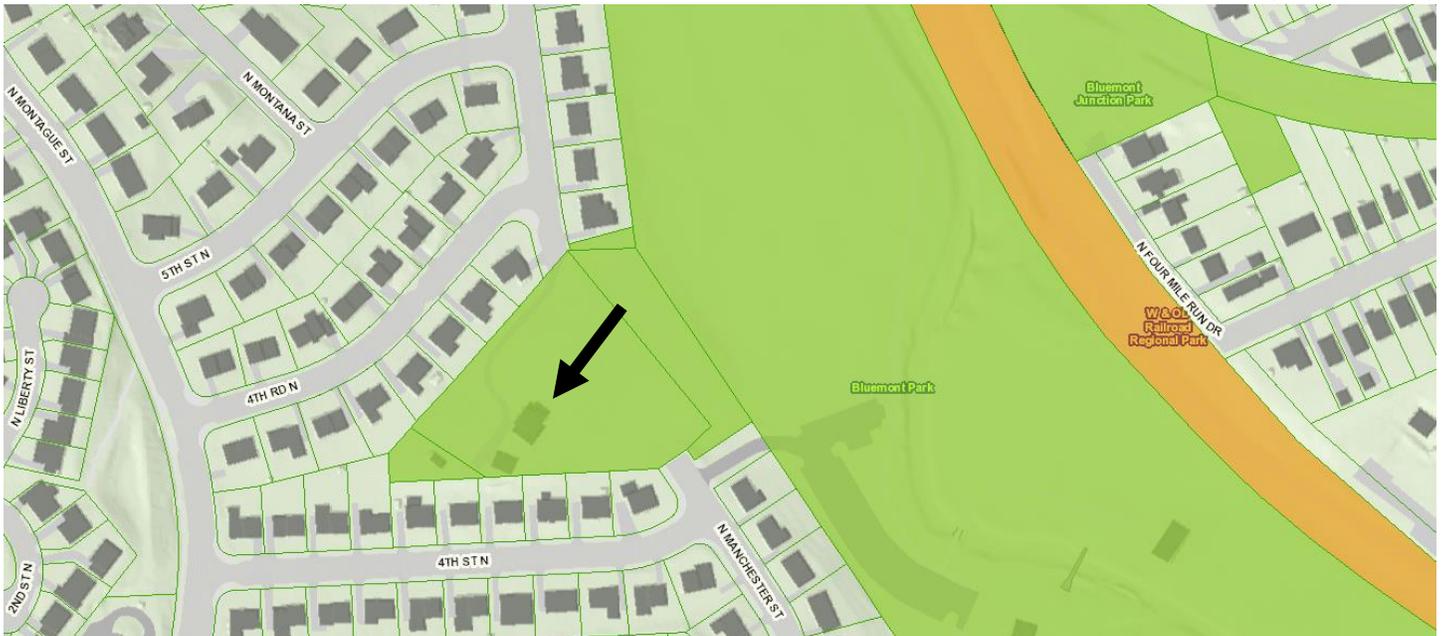


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-16 (HP1700026)



A request by Lyndell Core (on behalf of the Arlington County Board) to install fencing and secure the milk shed.

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 # 17-16 Agenda Item # 5

Application Complete

Application Incomplete

Applicant(s): Lyndell Core

For Applicant(s):

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

Design Recommendations:

1. DRC has concerns about continued liability and structural instability of milk shed.
2. Submit a long-term plan for the rehabilitation and interpretation of the milk shed.

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: June 14, 2017
Subject: 400 North Manchester Street, CoA 17-16, 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 milk shed is a two-room building that was used for the cooling of milk in cans and milk equipment sanitation with an adjoining woodshed with stood stove supplying heat and hot water. *The Torreyson-Reeves Farm: An Historical, Architectural, and Archaeological Survey, Arlington, Virginia* (2004) noted that the building has a slab-on-grade concrete floor with concrete half-height walls, which have shallow foundations. The foundation of the woodshed section appears to be concrete block set in the ground with the wood sills of the walls less than 8" from grade. The walls consist of concrete walls that extend 3' above the floor and then wood framing clad with weatherboard above. The walls support an asphalt gable and shed roofs. Fenestration consists of three recycled interior paneled doors on its exterior and multi-light windows. A concrete water storage tank was built in the milk house attic on top of the ceiling joists for clean-up and cooling.

The milk house is the only remaining farm outbuilding from the dairy farm. In 2004, John Milner Associates stated that the building lacked structural stability as the wood lean-to-shed was rotting out, the foundation of the east concrete wall was failing, the east concrete wall was rotating outward, and the concrete water tank had overloaded the upper wood frame structure. Per the consultants' recommendations, Arlington County stabilized the milk house by constructing a timber frame on the interior and exterior timber shoring braces in 2004. This work was completed before the local historic district designation of the property (designated on 12/11/04), and therefore, did not require a Certificate of Appropriateness. In 2006, the County replaced the milk house roof. There have been no other significant alterations or repairs to the milk house since that time.

Proposal

County Department of Parks and Recreation (DPR) staff has submitted an application for a number of minor alterations to the milk house in the Reevesland Historic District. The work items include the following:

- Covering the deteriorated wall area of the milk house with plywood. It will be fastened with screws to the existing wood to secure and stabilize it.

- Installing a six-foot tall, black vinyl chain link fence around the perimeter of the west and south side of the milk shed to restrict unauthorized access to the building. The corner post of the fence on the southeast side would be 6-8 inches from the building corner as it is on the northeast corner. There is no entrance or access point on the east side of the building so that wall would remain accessible.

DRC and HALRB Review

The DRC heard this case at its June 2017 meeting. The DRC expressed concerns regarding the continued deterioration of the milk shed, the lack of a long-term plan for its rehabilitation, and its potential to be a public safety hazard. The committee requested that DPR present a long-term schedule outlining the rehabilitation of the milk shed. The DRC made no recommendation and requested that the application be placed on the discussion agenda for the June 21, 2017, HALRB meeting.

Discussion and Recommendation

The proposed chain-link fence and plywood are temporary measures to enhance public safety and deter unauthorized access. The proposal would not negatively impact historic materials or character-defining features of the building. All of the changes would be completely reversible.

Staff finds that DPR's application 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.