



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Mical Durak, Historic Preservation Principal Planner
DATE: August 10, 2026
SUBJECT: CoA 26-14, 400 N. Manchester St., Reevesland Local Historic District (LHD)

Background Information

Constructed in 1878, the historic Reeves Farmhouse, also known as Reevesland, is located in the Boulevard Manor neighborhood. The property became a Local Historic District (LHD) in 2004 and a County-held easement protecting the exterior was recorded in 2018. The Reeves Farmhouse was the last operating dairy farm in Arlington County.

The historic farmhouse:

is a two-story building with a stone foundation. The original tenant farmhouse of 1865 featured a gabled roof and a modified T-plan. The wood framing remains as underlying physical evidence of a number of additions and remodeling undertaken over more than 100 years, with the major changes occurring from 1878 to 1911. The earliest sections of the house have a simple box cornice with gable returns, a plain frieze, and double corner boards. There is a bracketed one-story porch on the east side and a small open porch at the rear.

Arlington County purchased the property in 2001 and began searching for appropriate uses for it in 2010. In 2017, Habitat for Humanity of Washington, D.C. & Northern Virginia (hereafter Habitat) approached Arlington County and proposed a rehabilitation and adaptive reuse of the farmhouse as a group home for residents with developmental disabilities. In February 2020, the County and Habitat reached a non-binding agreement for the project with a signed Letter of Intent (LOI). Due to the COVID-19 pandemic, the project was delayed, but by 2024, Arlington County had finalized an agreement on the future use of the house. Renovations to rehabilitate and adaptively reuse the historic house to provide housing for people with developmental disabilities are currently underway; the renovation work was approved by the HALRB in July 2023 (CoA 23-16). The Reeves Farmhouse project team, in addition to Arlington County, consists of Habitat, L'Arche Greater Washington, D.C. (L'Arche), and HomeAid National Capital Region (HomeAid). L'Arche will be the owner and operator of the Reeves Farmhouse upon completion of the rehabilitation. Habitat serves as the project manager responsible for managing the predevelopment process, securing all necessary approvals, and assembling project financing. HomeAid, in partnership with their long-standing community partner Toll Brothers, serves as the construction manager and general contractor.

Due to the project's use of federal funds, a historic preservation process called Section-106 was required. Section-106 requires that any federal project or undertaking utilizing federal funds will take into consideration the potential impact that project may have on historic resources. That process was completed in 2024 with the signing of a Memorandum of Agreement (MOA) between Arlington County, Habitat, and the Virginia Department of Historic Resources (DHR) which outlines how the historic house would be adversely affected by the proposed undertaking and how those effects would be mitigated. One of the mitigation efforts was to install a historic marker. Specifically, the MOA notes that the marker will be reviewed by the Historical Affairs and Landmark Review Board (HALRB) as well as the MOA's consulting parties, that "the location of the interpretive marker will be on the Reeves Farmhouse parcel..." and that the marker would include information about the property's history and information about the recent rehabilitation of the building.

The marker is being brought forward for the HALRB's consideration during the August 2026 meeting. The marker was shared with the HALRB's marker subcommittee as well as the required consulting parties (Reeves family members and the Boulevard Manor Civic Association) prior to the August HALRB hearing; their comments were addressed and incorporated into the marker. After the marker is approved by the HALRB, it will be shared with the consulting parties again as well as with DHR for their approval.

Since the Reeves Farmhouse is an LHD, the installation of a new marker requires a Certificate of Appropriateness (CoA) as well.

Proposal

The applicant is proposing to install a tabletop marker detailing the history of the Reeves Farmhouse and the property's recent rehabilitation. The marker will measure 24" x 36", the standard tabletop size. The applicant is proposing two options for the location of the marker. The first and preferred option is for the marker to be installed at the bottom of the driveway close to N. Manchester St. The second option would be at the eastern corner of the property, facing the front elevation of the house. Both proposed locations are on the Reeves parcel, a requirement per the MOA.

Design Review Committee (DRC) Review

The Design Review Committee (DRC) considered this application at their August 5, 2026, meeting. The DRC only discussed and reviewed the proposed locations of the marker, not the design of the marker. They supported the applicant's preferred marker location at the bottom of the driveway. There was some discussion about potentially having a marker at both proposed locations, but HPP staff explained that the project team was only required to provide one marker, and any additional markers would need to be evaluated at a later date. Given the need for the full HALRB to discuss the marker's design and content, the DRC placed this item on the Discussion Agenda for the August 19, 2026, hybrid HALRB public hearing.

Recommendation

The HPP staff recommend approval of the subject application. The inclusion of a historic marker in the landscape around Reeves would not diminish the historic character of the property or of the house. Neither proposed location of the marker would have a negative visual impact on the property, especially the proposed location at the base of the driveway since it is further away from the house itself. Furthermore, the marker could be removed in the future with no permanent impact on the property and therefore meets the intent of Standard #10 of the *Secretary of the Interior's Standards for Rehabilitation*:



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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.

The proposed marker meets the requirements of the MOA as agreed to by Arlington County, Habitat, and DHR. The proposed marker discusses both the history of the property and the recent rehabilitation project. Additionally, both proposed locations are on the parcel of the Reeves Farmhouse, which is a requirement of the MOA.

HPP staff support the installation of the marker at the applicant's preferred location at the base of the driveway close to N. Manchester St. Natural foot-traffic in this area to and from the Bluemont Park as well as along N. Manchester St. will provide steady interaction with the marker. The location also provides a view of the house. Currently, vegetation and fencing are located in the line-of-sight of the house from the base of the driveway, but this vegetation and fencing will be removed towards the completion of the project. Finally, this location also provides added privacy for the residents of the house. The second proposed location at the eastern corner of the property facing the house also experiences foot traffic to and from the park and the nearby community garden; however, given the closer proximity to the house itself, it would provide less privacy for the residents of the house.

Finally, it is important to note that the existing County-owned Reevesland marker, which is located along the Four Mile Run Trail at the bottom of Reeves Hill in Bluemont Park will be removed with the installation of this marker. Information on the marker is out-of-date and does not reflect the currently understood history of the Reeves site. The HPP will evaluate if a new marker at the bottom of Reeves Hill in Bluemont Park should be considered at a later date.