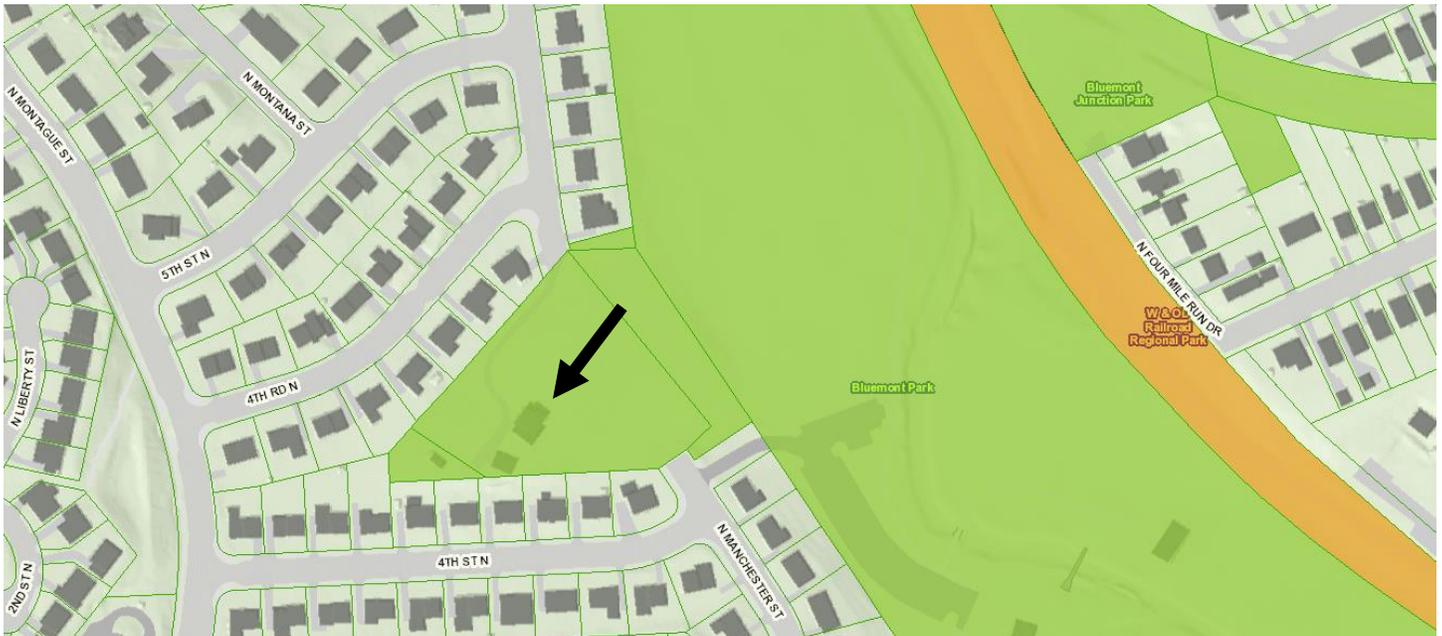


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-11A (HP1800009)



A request by Diane Probus (on behalf of the Arlington County Board), owner of the 400 North Manchester Street in the Reevesland Historic District, to amend CoA 17-11 for minor alterations to the site improvements.

## **CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

To: HALRB  
From: John Liebertz, Historic Preservation Planner  
Date: March 13, 2018  
Subject: 400 North Manchester Street, CoA 17-11A, 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. In September 2015, the County Board approved a use permit for a Unified Residential Development (URD) to create a new lot and dispose of the property.

In May 2017, the HALRB approved CoA 17-11 for a number of alterations in the Reevesland Historic District. The work items included 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;
  - The parking pad measured 23'x43'.
  - A 2' planting strip separated the parking pad from the house itself.
- Construction of a new grasscrete driveway/access to the milk shed; and
- Removal of two (2) trees and planting of two (2) new trees.

### **Proposal**

On behalf of the County, DPR staff requests the following minor amendments to the approved CoA:

- Alteration to the footprint of the paver parking pad and asphalt driveway;
- Expansion of the 2' planting strip to 3'; and
- Clarification with respect to the subsurface of the paver parking pad.

### **DRC Review**

The DRC did not hear this case at its scheduled March meeting. The item will be placed on the discussion agenda for the March 21, 2018, HALRB hearing.

**Discussion and Recommendation**

Staff finds that these minor amendments continue to meet 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.