



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

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DRAFT

MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

**Wednesday, August 17, 2016
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Carmela Hamm (teleconference)
Gerry Laporte
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
John Peck
Tova Solo
Mark Turnbull
Andrew Wenchel
Richard Woodruff
Mitchell Zink

MEMBERS EXCUSED:

Sara Steinberg
Kevin Vincent

STAFF:

Cynthia Liccese-Torres, Historic Preservation Coordinator
Rebecca Ballo, Historic Preservation Planner
John Liebertz, Historic Preservation Planner

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:34 pm. Mr. Liebertz called the roll and determined there was a quorum.

APPROVAL OF JULY 20, 2016 MEETING MINUTES

The Chairman asked for any changes or corrections to the July 20, 2016, meeting minutes. Mr. Laporte made two corrections to his comments. He requested that the text be changed to say that he had questions about the lack of discussion of the W&OD Railroad on the proposed marker. Mr. Laporte stated that the text relating to the letter drafted by him on behalf of the HALRB for the creation of a World War I Centennial Commission was incorrect and requested revisions. Mr. Liebertz confirmed that the letter had already been submitted to the County Board. The minutes will be updated accordingly.

Mr. Zink moved to approve the draft meeting minutes. Mr. Laporte seconded the motion and it passed 7-0-4 (Ms. Solo had not yet arrived; Mr. Dudka; Ms. Lawrence, Mr. Woodruff, and Mr. Zink abstained).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedures regarding speaker slips. She stated there were two items on the consent agenda and called for a motion. Mr. Laporte requested that consent agenda item #6 be pulled for discussion. Mr. Turnbull asked staff if a separate motion was necessary for consent agenda item #4 (CoA 16-17) to authorize staff to inspect a sample of the repair work. Mr. Liebertz replied that approval of the consent agenda utilizes the findings/conditions within the staff reports. Therefore, no distinct motion is required.

The Chairman called for a motion on the remaining consent agenda items. Mr. Laporte moved to approve consent agenda items #1-5. Mr. Zink seconded the motion and it passed 10-0-1 (Mr. Dudka abstained; Ms. Solo had not yet arrived).

CONSENT AGENDA:

1. Ginger Brown
5151 14th Street North
CoA 16-16 (HP1600041)
Broadview Historic District
Request for various alterations and select demolition.
2. David & Linea Toepel
2206 North Kenmore Street
CoA 15-22A (HP1600042)
Maywood Historic District
Request for an amendment to CoA 15-22.
3. DSF Columbia Center LLC
1028 South Walter Reed Drive
CoA 4-01B (HP1600048)
Columbia Pike Form Based Code Area
Request to amend CoA 4-01A to alter rooftop telecommunication equipment.
4. Northern Virginia Regional Park Authority
Benjamin Elliot’s Coal Trestle (Near Lee Highway)
CoA 16-17 (HP1600049)
Benjamin Elliot’s Coal Trestle Historic District
Request to repair structure.
5. Arlington Public Schools
5800 Washington Boulevard
CoA 16-18 (HP1600051)
Swanson School Historic District
Request to site two (2) relocatable classrooms in the parking lot and for a request that the HALRB direct the Zoning Administrator to grant a setback modification. The building would be located 7’ from the property line.

6. Arlington Historical Society
5620 3rd Street South
CoA 16-19 (HP1600050)
Ball Sellers Historic District
Request to install a rain garden

PULLED CONSENT AGENDA #6: BALL SELLERS HISTORIC DISTRICT, CoA 16-19

Mr. Laporte pulled the item from the consent agenda because he stated the proposal is too important to be approved on consent. The proposed work should be reviewed by the entire board. Mr. Dudka agreed with the importance of the project, but noted that the DRC placed the item on the consent agenda with the understanding that any board member could pull it for discussion. The DRC expects such participation by the full board. Mr. Dudka stated that the two-part project, the installation of the rain garden and the archaeology/stone delineation of the lost addition, has historic interest. The Chairman addressed the board members and reminded them that they have the prerogative to pull any consent item.

Mr. Liebertz provided a brief staff report and outlined the history of the dwelling. He noted that the addition to the original log house was demolished in the 1920s. The proposed rain garden would be constructed adjacent to the remains of the footprint of the lost addition in the southeast section of the site. The design of the rain garden and choice of plantings are appropriate for the house. He discussed the benefits of the rain garden in respect to the long term preservation of the dwelling. Mr. Liebertz added that staff approved the archaeological scope and efforts are now underway to recover and catalogue artifacts.

Mr. Laporte stated that the Arlington Historical Society received a grant from the County's StormwaterWise Program for the rain garden. He added that this is an important occasion to acknowledge the success of this cooperation between the Arlington Historical Society and County (the grant from DES and the approval of the archaeology by HP staff).

Mr. Matta asked staff about the stone delineation. Ms. Liccese-Torres stated that the stone will be cobblestone. Mr. Liebertz added that other applicants typically do not submit CoAs for such landscaping requests. Mr. Laporte asked about the guidance provided by the design guidelines. Mr. Liebertz responded that this district does not have individual design guidelines so it relies on *the Secretary on the Interior Standards for Rehabilitation*. He added that he will discuss the material/application of the stone delineation with the applicant.

Mr. Matta asked for clarifications regarding the stone delineation (height, width, etc.). There needs to be an understanding of how it will correlate to the slope.

Mr. Dudka stated that how the stone is applied is important. For example, the use of a pea gravel may appear more as a drainage element than an outline of a former addition. He suggested a cut stone or other material that will clearly delineate this as the footprint of the building. Mr. Craig stated that he believed the applicant proposed dimensional cut stone at the DRC hearing. Mr. Dudka asked staff to confirm.

Mr. Liebertz suggested that the HALRB approve the rain garden and ask for additional details regarding the stone outline as it is separate from the StormwaterWise grant application.

Mr. Laporte recommended that the HALRB suggest a historic marker be placed on site at a future date to interpret the stone outline. He suggested that perhaps the HP program could provide the historic marker.

The Chairman called for a motion. Mr. Laporte moved to approve the application. Staff suggested that the motion only allow for the approval of the rain garden and require the applicant to return to the HALRB with additional information on the stone outline. Mr. Laporte pulled his motion. Mr. Matta moved to approve the rain garden as submitted conditional upon further submission on the treatment of the perimeter outline of the demolished section of the dwelling. Ms. Hamm seconded the motion. The motion passed 12-0 (Ms. Solo had arrived at 7:40 pm).

ADMINISTRATIVE COA(S)

1. Lien Doep
1760 N. Rhodes Street #344
ACoA 16-24 (HP1600052)
Colonial Village Historic District
Request to replace nine windows.

DISCUSSION AGENDA

1. Peter & Yolanda Sever
2314 North Kenmore Street
CoA 16-01 (HP1600003)
Maywood Historic District
Request to demolish an existing outbuilding (chicken coop), garage, and deck.

DISCUSSION AGENDA #1: CoA 16-01, 2314 NORTH KENMORE STREET

The Chairman welcomed Michele Garrison, of HomeWork Remodeling, who represented the property owners. Ms. Garrison distributed updated architectural drawings of the chicken coop and the garage proposed for demolition. She stated that the project will be phased over time with demolition of the coop, garage, deck, and retaining wall as the first step in this process. The challenge will be the steep decline towards the rear of the property.

Ms. Garrison stated that the chicken coop and the garage have structural issues. She suggested that the chicken coop functioned as a slaughter house. The foundation walls have started to cave in and will eventually collapse. Due to public safety, the applicant proposes to demolish the building. If no further phases of construction are completed, the pad for the garage would remain in place and the area of the chicken coop would be graded per engineer’s specifications.

Mr. Dudka provided the DRC report. The committee supported the demolition of the garage based on how its design and materials were impacted by the expansion of the dwelling. The committee had no recommendation regarding the demolition of the chicken coop. The coop tells an interesting component of Arlington County’s history, but it is falling apart and potentially dangerous. The building is not compatible with the current uses of the site. The demolition of this outbuilding is a larger conversation best reserved for the full board.

Mr. Liebertz provided the staff report. He outlined the history and development of the three historic resources on the property: dwelling, garage, and chicken coop. He stated that the dwelling and garage were listed as contributing resources to the Maywood National Register Historic District. The staff, however, disagreed with this assessment after conducting additional research.

The dwelling at 2314 North Kenmore Street had two large incompatible additions that impacted the historic integrity of the house. Likewise, the garage itself had an addition constructed in the mid-twentieth century and lacked historic integrity of design, materials, workmanship, association, and feeling. Therefore, the staff would classify both the house and garage as non-contributing resources to the historic district. Staff supported the requested demolition of the garage.

Staff had no recommendation regarding the chicken coop. Built as early 1917, the chicken coop would be considered a contributing building to the historic district (the National Register nomination did not include this building as it was not surveyed). He stated that there are no provisions in the *Maywood Design Guidelines* or the *Secretary of the Interior's Standards* to allow for the demolition of a contributing building. Similar to a previous CoA application, the HALRB will need to discuss whether this building poses a public health and safety hazard.

Mr. Liebertz stated that the DRC recommended numerous improvements to the drawings of the chicken coop and the garage. He stated that staff continues to work with the applicant on these drawings, but believes there is sufficient documentation for the HALRB to discuss the issue. Staff recommends that if the board moves to approve the demolition, that the approval be conditional to allow the DRC to review the drawings in two weeks. Ms. Garrison noted a number of changes requested by staff on the drawings she had distributed to the board.

Mr. Dudka added that the as-built drawings will provide a record for these buildings. The DRC comments were focused on creating improved drawings of the coop and garage.

The Chairman asked staff when the addition was added to the original house. Mr. Liebertz stated that the second-story addition and expansion to the north of the dwelling occurred between 1936 and 1959. Both of these changes are documented on Sanborn Fire Insurance Maps and aerial photographs.

Ms. Solo stated that she requested additional history on the chicken coop at the DRC hearing. Members of the Maywood community are attempting to create a living map of the development of the neighborhood. She asked if the HALRB should request that staff explore the history and use of this resource. The Chairman responded that the HALRB members can explore such matters on their own accord and advised members to seek further guidance at the Center for Local History at Arlington Central Library. She remarked that staff does not have the time to explore such research topics.

Mr. Liebertz stated that the basic research staff performed in preparation for this meeting included newspaper and cartographic materials. For-sale advertisements noted a chicken run and chicken coop on the property in 1917 and 1920, respectively. Whether the coop in the advertisement is the subject building, however, is unknown. Mr. Dudka stated that the use of the building could have varied due to the size of the property; perhaps the first floor was utilized for chickens and the basement for slaughtering as suggested by the applicant.

Mr. Dudka asked staff if an architectural historian specializing with agricultural outbuildings could be consulted. Ms. Garrison stated that the homeowner has no issue with an architectural historian evaluating the building, but did note that there are safety issues. The demolition permit will not be completed for

another month, providing adequate time to plan for the demolition. Ms. Garrison added that photographic documentation of the building was submitted by the property owners.

Mr. Dudka asked the applicant if there were discussions regarding repair of the building. The applicant stated that the building would have to be demolished and completely rebuilt due to structural issues. Potential costs to rehabilitate it would be prohibitive.

The Chairman called for two separate motions: one for the garage and one for the coop. Mr. Turnbull moved to approve demolition of the garage. Mr. Woodruff seconded the motion and it passed unanimously. The Chairman stated that the HALRB needs to be very specific in its motion recommending demolition of the coop due to its historic nature. The motion needs to align with the previous contributing garage in the neighborhood that was recently approved for demolition. The Chairman moved to approve the demolition of the chicken coop based on its current condition and pursuant to Section 11.3.5 of the Arlington County Zoning Ordinance dealing with public safety within the historic preservation overlay district. Mr. Dudka suggested amending the motion to make it contingent on having an architectural historian specializing in agricultural history examine the building. Mr. Liebertz and Ms. Ballo stated that staff can digitally send the materials to the Virginia Department of Historic Resources (VDHR) and request that their architectural historians provide their opinions on the resource. Mr. Dudka rescinded his amendment. Mr. Woodruff asked if an architectural historian could make an assessment on the existing documentation. Mr. Liebertz stated that there are adequate photographs/drawings to send to the VDHR. Additional documentation can be provided if requested. Mr. Zink seconded the motion and it passed 11-0-1 (Mr. Turnbull abstained). The applicant will return to DRC with updated documentation of the existing buildings.

The Chairman added that there are neighbors who are concerned with the potential amount of open space. She advised the applicants to discuss the demolition and construction plans with the surrounding property owners as stipulated by the CoA application. Ms. Garrison stated that she will contact neighbors and provide contact information for HomeWork Remodeling.

DISCUSSION ITEM #1: VIRGINIA COOPERATIVE EXTENSION-MASTER GARDENER TRIBUTE GARDEN AND BENCH

The Chairman welcomed Anne Wilson and Allison Kindler, representatives of the Virginia Cooperative Extension (VCE)-Master Gardeners. The applicants summarized the purpose of the tribute garden and bench and noted the location of the garden near the Fairlington Community Center. The plaque would recognize the contributions of the Master Gardeners and comply with Arlington County memorial plaque requirements.

Regarding the inscription on the plaque, Mr. Laporte suggested writing out the acronym “VCE” as this is not a commonly known acronym.

Mr. Peck asked about the selection of the proposed 1964 World's Fair Bench. Staff responded that the bench is a standard bench utilized by the Departments of Parks and Recreation (DPR).

Mr. Matta asked about the installation of the concrete pad. The applicants responded that DPR requested that the bench be placed on a concrete pad and DPR will install the pad/bench. Mr. Matta stated brick pavers would have created a more unique sense of place. Ms. Ballo responded that hardscape requires less maintenance and the use of other materials were likely not considered.

Mr. Dudka asked the applicants about the size of the concrete pad. The applicants responded that the size of the pad would allow for wheelchair access.

Mr. Turnbull moved to write a letter of support for the memorial plaque. Mr. Woodruff seconded the motion and it passed unanimously.

DISCUSSION ITEM #2: CLARENDON CIRCLE (DTS PRESENTATION)

Tom Hutchings, Department of Transportation Services (DTS), provided a 30-minute PowerPoint presentation highlighting four capital improvements projects at and near Clarendon Circle. He stated that the Clarendon Circle project is at the 90 percent engineering plans.

The HALRB had questions about the treatment of Clarendon Circle, particularly the World War One Memorial. Mr. Hutchings discussed the plans for development of the intersection at the war memorial. Mr. Wenchel asked questions regarding the half-police/half-taxi car (to deter drunk driving) parked at the intersection. Mr. Hutchings responded that every component of the government has its own mission. He believed that the car would return to the site upon completion of the DTS project. Mr. Dudka stated that the HALRB had expressed concerns about how this police car/taxi deters from the monument. The monument should be the highlight of the intersection. Mr. Hutchings responded that the proposed design does not highlight the space of the car/taxi. He added that the decision regarding the placement of the taxi is outside of the purview of DTS.

Mr. Wenchel stated that the HALRB was asked by a representative of the World War One Centennial Commission to request that the police car/taxi be removed from the location of the monument. Mr. Wenchel did agree, however, that the police car/taxi has a public safety purpose and may be an effective deterrent to drunk driving. He added that the proposed plan would tuck the memorial further into the park. He suggested that the County make the memorial a more active element of the landscape.

Mr. Hutchings stated that the VFW (owners of the memorial) [this is incorrect as the owner is the American Legion, not VFW] was not interested in improving visibility and/or the area surrounding the memorial. Extending the area in front of the memorial does not prohibit future improvement to the land surrounding the memorial. He welcomed an initiative to improve the memorial and would look forward to participating in such projects.

Mr. Craig recommended that DTS consider directly lighting the memorial. This would not require changes to the existing platform, etc., but would significantly improve the current conditions. Mr. Hutchings stated that he will include lighting of the monument in future discussions with DPR.

The Chairman suggested that DTS reach out to other veteran groups in the County. She recommended discussing the project with the American Legion. Mr. Hutchings stated that he is interested in a separate initiative to improve the grounds surrounding the memorial and would work with any interested parties. Mr. Matta suggested contacting Edwin Fountain of the World War One Centennial Commission. Staff will provide the contact information.

Mr. Wenchel stated that the centennial for World War One is an opportunity to improve the space. The Clarendon Circle improvement project should seek to enhance the area surrounding the monument.

Nancy Iacomini, Chairman of the Planning Commission and liaison to the HALRB, addressed the board. She was accompanied by Dan Donohue, finance officer of American Legion Post #139. Ms. Iacomini clarified that the American Legion owns the World War One Memorial. When discussions with DTS and

the American Legion occurred regarding changes to the grounds, it did not seem prudent to lower the memorial to ground level due to the type of activity that occurs in the vicinity. Its elevation provides a layer of protection. Perhaps enlarging the area around the structure could occur at this time. She agreed with Mr. Wenchel's point that there are interesting stories to be told about Arlington County in the era of World War One. There is plenty of research to be conducted and perhaps historic markers could be installed discussing these stories. With HALRB's leadership, Clarendon can continue to blend historic preservation with modern buildings to make it one of the best places in Arlington County.

Mr. Peck confirmed with Mr. Hutchings that street trees would not block views of the memorial. Mr. Hutchings stated that landscaping at the tip of the memorial consists of low shrubs/plantings. Mr. Peck shared concerns about street lights and spacing between the lights. Mr. Hutchings responded that DTS studies lighting so as to create a uniform and appropriately bright area. Mr. Peck discussed the history of Wilson Boulevard, 13th Street North, and the surrounding roadways. Mr. Laporte stated that 13th Street had been known as the Clarendon Bypass.

Mr. Laporte commented that it would be beneficial to the Clarendon's Citizens Hall Local Historic District if the sidewalk on Wilson Boulevard could be extended. Mr. Hutchings stated that the Clarendon Sector Plan showed such a condition, but it would require the Silver Diner to be removed. This project does not have the capacity to complete such an improvement, but that the concept could be considered in future projects.

The Chairman thanked Mr. Hutchings for his presentation.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

The Chairman stated that she received an email from Stefanie Pryor, President of the Arlington Civic Federation, regarding an Environmental Assessment for Transform 66: Inside the Beltway, Eastbound Widening Environmental Assessment, Cultural Resource Studies. She requested that an HALRB member participate on behalf of the board as a consulting party. Mr. Peck discussed the importance and architectural elements of I-66 that make it unique. He had concerns about retaining the integrity of these architectural elements in respect to the expansion. Ms. Ballo stated that staff also will be involved. She recommended that Mr. Peck consider representing the HALRB to express these concerns as they are often outside of the purview of the Environmental Assessment. She stated that the consulting party commitment is typically limited to 3-6 months with a total of 2-3 meetings. Mr. Peck agreed to represent the HALRB. Mr. Wenchel also volunteered. Mr. Laporte stated that the Arlington Historical Society also will serve as a consulting party.

The Chairman explained that a request to designate Westover as a local historic district was received. The study area includes over 400 property owners who must be notified whenever action is taken. The neighborhood was listed on the National Register of Historic Places over 10 years ago. The architectural survey for the National Register nomination would need to be updated to effectively study the proposed request. She asked for feedback from the HALRB regarding when the board should hear the request. The Chairman provided background information on the submission of the request including the demolition of a number of garden apartments. The boundaries of the proposed study area are identical to the National Register Historic District.

The Chairman stated that the request for designation must have neighborhood support and advocacy in order to succeed. Ms. Liccese-Torres added that staff has fielded about one dozen

inquiries about the proposed local historic district from concerned residents. There are rumored to be petitions of support and opposition for the local historic district in the neighborhood. She noted that an official HALRB public hearing would allow individuals, owners, etc. the opportunity to officially comment on the designation.

Mr. Woodruff asked if it is appropriate to have a public hearing absent official communication from the neighborhood association regarding support or opposition. Ms. Ballo stated that there are no restrictions in the Zoning Ordinance or HALRB By-laws; the decision is at the discretion of the HALRB. The board would be responding to the individual who requested historic district designation for Westover. The Chairman added that the individual who requested historic district designation does not live in the neighborhood.

Mr. Dudka stated that the HALRB should hear from the community before hearing the request. Hearing the request for local historic district designation from a single person who does not live in the district may be inappropriate. The Chairman stated that the requestor claims he has a petition from 100 people supporting the request. Ms. Liccese-Torres, however, remarked that this petition has not yet been received by the Chairman or HP staff.

Mr. Laporte asked if the Maywood Civic Association voted prior to the local historic district designation to see if the property owners supported designation. The Chairman (a Maywood resident) stated that the civic association and advocates of historic preservation went door-to-door to collect responses in respect to local designation. She added that the majority of the neighborhood supported the creation of a historic district. Mr. Laporte clarified that the HALRB could stipulate that the board would not move forward with the designation request unless a certain percentage of the property owners within the study area supported the creation of a local historic district. Ms. Liccese-Torres stated that the first hearing does not enact the HALRB's support for the creation of a local historic district, but determines if the neighborhood has the merits to be studied.

Mr. Craig recommended that the neighborhood internally discuss historic preservation before the HALRB hears the item at a public hearing.

Ms. Ballo reviewed the Zoning Ordinance and noted that there is no requirement for the HALRB to hold a hearing on historic district designation after a request is received. The Chairman or the HALRB could decide to not schedule/hear the request pending additional information from the neighborhood. Mr. Woodruff stated that the perception will be that the HALRB is pushing the district designation forward absent communication from a number of Westover residents. He agreed, however, that scheduling a meeting may focus the neighborhood on this proposal.

The Chairman and the board discussed how two separate initiatives, historic preservation and affordable housing, have been linked in this local historic district designation request. Mr. Dudka proposed that the HALRB discuss the scheduling of a public hearing at the September 2016 HALRB meeting. Mr. Matta requested that the Chairman ask the individual who requested designation submit his or her petition of 100 signatures of property owners to the HALRB. This could account for up to one-quarter of the property owners in the neighborhood.

Ms. Liccese-Torres reminded the HALRB that there will be a traditional Vietnamese Mid-Autumn Festival on the afternoon of Sunday, September 18, 2016. At the event, the County's grant-funded booklet about Vietnamese cultural heritage in Arlington will be unveiled.

Ms. Liccese-Torres remarked that the long awaited update to the County's African American heritage brochure will be unveiled next month.

Ms. Liccese-Torres stated there appears to be interest in County leadership to be involved in a commemorative effort for the World War One Centennial. More information will follow at subsequent meetings as it becomes available.

Ms. Solo stated that there is a festival to celebrate the African American communities in Arlington County this weekend.

Ms. Ballo stated that next week is the DC AIA Conference. On October 16, 2016, the Preservation Virginia Conference will be held in Charlottesville, Virginia. On September 30, 2016, Arlington County will be hosting the Virginia Statewide Neighborhoods Conference. The conference will be held at the Sheraton Hotel on Columbia Pike.

Ms. Ballo noted that the HP staff was directed to study ways to amend the historic preservation ordinance to clearly define who can request historic district designation and for what types of properties. Preliminary recommendations will be prepared in Fall 2016.

The Chairman adjourned the meeting at 10:13 PM.