

# Reeves Farmhouse

## Renovation Concept HALRB Submission

April 19, 2023



Source: Google Earth

### Table of Contents:

Cover.....	1
Existing Conditions - Site.....	2-3
Existing Conditions - Building.....	4-8
Site Plan .....	9
3D Views.....	10-11
Ramp Options.....	12-14
Demolition and Proposed Plans.....	15-19
Elevations .....	20-21



©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.

Cover

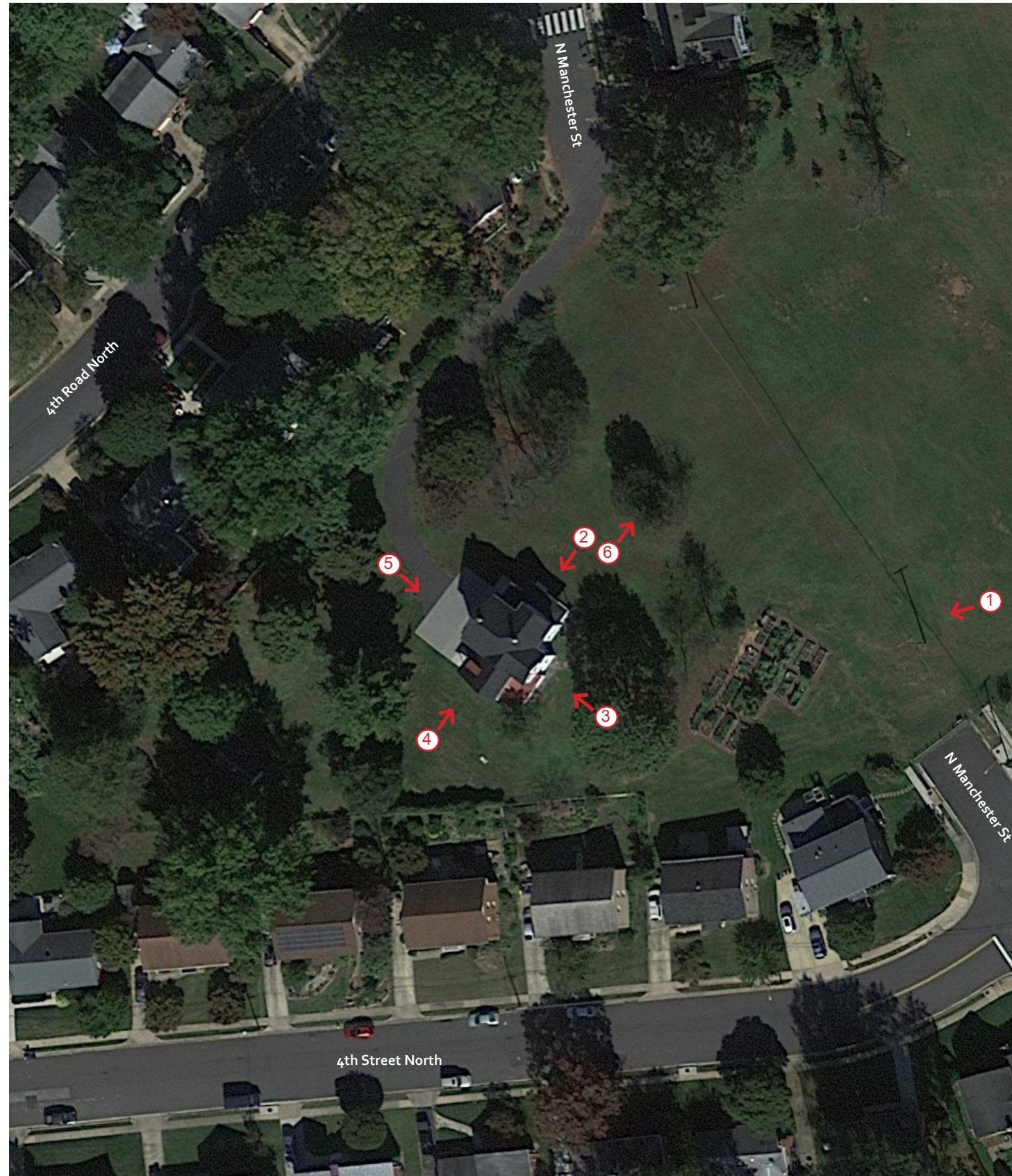
Reeves Farmhouse



1

Arlington, Virginia  
April 19, 2023





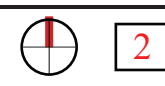
Source: Google Earth



Existing Site Conditions

Reeves Farmhouse

Arlington, Virginia  
April 19, 2023

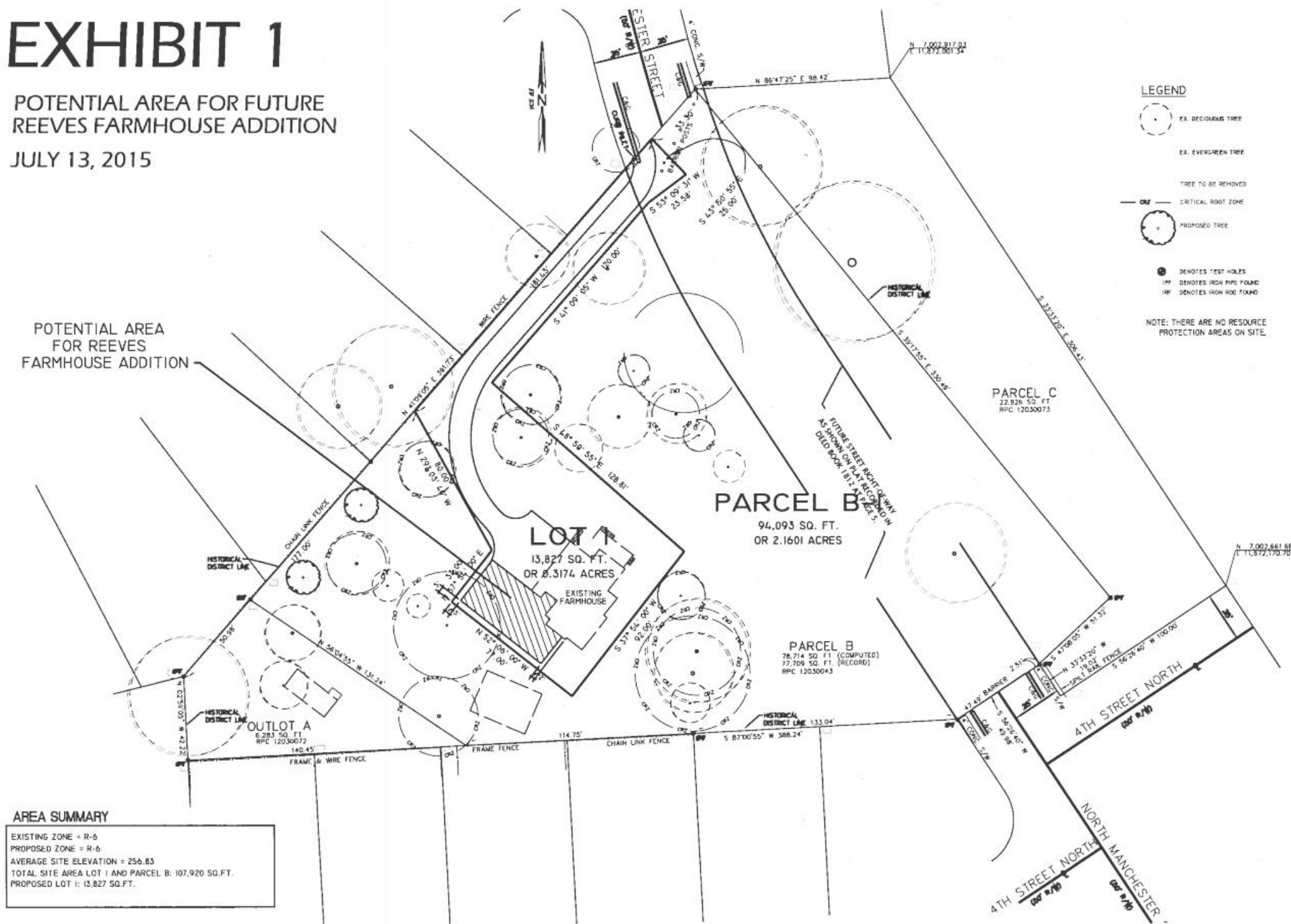




# EXHIBIT 1

POTENTIAL AREA FOR FUTURE REEVES FARMHOUSE ADDITION

JULY 13, 2015

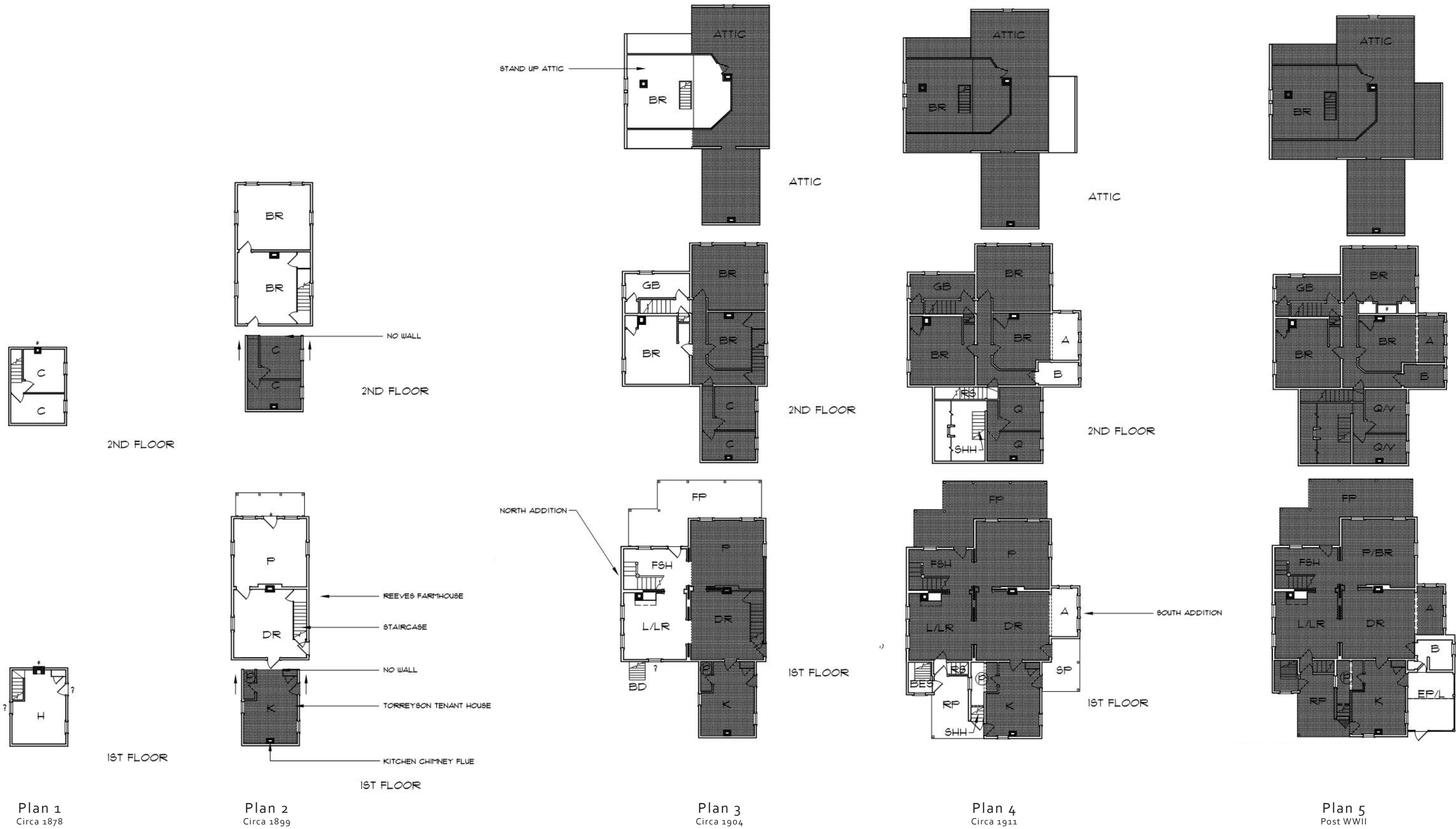


Source: Arlington County



©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.





©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.

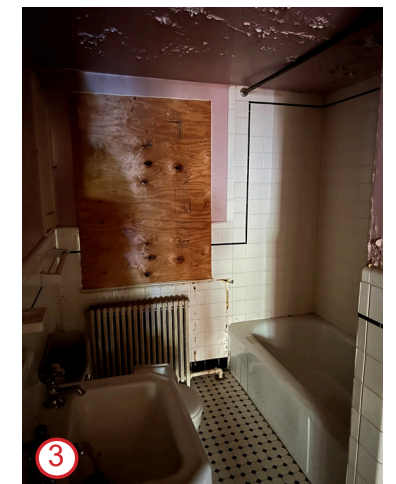
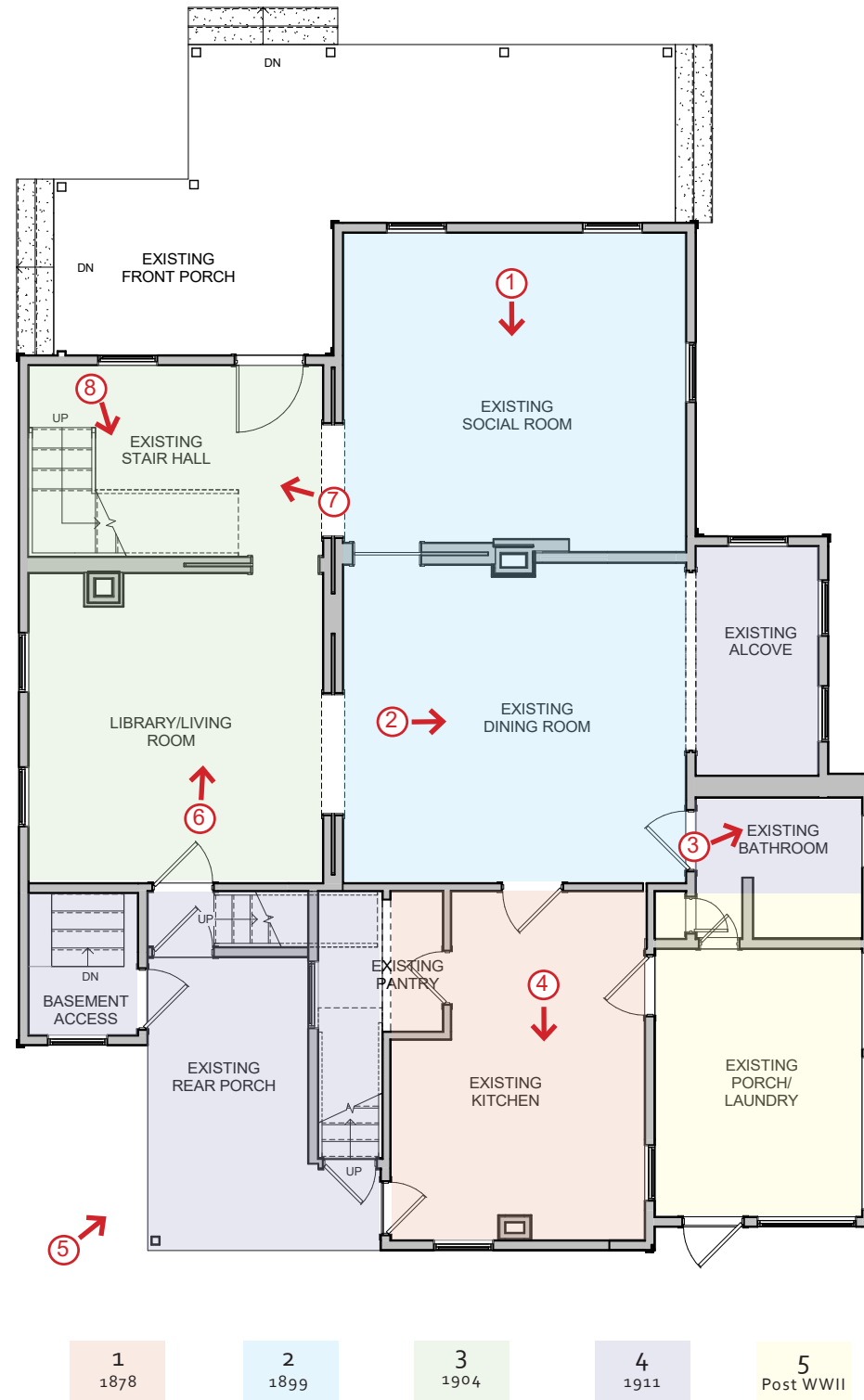
## Historic Evolution Plans | Reeves Farmhouse

Source: "An Historical, Architectural, and Archeological Survey Torreyson-Reeves Farm" by John Milner Associates, May, 2004.



Arlington, Virginia  
April 19, 2023





©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.

Existing First Floor

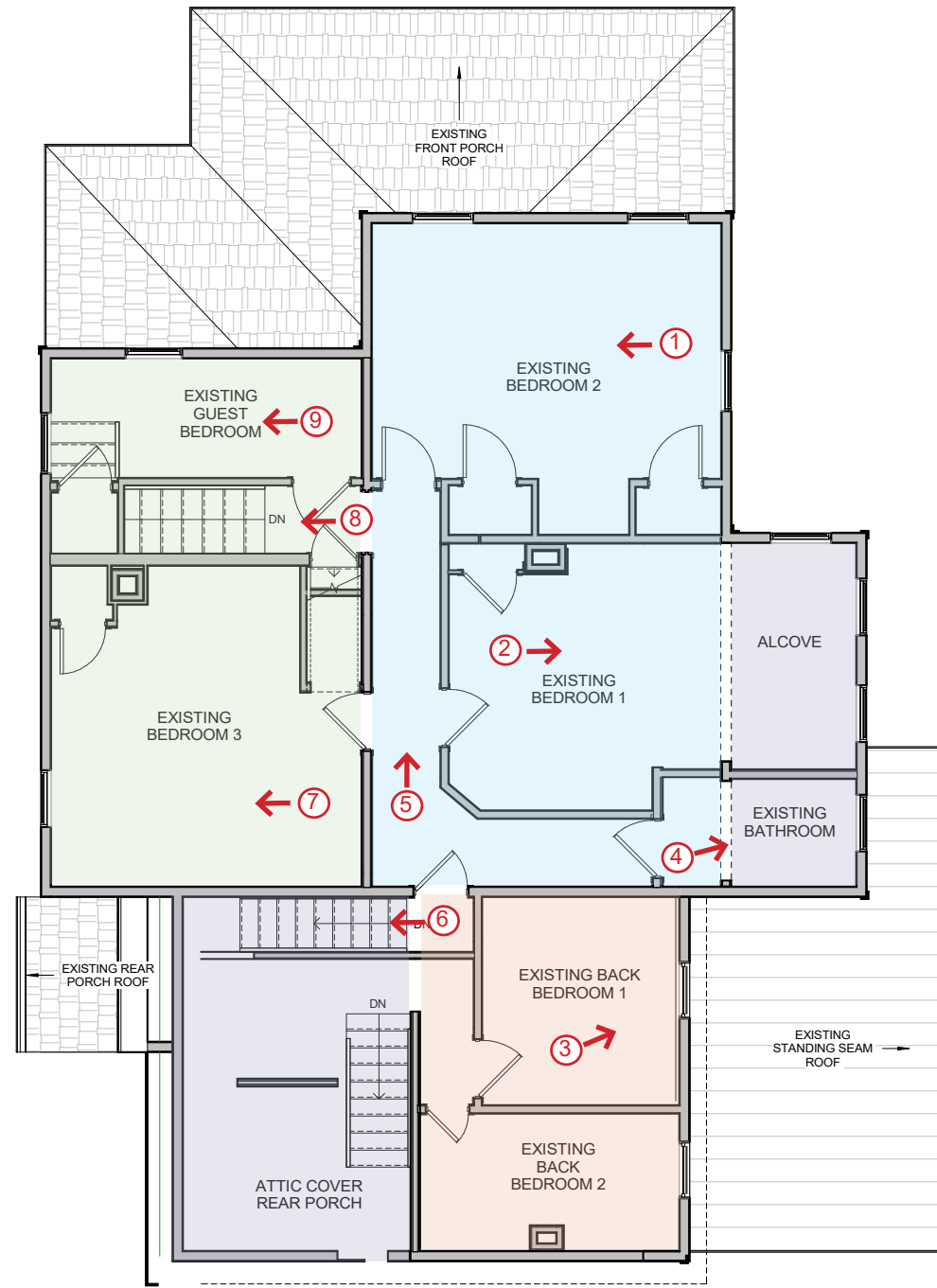
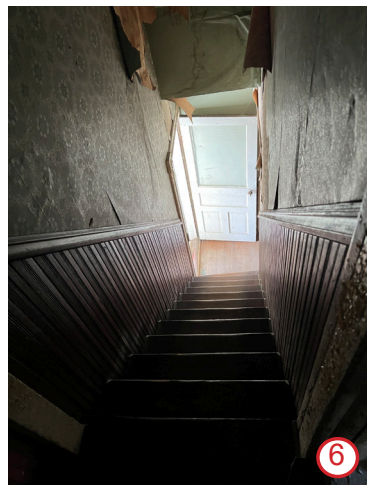
Reeves Farmhouse

Arlington, Virginia  
April 19, 2023



5





- 1  
1878
- 2  
1899
- 3  
1904
- 4  
1911
- 5  
Post WWII

Existing Second Floor

Reeves Farmhouse

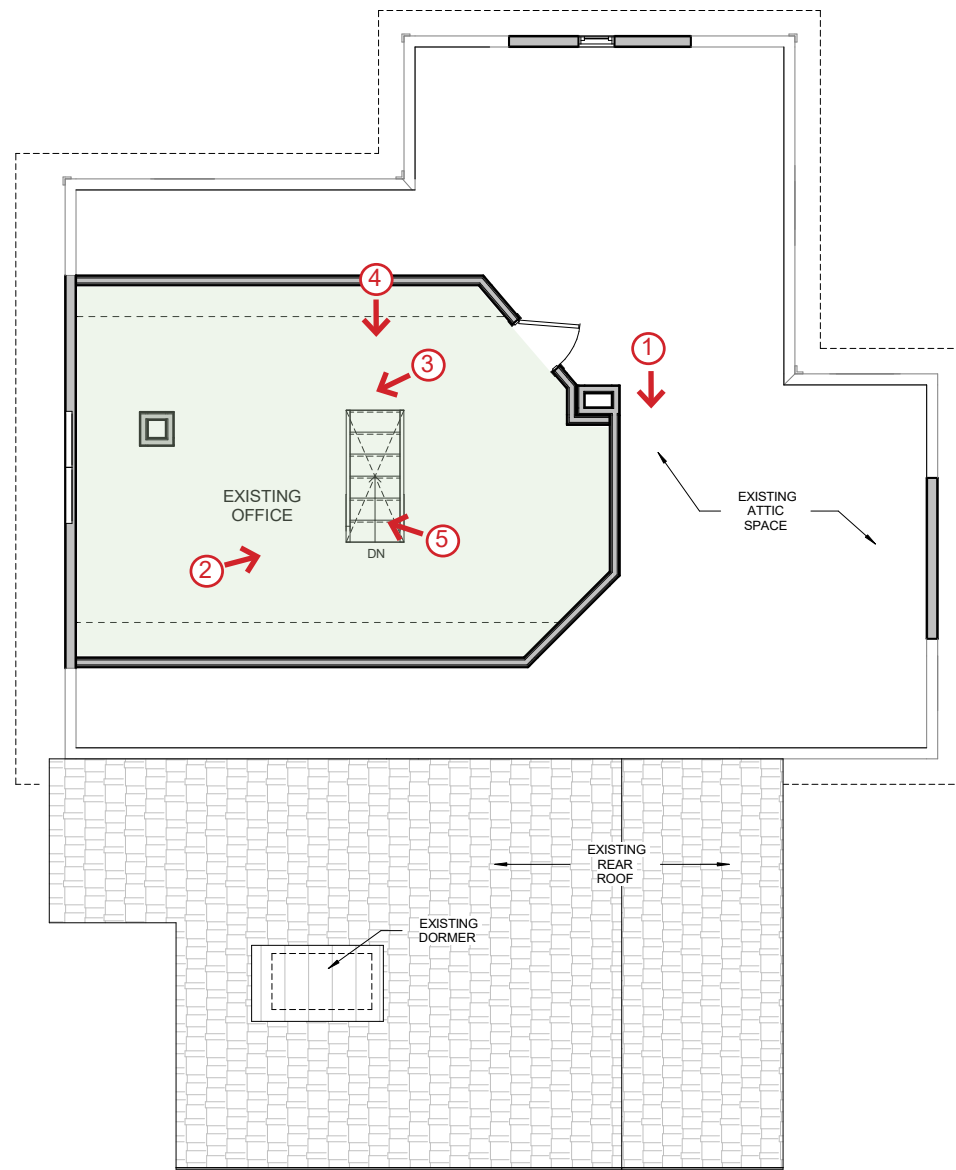


©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.



Arlington, Virginia  
April 19, 2023



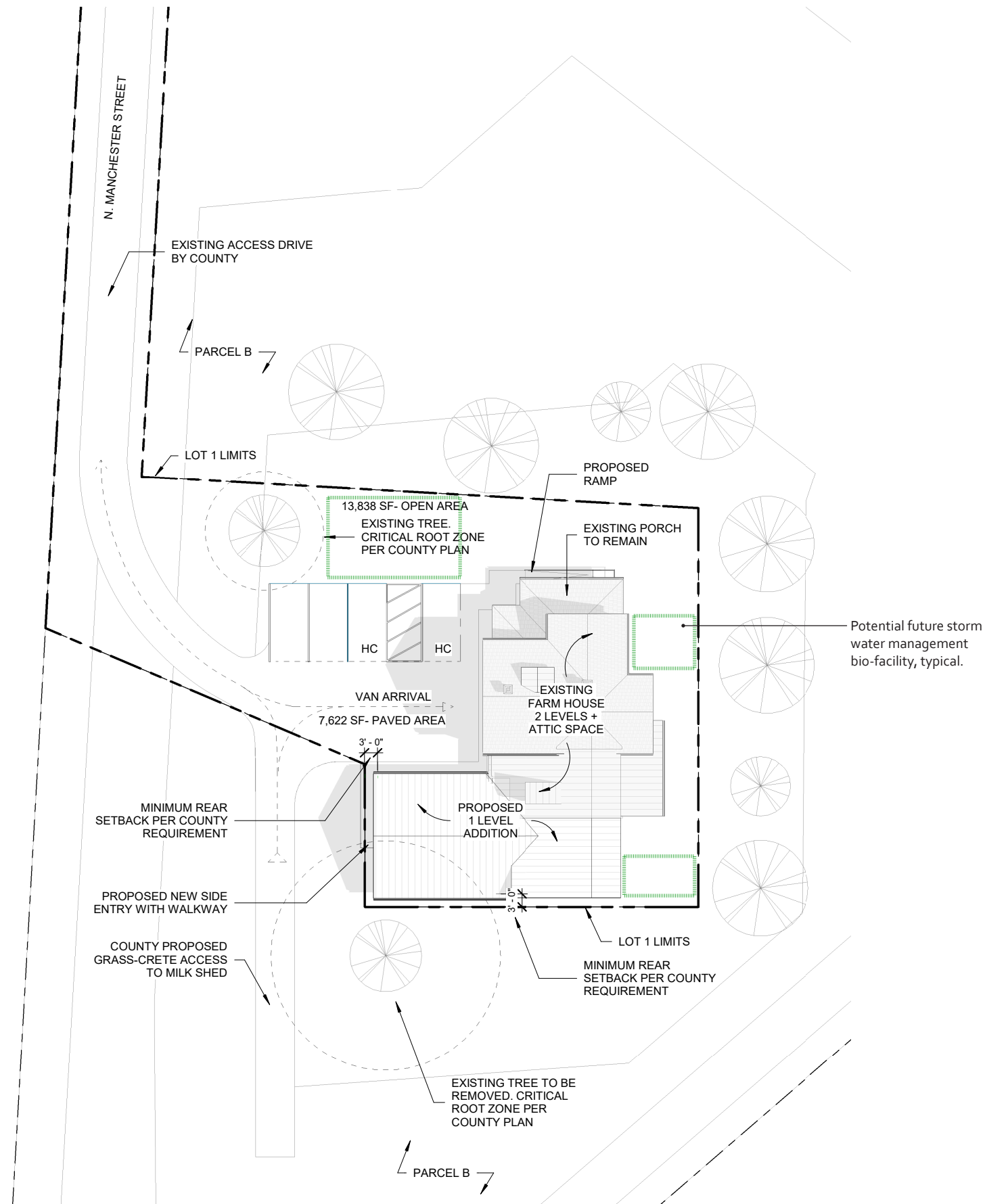


- 1  
1878
- 2  
1899
- 3  
1904
- 4  
1911
- 5  
Post WWII









©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. A one-time license for limited use of this instrument of service is granted for the purpose of evaluating the project feasibility, but shall not be shared or used by any other entity. Note this scheme is preliminary in nature. Alternative approaches, further studies, and economical/qualitative considerations may yield differing results and requirements on this site.



Site Plan

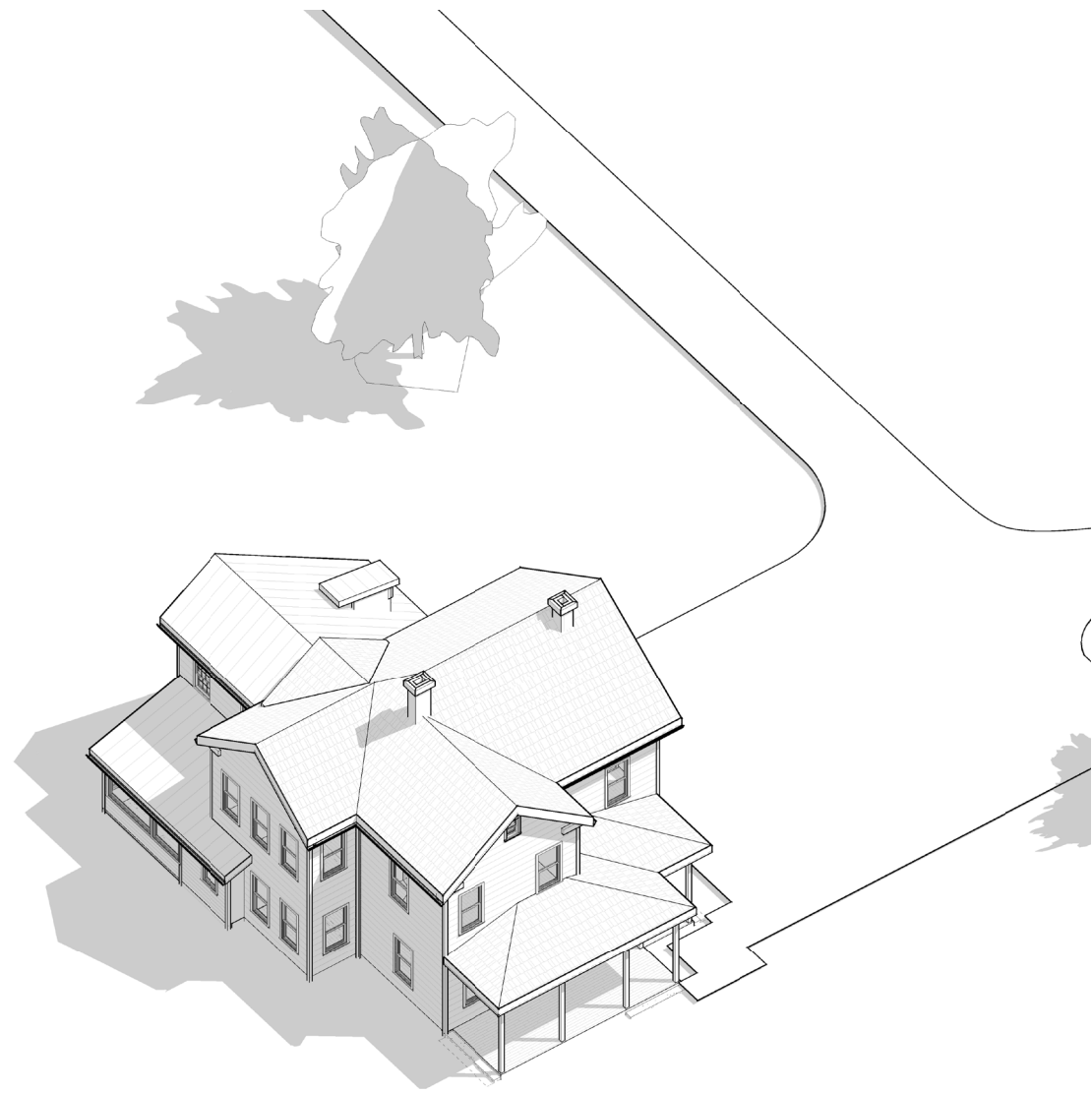
Reeves Farmhouse



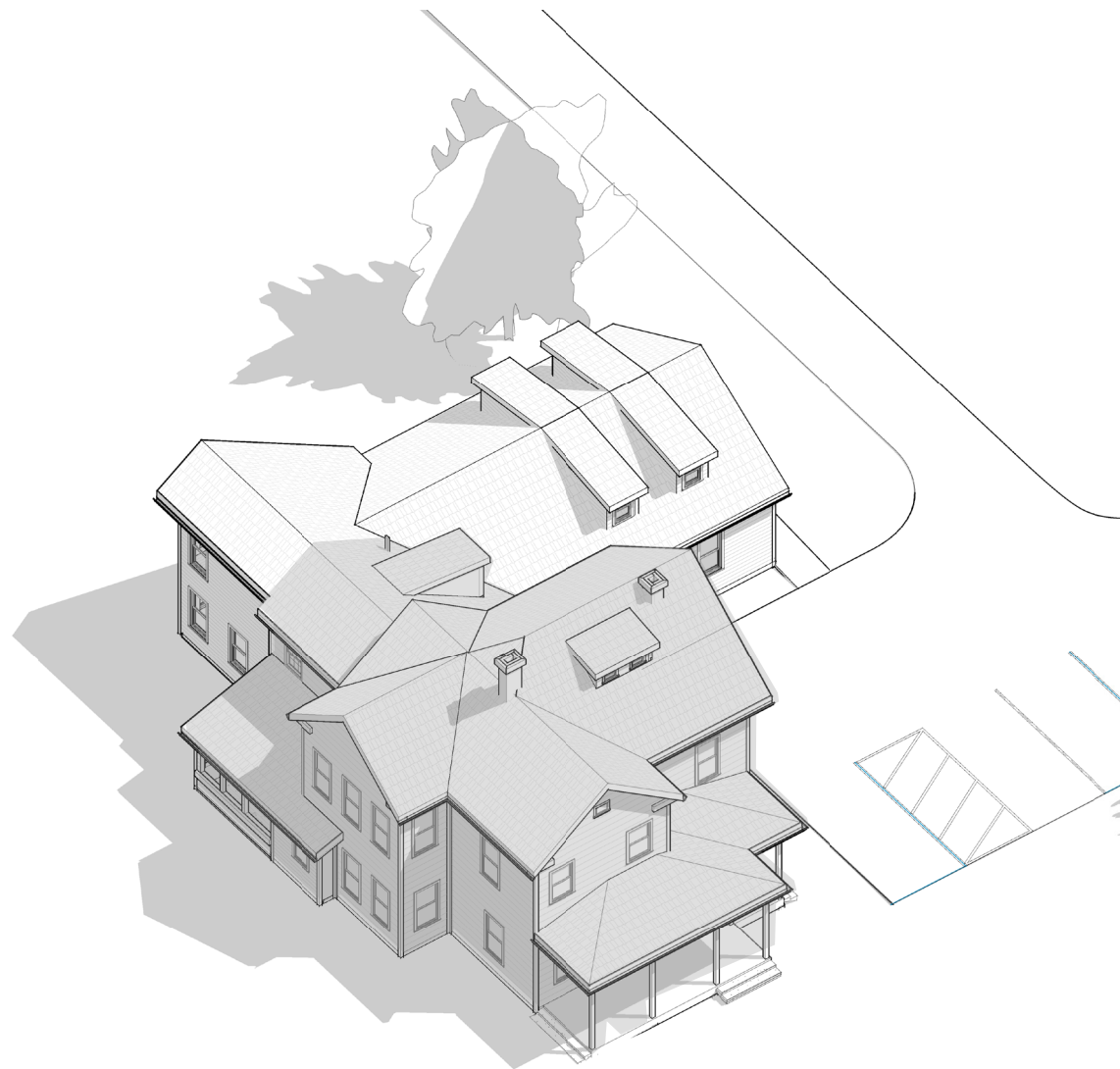
9

Arlington, Virginia  
April 19, 2023



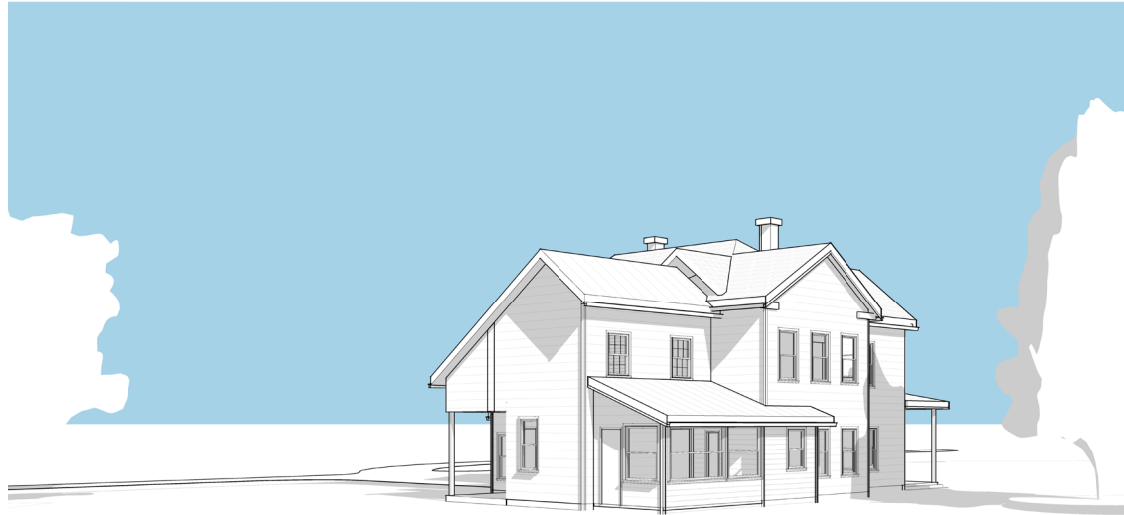


Existing



Proposed

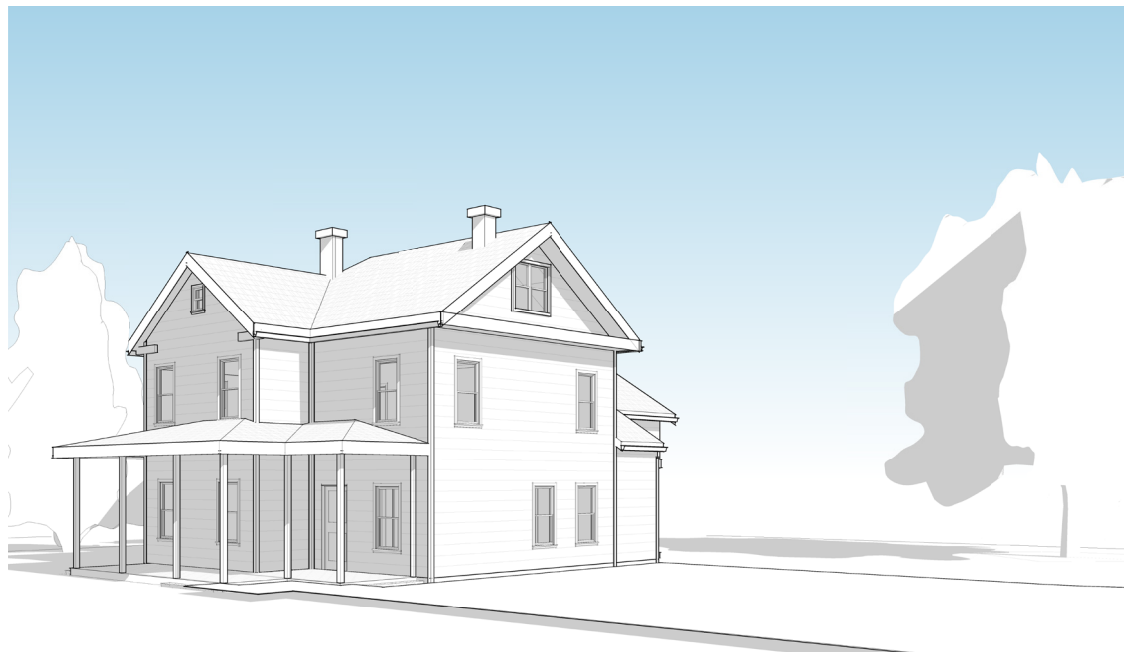




Existing

Proposed

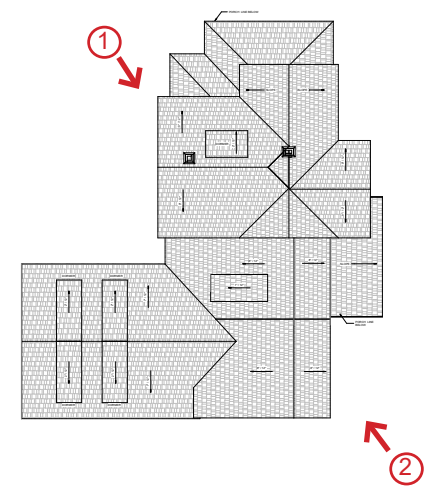
2. View from SE



Existing

Proposed

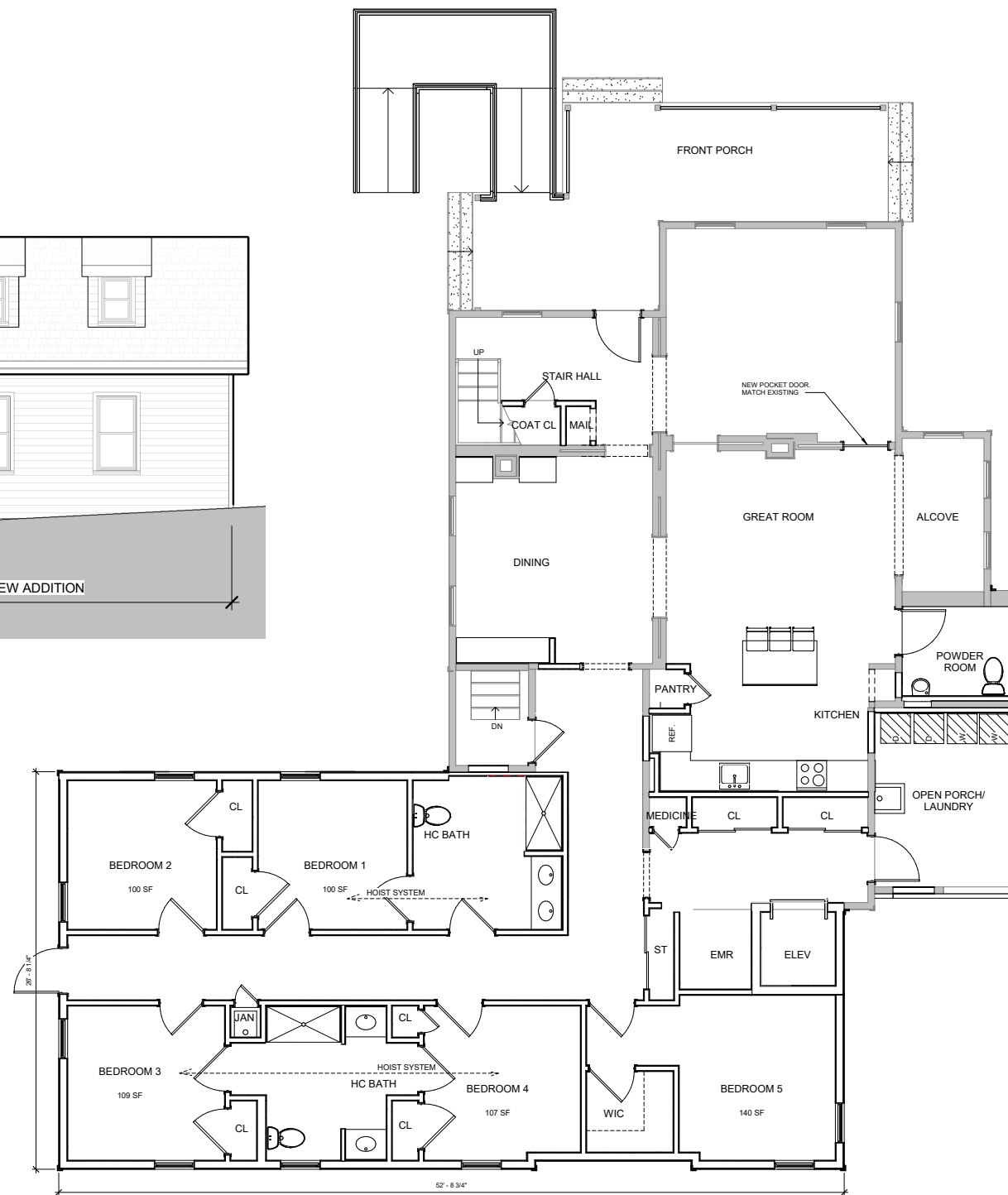
1. View from NW







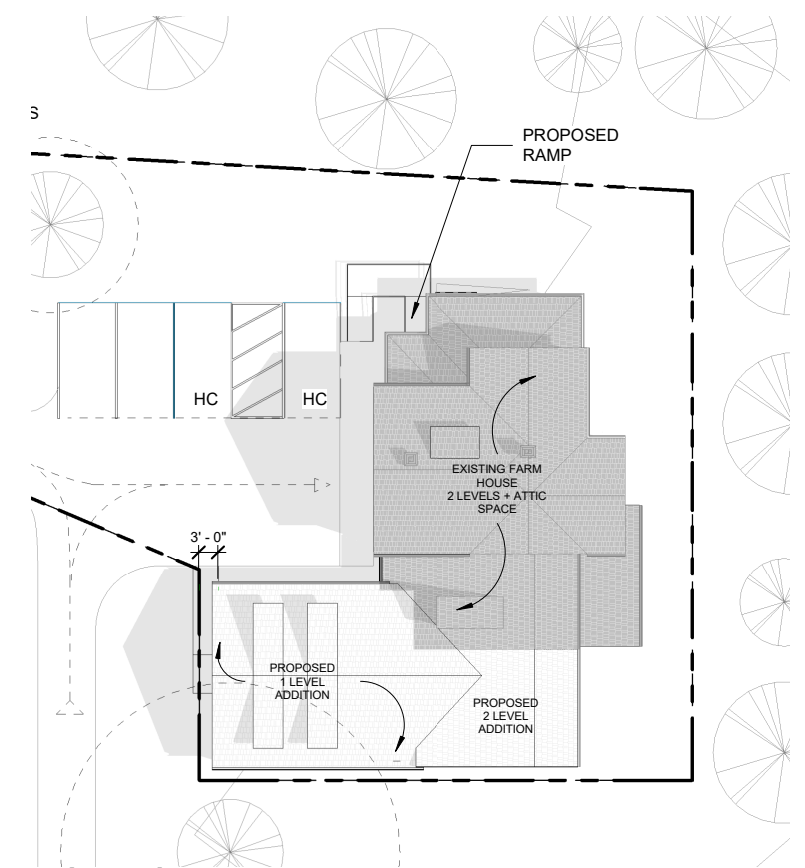
Elevation



Floor Plan



Entrance View

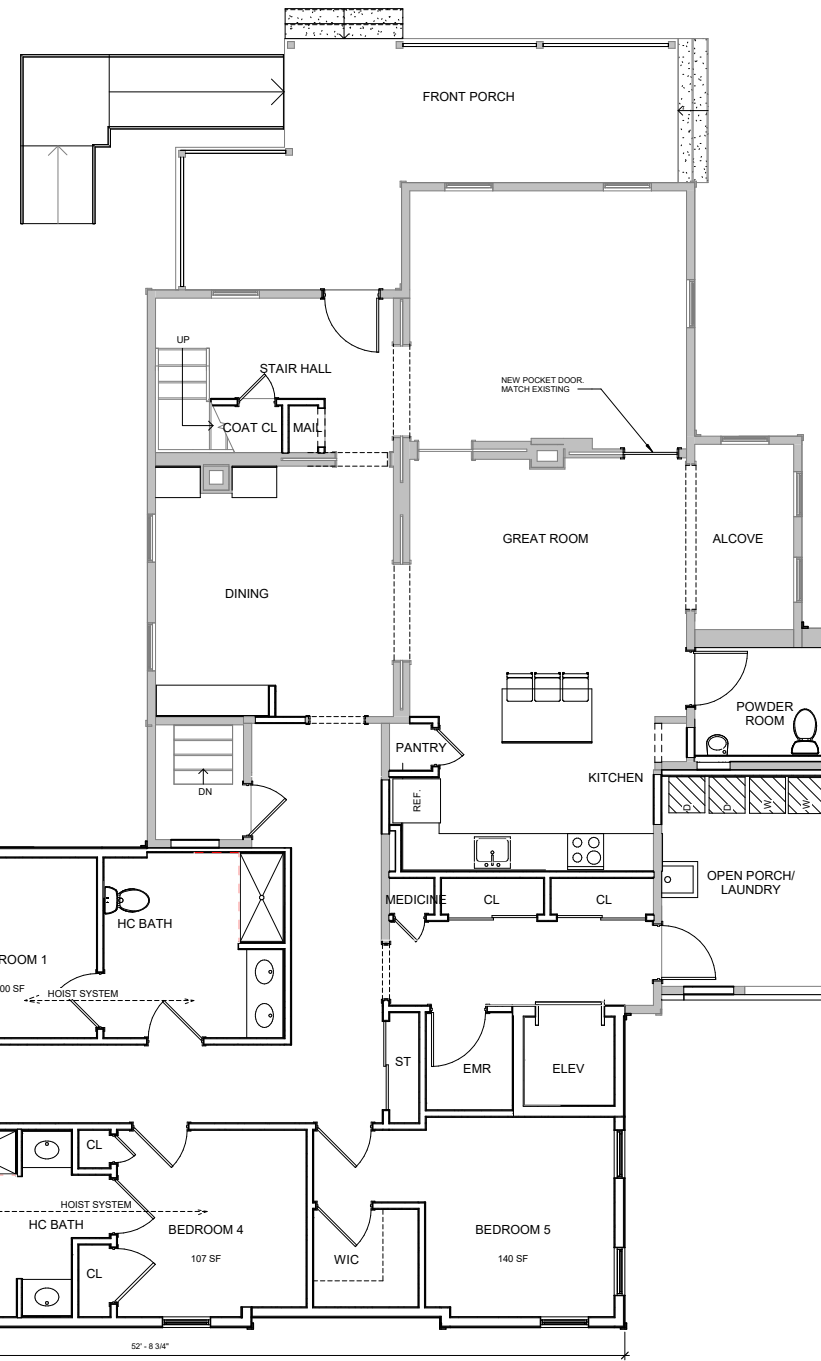


Site Plan





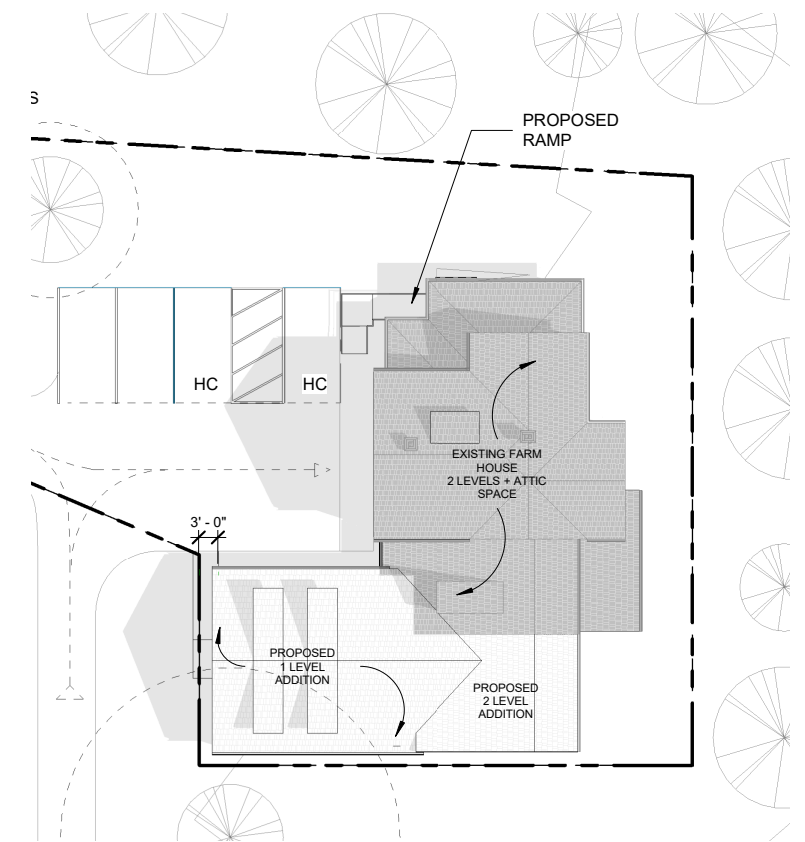
Elevation



Floor Plan



Entrance View

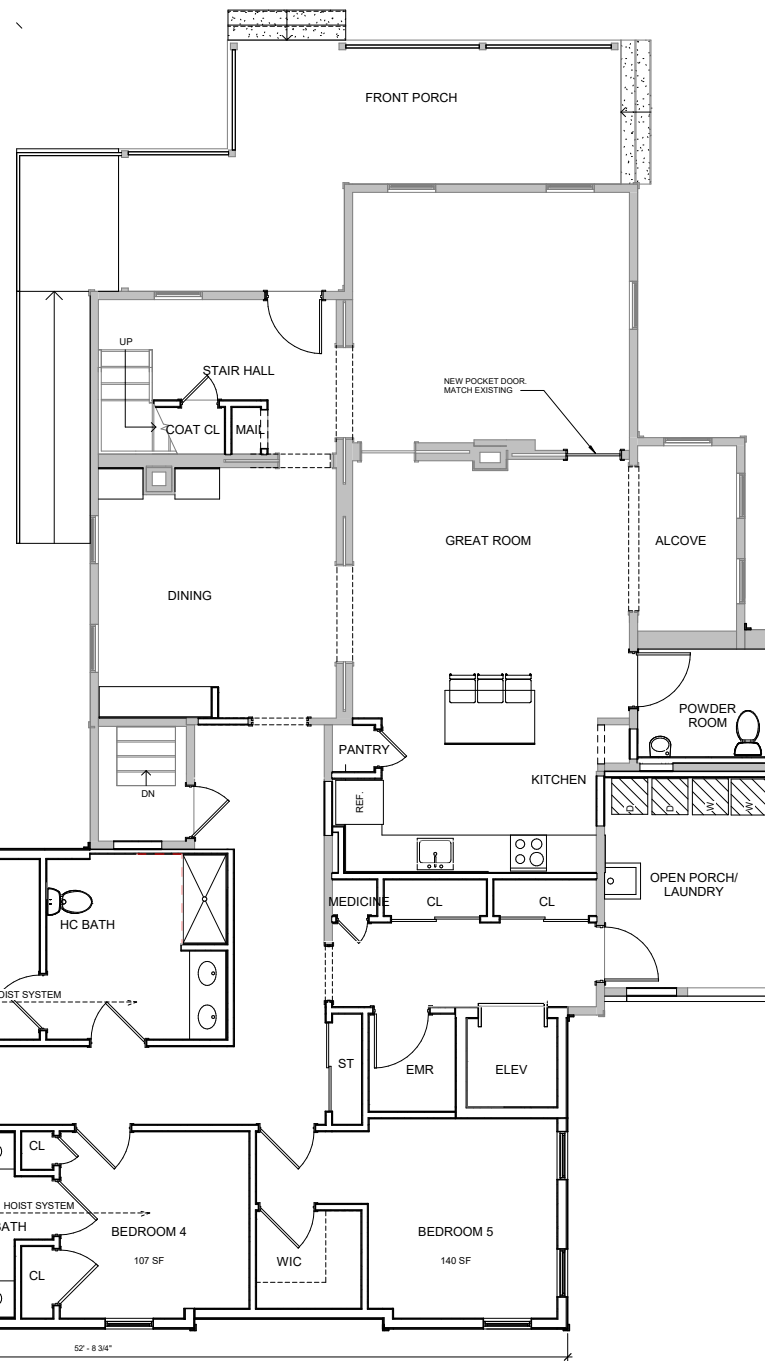


Site Plan





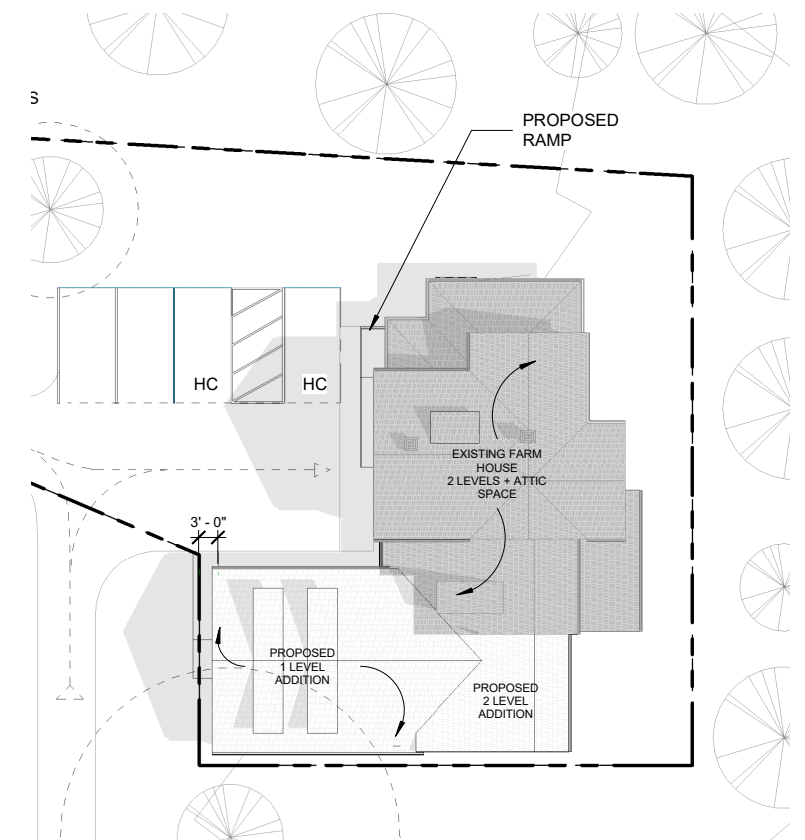
Elevation



Floor Plan

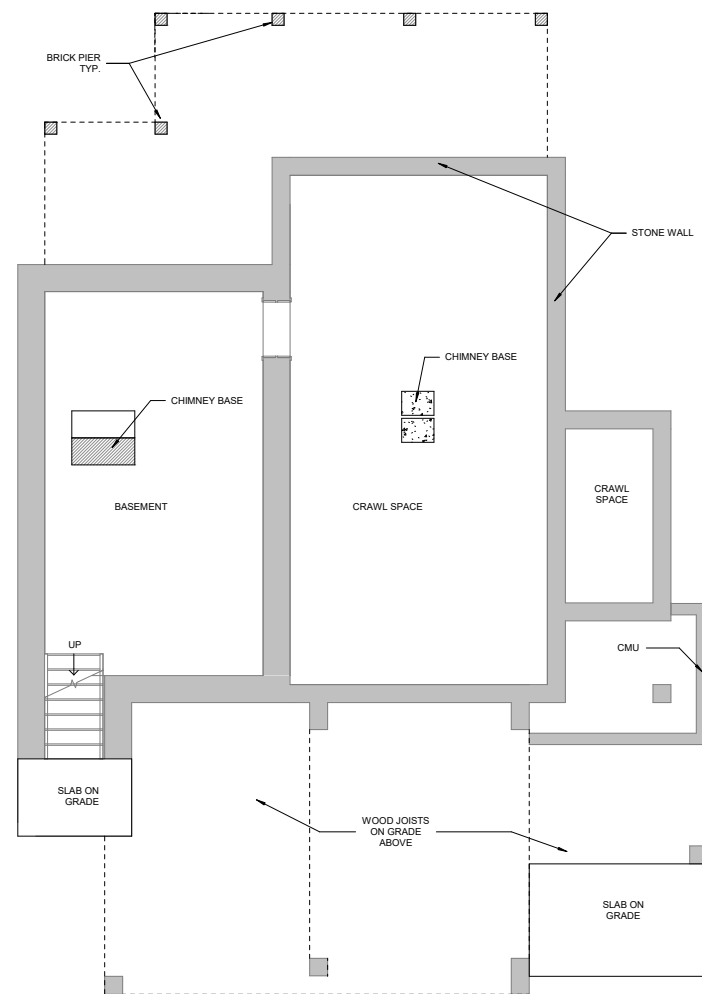
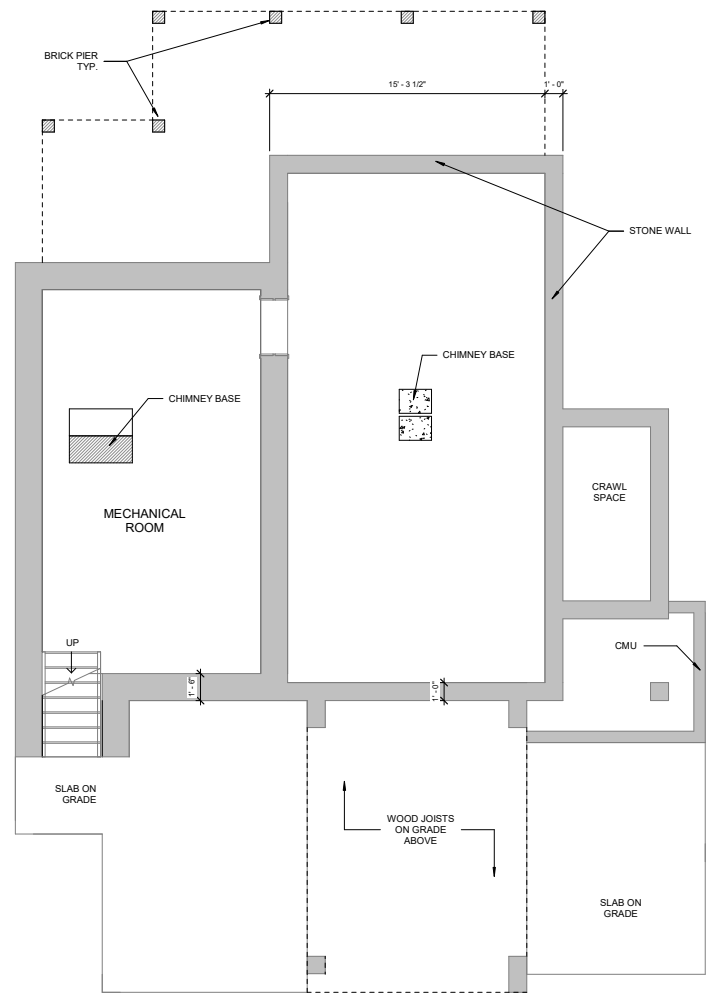


Entrance View



Site Plan



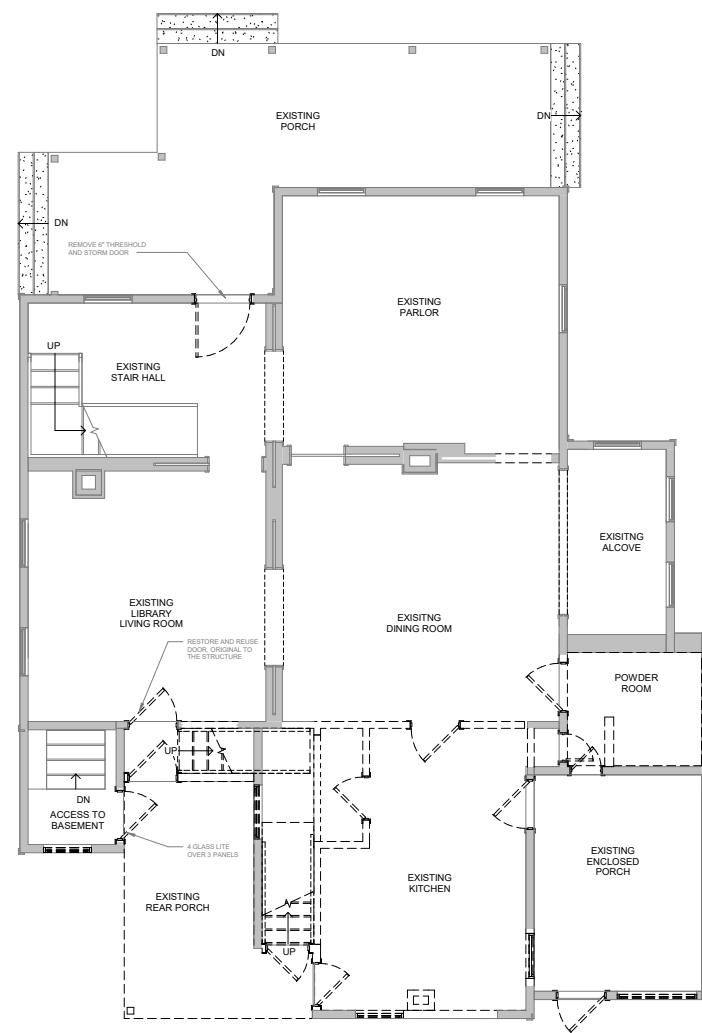
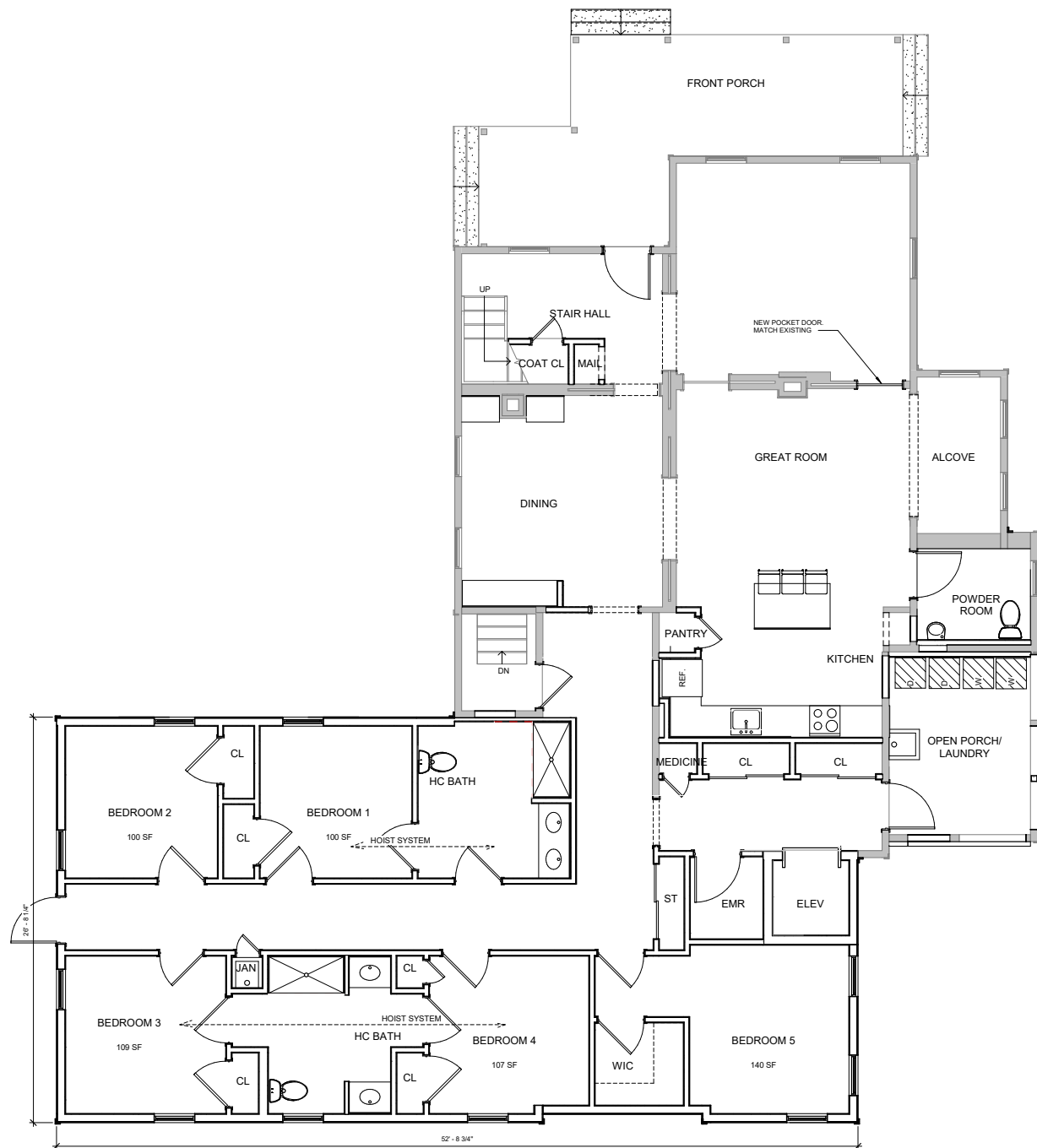


Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Subtotal Bldg Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,159	370	1,529
3rd Floor	351	0	351
<b>Subtotal</b>	<b>3,259</b>	<b>1,682</b>	<b>4,941</b>
Existing Porch	298		298
Proposed Ramp (max)		134	134
<b>Total Area</b>	<b>3,557</b>	<b>1,816</b>	<b>5,373</b>
Max Footprint (no porch)	1,382	1,312	2,694
Max Footprint (with porch)	1,680	1,446	3,126

### Legend

- Existing to remain
- Existing to be demolished
- New Construction





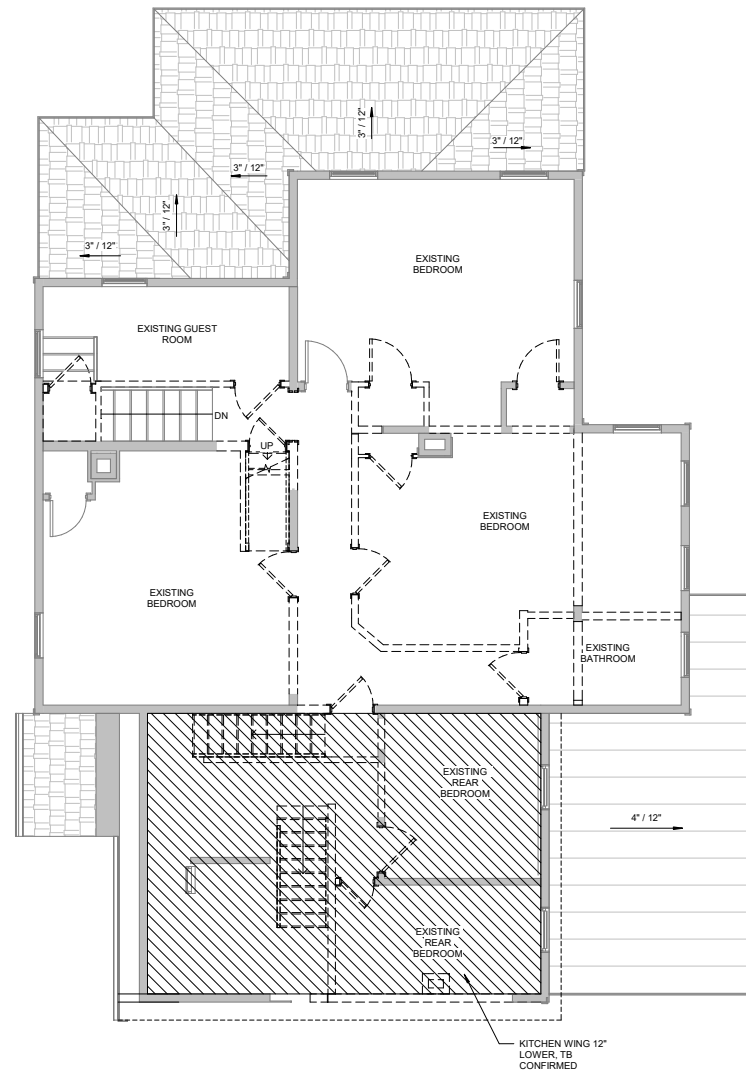
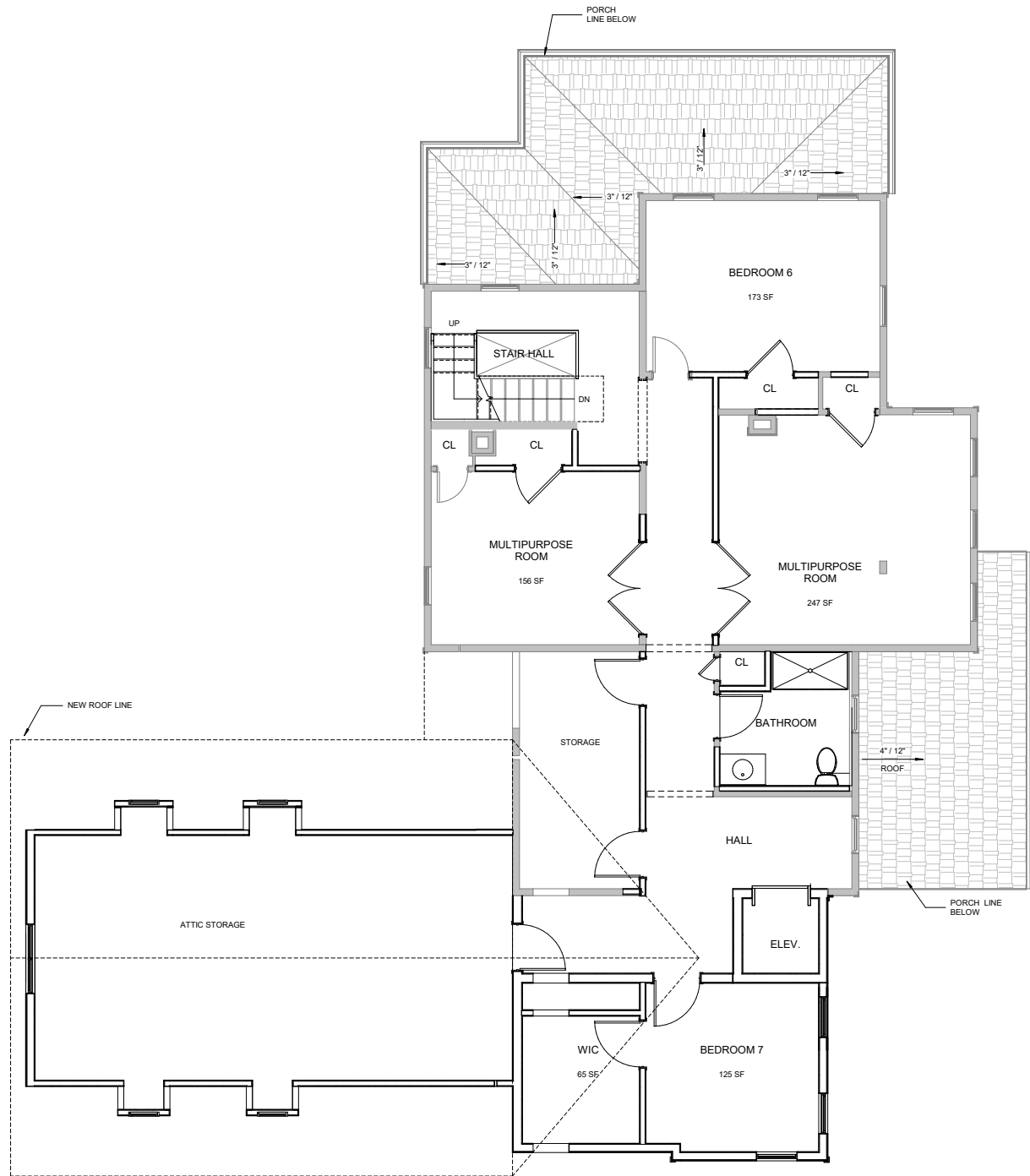
Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Subtotal Bldg Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,159	370	1,529
3rd Floor	351	0	351
<b>Subtotal</b>	<b>3,259</b>	<b>1,682</b>	<b>4,941</b>
Existing Porch	298		298
Proposed Ramp (max)		134	134
<b>Total Area</b>	<b>3,557</b>	<b>1,816</b>	<b>5,373</b>
Max Footprint (no porch)	1,382	1,312	2,694
Max Footprint (with porch)	1,680	1,446	3,126

### Legend

- Existing to remain
- Existing to be demolished
- New Construction





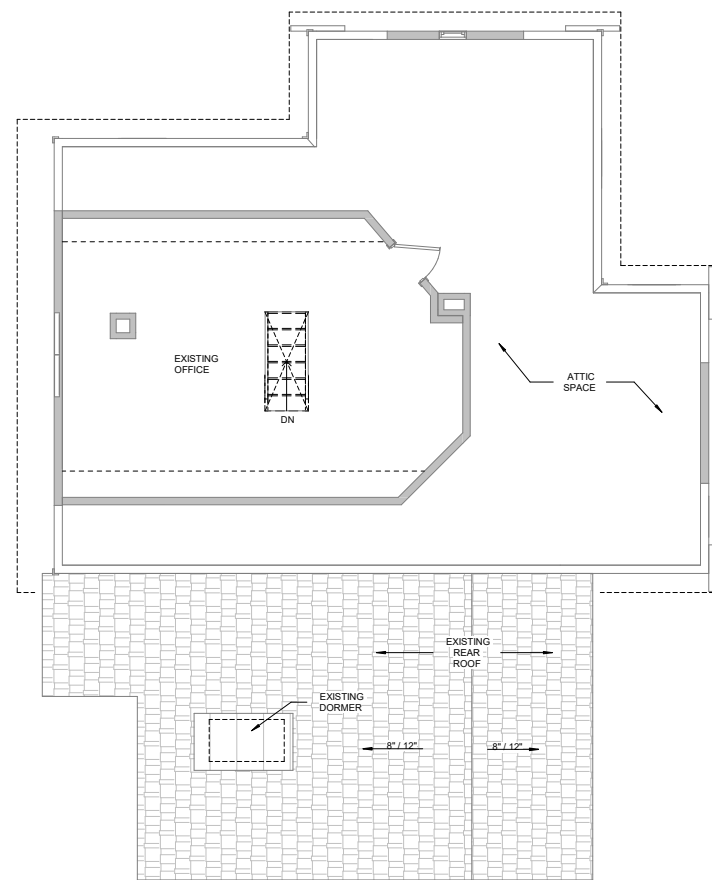
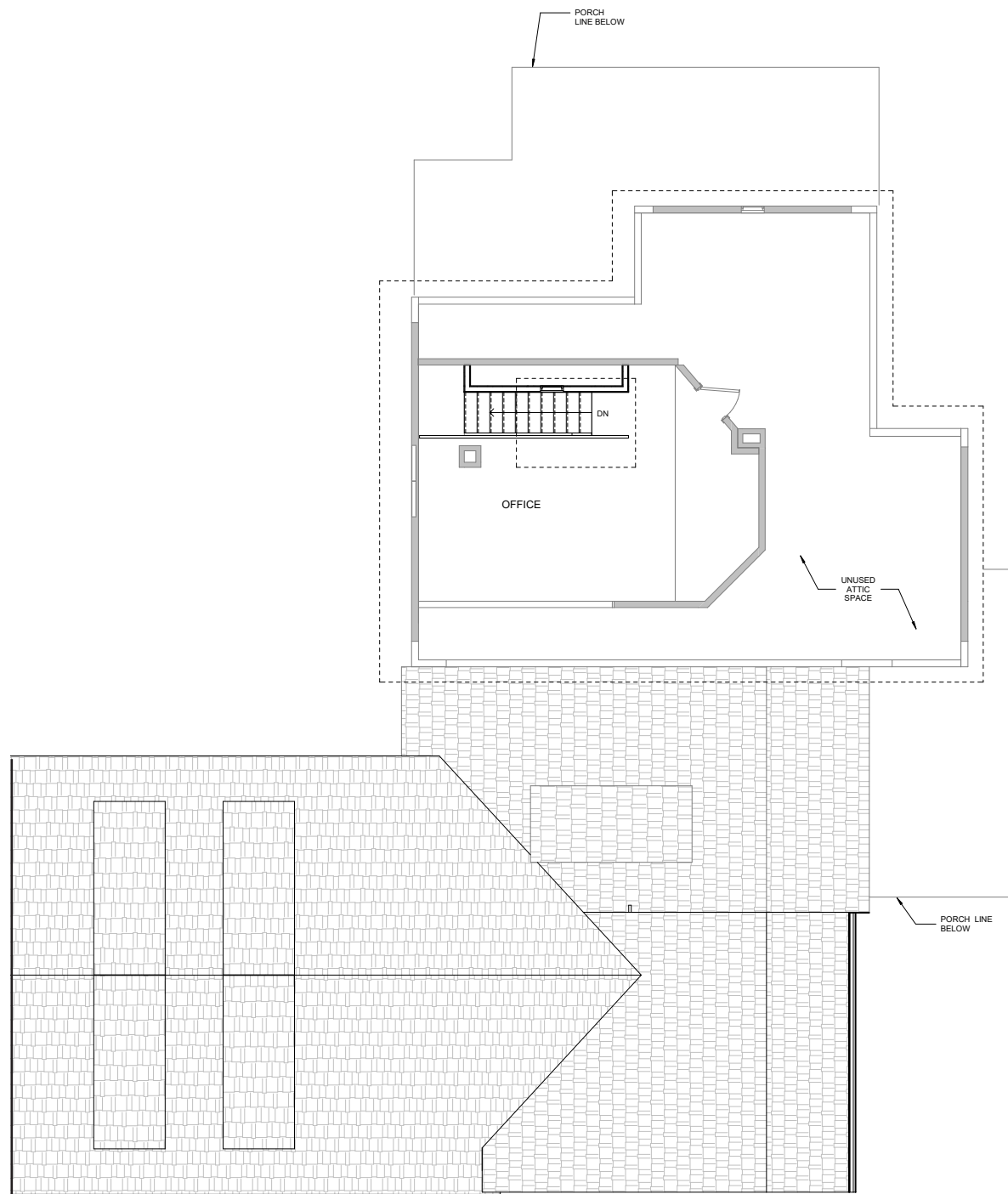


Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Subtotal Bldg Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,159	370	1,529
3rd Floor	351	0	351
<b>Subtotal</b>	<b>3,259</b>	<b>1,682</b>	<b>4,941</b>
Existing Porch	298		298
Proposed Ramp (max)		134	134
<b>Total Area</b>	<b>3,557</b>	<b>1,816</b>	<b>5,373</b>
Max Footprint (no porch)	1,382	1,312	2,694
Max Footprint (with porch)	1,680	1,446	3,126

### Legend




- Existing to remain
- Existing to be demolished
- New Construction





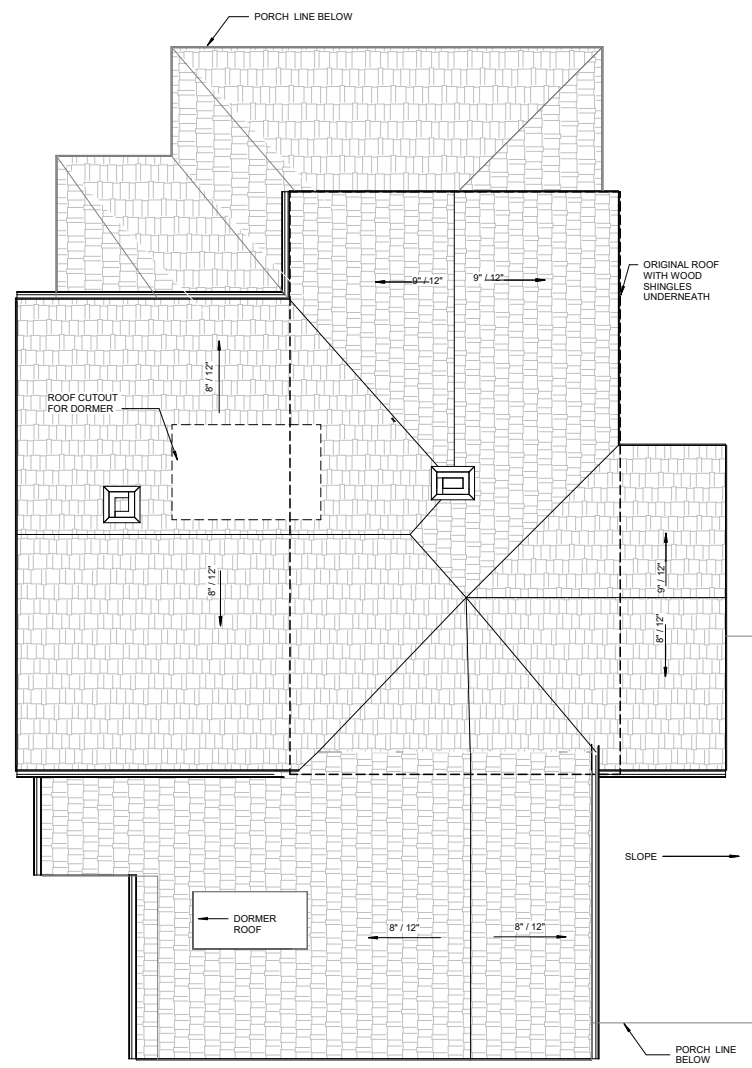
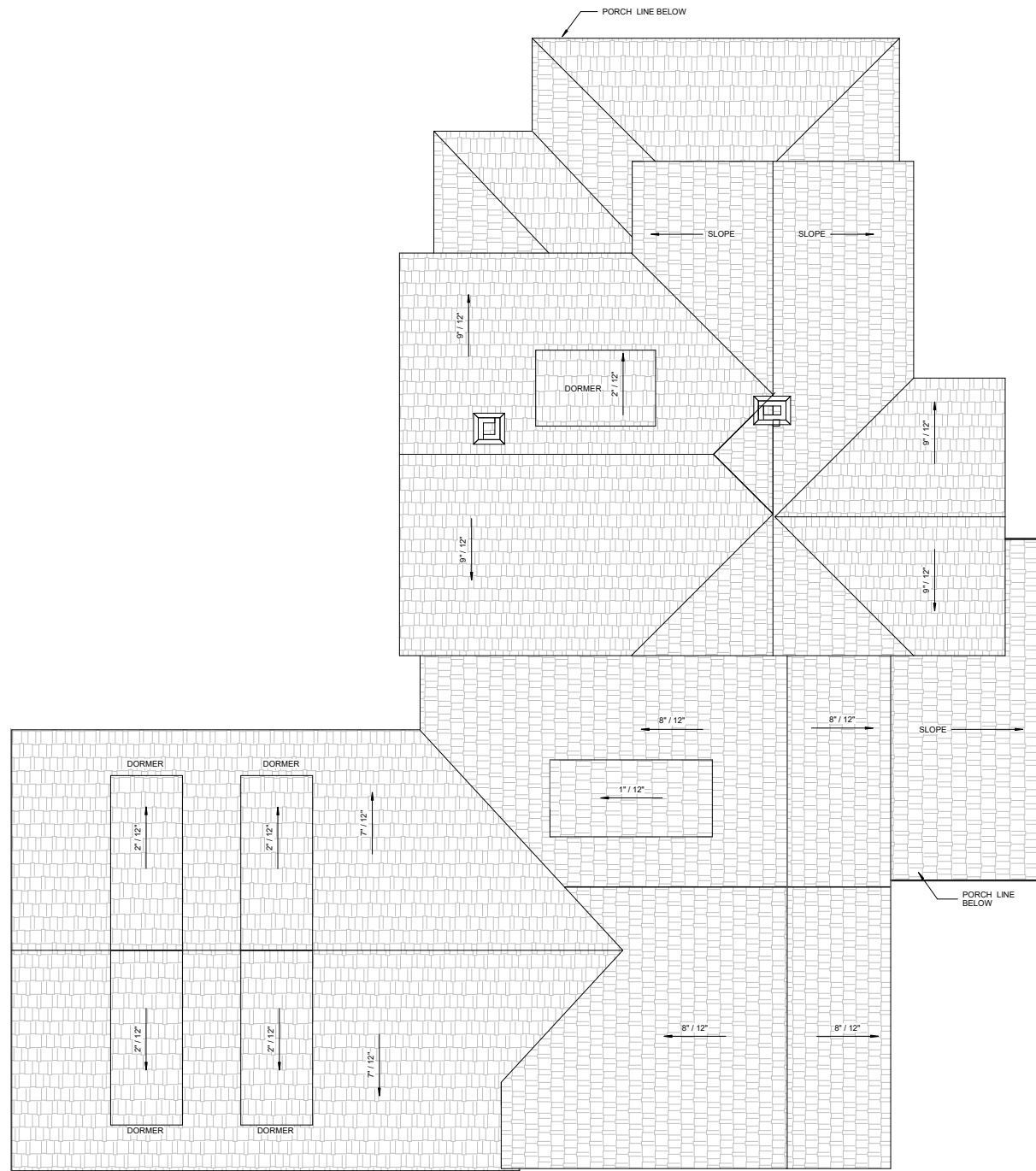
Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Subtotal Bldg Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,159	370	1,529
3rd Floor	351	0	351
<b>Subtotal</b>	<b>3,259</b>	<b>1,682</b>	<b>4,941</b>
Existing Porch	298		298
Proposed Ramp (max)		134	134
<b>Total Area</b>	<b>3,557</b>	<b>1,816</b>	<b>5,373</b>
Max Footprint (no porch)	1,382	1,312	2,694
Max Footprint (with porch)	1,680	1,446	3,126

### Legend

-  Existing to remain
-  Existing to be demolished
-  New Construction

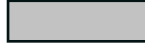








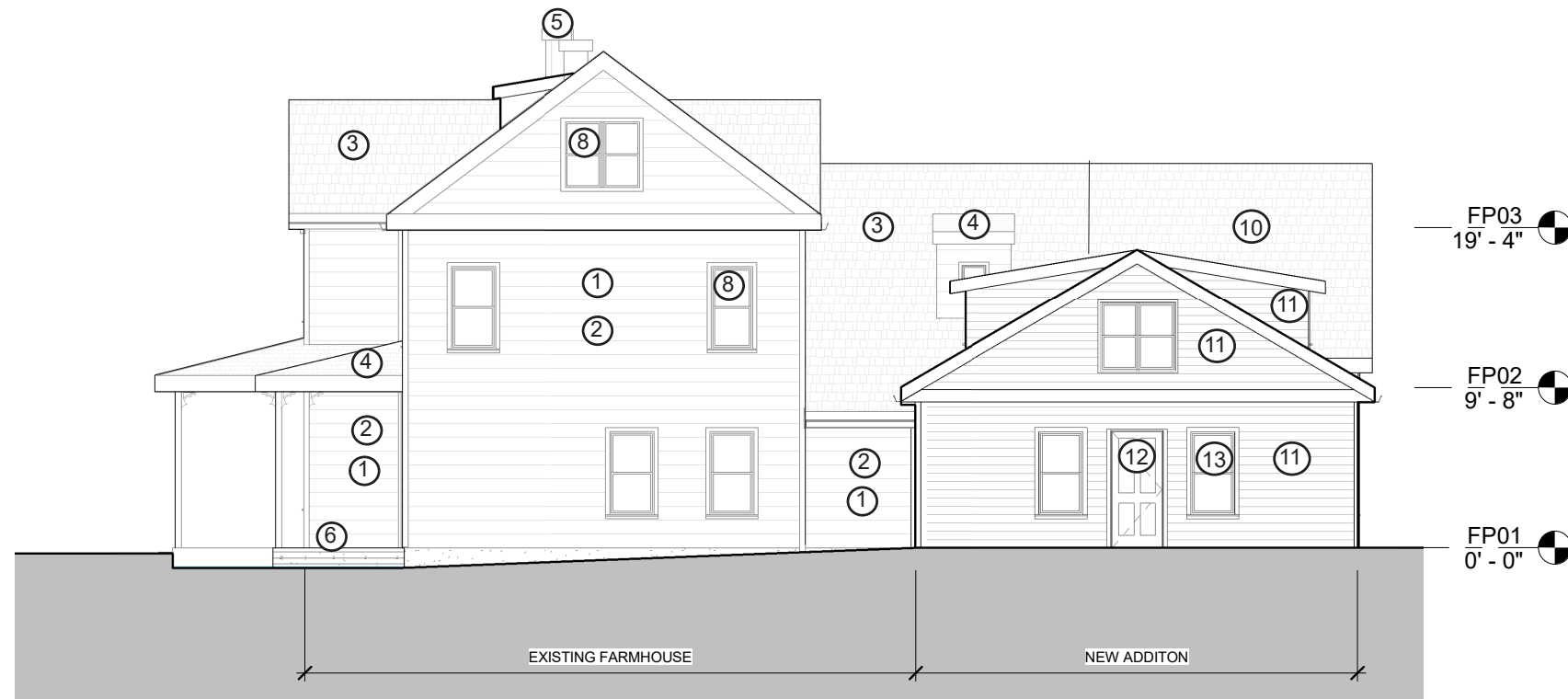
Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Subtotal Bldg Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,159	370	1,529
3rd Floor	351	0	351
<b>Subtotal</b>	<b>3,259</b>	<b>1,682</b>	<b>4,941</b>
Existing Porch	298		298
Proposed Ramp (max)		134	134
<b>Total Area</b>	<b>3,557</b>	<b>1,816</b>	<b>5,373</b>
Max Footprint (no porch)	1,382	1,312	2,694
Max Footprint (with porch)	1,680	1,446	3,126

### Legend

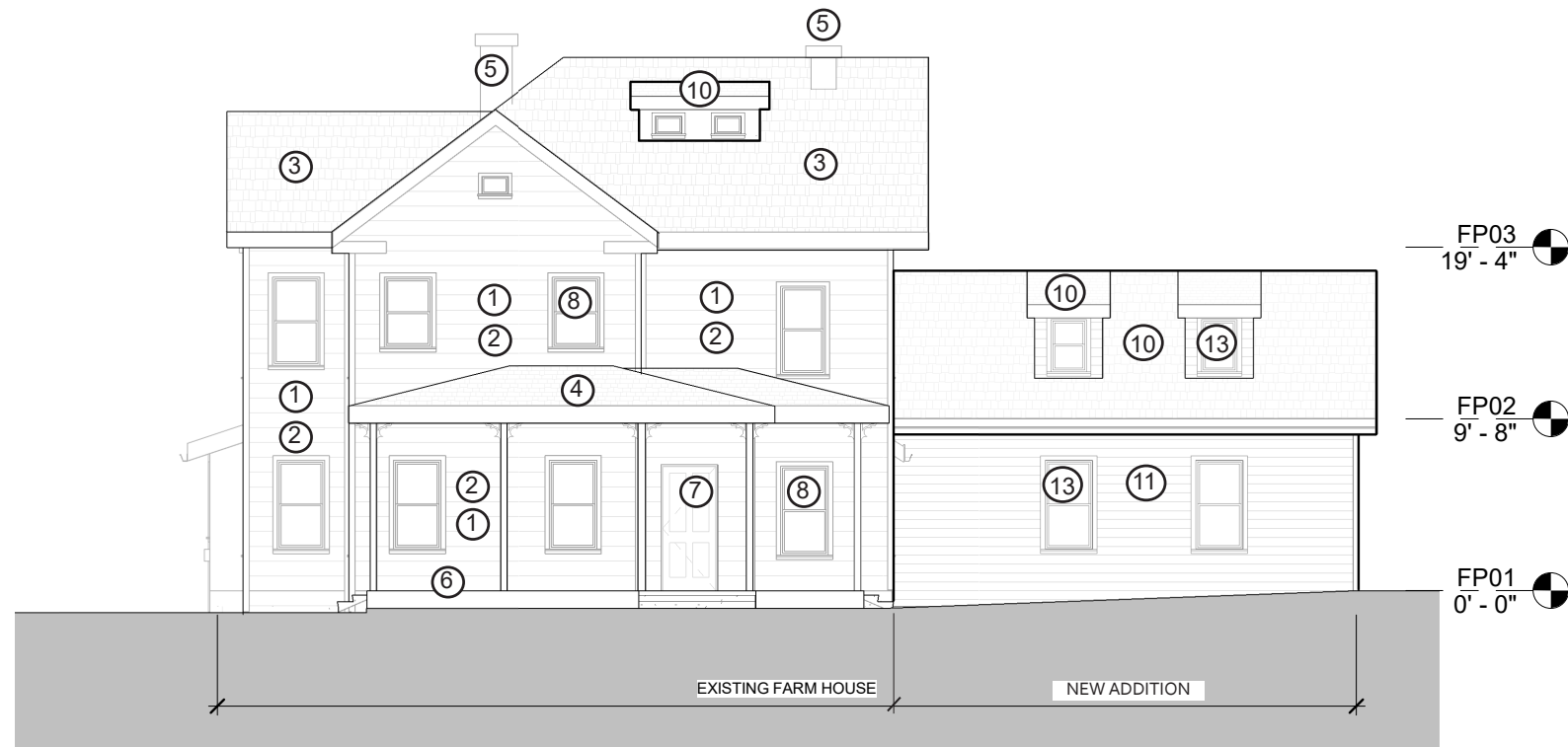
-  Existing to remain
-  Existing to be demolished
-  New Construction







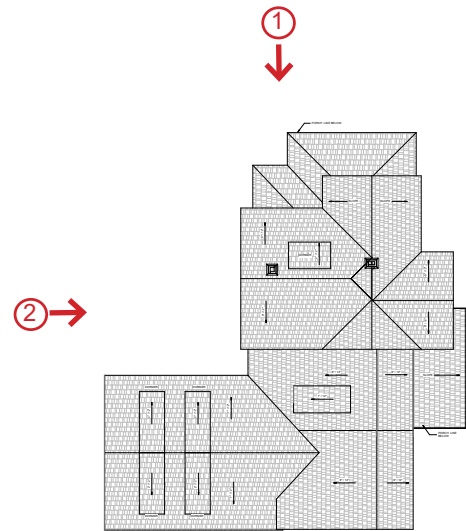
2. West Elevation



1. North Elevation

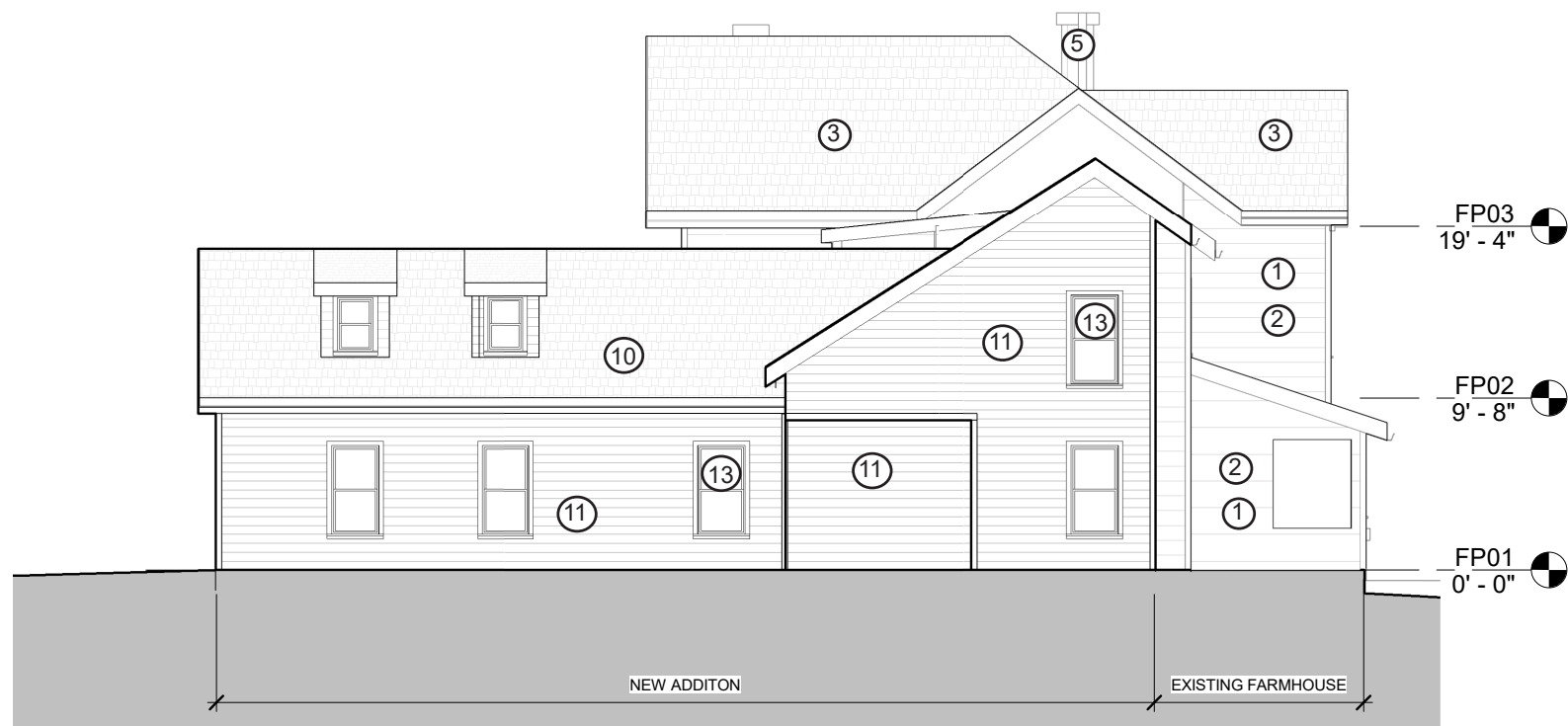
## Material Legend

1. Remove existing vinyl/aluminum siding and trim. Inspect and report on condition of existing wood siding and trim below, if any.
2. Restore existing wood siding and trim. Patch, repair, and or replace to match as required. Prepare to receive new paint. If condition of existing siding is badly deteriorated, provide new wood clapboard siding to match existing profiles.
3. Remove existing asphalt shingles and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
4. Remove existing metal roofing and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
5. Remove existing brick chimneys down to roof line and rebuild. Provide new flagstone cap.
6. Remove existing front porch flooring and inspect existing joists. Repair/ replace joists as required.
7. Remove existing door and salvage for reuse. Provide new 36" wide 4-panel solid wood exterior door with lite. Finish to be painted. Provide lever type accessible hardware with deadbolt.
8. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 1-over-1 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
9. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 6-over-6 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
10. New dimensional asphalt shingles. Provide prefinished aluminum gutters and downspouts.
11. New prefinished fiber cement lap-siding with fiber cement or PVC trim.
12. 36" wide 4-panel solid wood exterior door with lite.
13. New prefinished aluminum-clad wood double-hung windows in 1-over-1 lite pattern.

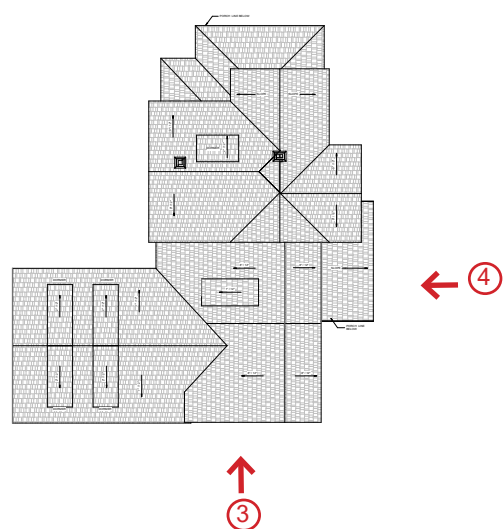




4. East Elevation



3. South Elevation



### Material Legend

1. Remove existing vinyl/aluminum siding and trim. Inspect and report on condition of existing wood siding and trim below, if any.
2. Restore existing wood siding and trim. Patch, repair, and or replace to match as required. Prepare to receive new paint. If condition of existing siding is badly deteriorated, provide new wood clapboard siding to match existing profiles.
3. Remove existing asphalt shingles and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
4. Remove existing metal roofing and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
5. Remove existing brick chimneys down to roof line and rebuild. Provide new flagstone cap.
6. Remove existing front porch flooring and inspect existing joists. Repair/ replace joists as required.
7. Remove existing door and salvage for reuse. Provide new 36" wide 4-panel solid wood exterior door with lite. Finish to be painted. Provide lever type accessible hardware with deadbolt.
8. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 1-over-1 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
9. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 6-over-6 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
10. New dimensional asphalt shingles. Provide prefinished aluminum gutters and downspouts.
11. New prefinished fiber cement lap-siding with fiber cement or PVC trim.
12. 36" wide 4-panel solid wood exterior door with lite.
13. New prefinished aluminum-clad wood double-hung windows in 1-over-1 lite pattern.