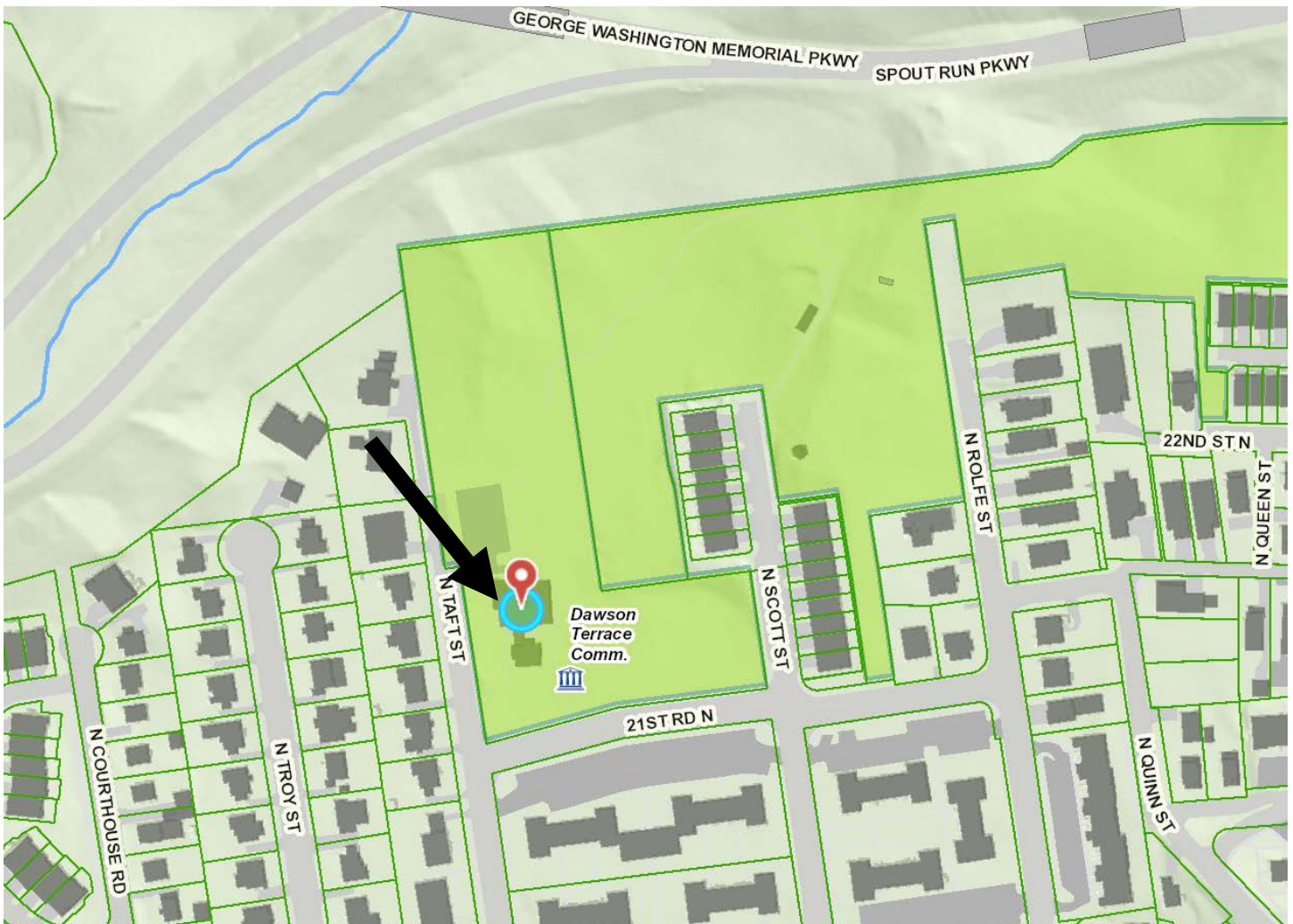


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-28 (HP1600077)



A request by the Department of Parks and Recreation (on behalf of the Arlington County Board), owner of 2133 North Taft Street in the Dawson Terrace Historic District, to 1) demolish the existing courts and playgrounds; and 2) construct a new multi-use court, playground areas, landscaping, and other site improvements.



**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** March 13, 2018  
**SUBJECT:** 2133 North Taft Street, Case 15-07, Dawson Terrace Historic District

**Background Information**

The Dawson-Bailey House is a stone dwelling located at Dawson Terrace Park. The building and surrounding park property are owned by Arlington County. The house is sited towards the southwest corner of the property near the intersection of North Taft Street and 21<sup>st</sup> Road North. Arlington County constructed the adjoining community center to the rear of the building in 1963. The following site elements are located in proximity to the house and recreation center: parking lot and playground areas to the north; an open lawn and recreational courts to the east; and landscaped open space to the south and west (fronting the public rights-of-ways).

In 2016, Arlington County completed a structural rehabilitation of the historic house. The two-story dwelling is protected by a wood shingled side-gable roof pierced by brick gable-end chimneys. Fenestration consists of single-leaf paneled doors and six-over-six, double-hung, wood-sash windows. Recent architectural evaluations and archival investigations suggest that the first section of the building was constructed between 1792 and 1810.

There are no design guidelines specifically approved for this local historic district; therefore, the Secretary of the Interior's Standards should be used to evaluate any alterations to the building and property.

**Proposal**

The County's Department of Parks and Recreation (DPR) proposes the replacement of the Dawson Terrace Park's athletic courts, lighting, playgrounds, picnic areas, and other site amenities as part of a Parks Maintenance Capital project. The application includes storm water mitigation and ADA accessibility at the site. The work will be conducted to the rear of the historic building in locations that already feature similar functions. The landscaped grounds to the south and west and the open lawn to the east will remain primarily outside of the limit of disturbance. An archaeologist will remain on site to monitor all land disturbance to document and protect any archaeological resources or artifacts. Any artifacts received will be cleaned, sorted, and returned to Arlington County. The archaeologist will prepare a technical memo that documents and evaluates the significance of these artifacts.

## **DRC & HALRB Review**

The Design Review Committee (DRC) heard this application at its November 2016 and January 2017 meetings. At the first meeting, the committee stressed the following design elements: 1) the importance of maintaining view sheds of the historic house from the public rights-of-way; 2) locating the playground to the rear of the property similar to the current condition; and 3) protecting the site's integrity of feeling and association with respect to the surrounding landscape. At the second meeting, DPR responded to the committee's comments and sited the playground elements at the rear of the property to minimize any adverse effects to the historic dwelling. The DRC also requested additional specifications and materials.

In consultation with HPP staff and the HALRB Chairman, DPR staff presented the project to the HALRB for conceptual approval in February 2017. The board requested the replacement of the chain link fencing on the southern end of the multi-use athletic courts with a more appropriate material. In anticipation of the comment, DPR proposed a decorative fencing (green screen) to mitigate any effects to the view shed. Members of the HALRB complimented the use of a planter on the south side of the multi-use courts that functioned as a buffer between the historic site and modern recreation areas. The HALRB supported the scope of the project and requested that DPR return to the board when permit drawings are prepared.

## **Recommendation**

The HPP staff recommends approval of the CoA application. Since the February 2017 HALRB presentation, there have been several minor alterations to the proposal. These include but are not limited to: 1) simplification of the stairs in the southeast corner of the multi-use court; 2) slight adjustments to the layout of the playground area; 3) removal of the wood-chip trail along the eastern edge of the property (DPR still proposes to clear the brush in this area to encourage circulation); and 4) the stone veneer primarily on the eastern wall of the court would be a concrete wall (the option for a stone veneer will remain if funding permits). All of these proposed alterations are appropriate to the historic district.

The proposal largely maintains the locations of the existing site elements (playground and courts) and respects the character of the historic landscape. Transitions from the dwelling to the multi-use courts will be improved with the addition of the decorative screen and plantings. Larger playground elements will be located to the rear of the property, thereby limiting any adverse effect to the significant view sheds.

The HPP staff recommend approval as the project meets the intent of the *Secretary of the Interior's Standards for Rehabilitation*, specifically Standards 2, 8, 9, and 10:

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

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

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

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Case # 16-28 Agenda Item # 5

Application Complete

Application Incomplete

Applicant(s): DPR

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. Preservation of view shed is key.
2. Create buffer on east side of the building.
  - a. Consider moving larger playground equipment away from the historic building.
3. Open space should extend to the rear of hyphen and join up with the shrub line of open area.
  - a. Consider passive uses in these adjacent spaces.
    - i. Members of the DRC suggested a garden.
4. The overall design should protect the site's integrity of feeling and association in respect to the landscape.
  - a. Endeavor to find uses for and around the building compatible with the historic character of the site.

**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.

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

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

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Case # 16-28 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): DPR

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. Consider shrubbery or hedges to limit views of basketball courts.
2. Return to the DRC with additional materials.
  - a. Coordinate with HPP staff.

**Findings:**

Return to DRC

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.