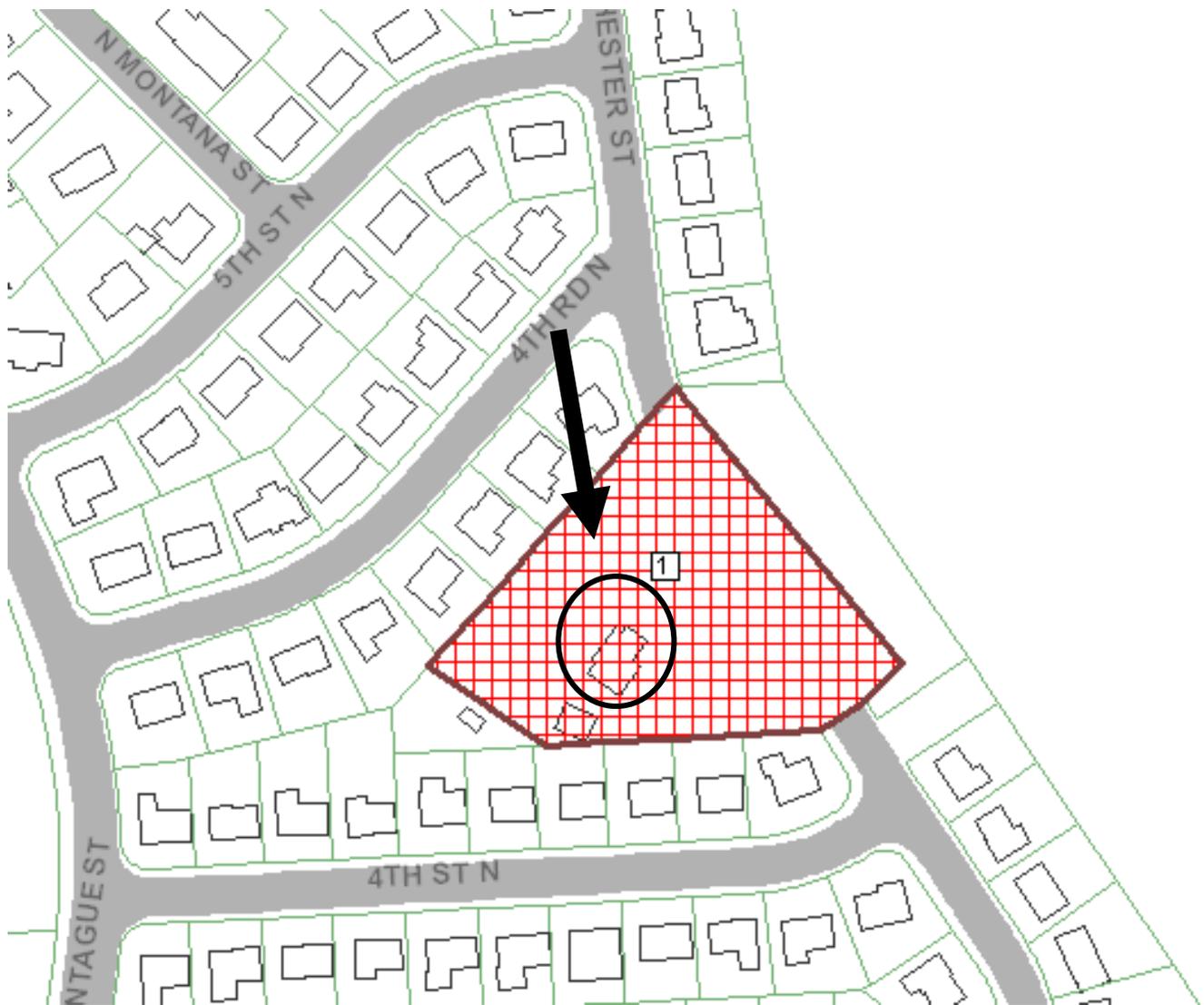


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-29 (HP1400052)



A request by Arlington County, owner of 400 North Manchester Street located in the Reevesland Historic District, to stabilize, rehabilitate, or replace aspects of the foundation and other structural elements.

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

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

Case # 14-29 Agenda Item #4

Application Complete

Application Incomplete

Applicant(s): Arlington County

For Applicant(s): DES/Milner

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

Design Recommendations:

1. Maintain the relationship of the existing grade at the front.
2. "Move" top of the foundation up with filler below.
3. Rebuild porches with original documented material.
4. Recommend archaeological exploration below kitchen and under the removed porches.
5. Recommend continual archeological monitoring during demolition/construction.

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

November 12, 2014

TO: HALRB

FROM: Rebecca Ballo, Historic Preservation Planner

SUBJECT: 400 North Manchester Street, Case 14-29, Reevesland Historic District

This proposal is a request to replace certain aspects of the foundation and perform selected repair work as part of raising the house and constructing a new foundation and crawl space at 400 North Manchester Street in the Reevesland Historic District. The house is described in the local designation form as a “Two-story, frame farmhouse on a stone foundation, built in at least two stages and having a modified T-plan. The earliest portion is the two-story gabled-roofed unit positioned on an east-west axis. The 1900 modifications added cross gables.” In addition, the local designation dictated that “The significant features of the site include the frame house, one outbuilding, and its immediate surroundings. Priority for preservation will be maintaining the integrity and character of the house and its 1900 addition, as well as the outbuildings and the open character of the area around the original structures.” The County acquired the Reevesland property in 2001 and it became an Arlington Historic District in December 2004.

In 2011, the County contracted with John Milner and Associates to produce an updated report on the structural condition of the Reevesland farmhouse and to evaluate the work that would be necessary for the house to accommodate a variety of uses. The impetus for this updated survey came from the recommendation of the Ad-Hoc Reevesland Study Group, which noted that the County had contracted with John Milner to update its “baseline” conditions assessment for the house. The 2011 *Architectural and Structural Survey to Update the Condition and Potential Uses of the Torreyson-Reeves Farm* (Milner Report) made a series of recommendations for the house, and all involved structural work in the basement.

Currently, the house has a full mortared stone foundation under both the original farmhouse and the south addition. Under the north addition only, the foundation extends down to a full basement level. A crawl space exists under the south additions. The original tenant house and kitchen are on grade. A portion of the kitchen is slab on grade, while the remainder has wooden joists and sills resting directly on grade. In order to ensure the structural stability of the house and accommodate modern HVAC and electrical equipment for any future use, the basement area must be upgraded, stabilized, and partially enlarged. This will be accomplished by lifting the house, excavating a new basement and crawl space to code compliant heights, constructing new foundation walls, and then lowering the house onto its new foundation. The County plans to proceed with this work as presented in this CoA application.

The application includes the following:

1. Exterior:

- Remove exterior aluminum siding and trim, and contain and remove flaking lead-based paint as hazardous waste.
- Abate lead-based paint from wood clapboard siding as hazardous waste.
- Repair portions of the siding as necessary.
- Inspect all porch beams and joists for termite damage and rot.
- Replace or repair damaged beams and joists as required by the severity of damage.
- Repair cracked brackets and loose trim on the south porch.
- Reinstall exterior stripped wood trim, repair as required.
- Abate asbestos under floor in crawl space areas.

2. Foundation/Basement:

- Remove, salvage, label and reassemble the front and rear porches in preparation for raising the house.
- Remove and reconstruct the basement access and porch.
- Remove and reconstruct chimneys.
- Jack up the entire house 12 inches and construct a full basement with 7'-6" minimum headroom and code-compliant crawl spaces.
- Install waterproofing on the basement walls.
- Install foundation drainage around perimeter of the house. Either drain to daylight or tie into existing storm sewer line if one is nearby and of adequate depth.
- Prepare utility services to allow the house to be raised and, following the work to construct a full basement, return the service to its original status.
- Install new basement door.

3. Roof:

- Repair various fascia members and soffit boards that show signs of rot in order to properly support gutters.
- Install flashing as necessary.
- Remove chimney in the north addition down to the attic level and rebuild the removed portion.

4. Structural:

- Provide new laminated veneer lumber (LVL) beam at the 10-foot openings on the south side of the house at both the first and second floors and above the second floor opening at the stairway.
- Sister the existing joists on the second floor where the loads do not stack vertically with new 2x8 joists.
- Replace the temporary steel post under the first floor with 1-3/4" x 7-1/2" LVL fastened to the face of the existing joist. Strengthen attic by adding 2x6's at each existing joist.
- Inspect all first floor joists and sill for termite damage and rot.
- Replace or repair as required by extent of damage.

- Replace deteriorated 2x4 rafter pairs each side of the two chimneys.

The application was heard by the DRC on November 5, 2014. The DRC was supportive of the project, but did have some questions regarding preservation of the existing grade around the perimeter of the foundation. The DRC members noted that the grade at the front porch of the farmhouse, as well as the relationship between the porch, steps, and lawn, are important features that should be preserved as much as possible. The DRC asked if the contractor could feather the grade in this area. The DRC also asked if the area in the rear, where the slab currently exists, could be treated similarly. Richard Pinskey, County project manager from DES, indicated this could be accomplished. The DRC also asked that any porch repairs be made in kind or with historically documented materials.

The DRC then discussed archaeology as part of this application. Mr. Andy Wenchel was part of the Milner team that performed the original documentation and archaeological assessment of the property in 2001. He noted that the areas underneath the porch contained a high likelihood of intact archaeological deposits and should be investigated. The DRC agreed and recommended archaeological explorations take place below the kitchen and under the removed porches. The DRC also recommended continual archeological monitoring during the demolition and construction phases.

The DRC and staff supported the application as it will greatly aid in stabilizing the farmhouse and will enable the installation of modern mechanical equipment. The DRC recommended approval of this application and asked that it be placed on the discussion agenda for the November 19, 2014, HALRB meeting. The DRC recommended the approval be conditioned on further archaeological work being undertaken before excavation of the foundation commences. Staff finds that the application meets the *Secretary of the Interior's Standards* and also recommends approval.