



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, December 19, 2012
2100 Clarendon Boulevard
Room 710A**

MEMBERS PRESENT: Darren Hannabass
Gerald Laporte
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Mark Turnbull
Nathan Uldricks
Patricia Weichmann-Morris
Richard Woodruff

MEMBERS EXCUSED: Charles Craig
Robert Dudka
Kevin Vincent
Andy Wenchel

STAFF: Michael Leventhal, Preservation Coordinator
Cynthia Liccese-Torres, Preservation Planner
Rebecca Ballo, Preservation Planner

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order and asked for a quorum call at 7:35 pm. Ms. Ballo called the roll and determined there was not a quorum. Only five members were present.

The Chair asked for a brief report on the ACoA cases. Ms. Ballo stated that the ACoAs were approved and were in keeping with the design guidelines for their respective districts.

Administrative CoA (ACoA) 1) ACoA 12-12, 2911 N 23rdSt- new fences.
2) ACoA 12-13, 1728 Queens Lane #177, replacement windows.

Information Item: 1200 North Irving Street Façade Update

The 1200 North Irving Street project, approved in 2006, has undergone a minor change on the one historic façade that is part of the project. Andy Kretal and the project architect gave a brief presentation on the changes. On the west elevation of the preserved frontage, they have added another shop window. The size and details of the window match those of the façade. This is a small change that gives great value to the building. Historic Preservation staff worked with the applicant to make this change. The applicant gave an overview of the project, and described the new construction in detail for the HALRB. There are few members of the Review Board remaining from the time the project was originally approved, so the overview was helpful. The HALRB agreed to write a letter of support for the change to Elizabeth Kays, CPHD Planner.

Information Item: Update on Arlington National Cemetery Navy Annex Project & Millennium Project

Ms. Ballo reported that Mr. Brian Stout was unable to attend the meeting, but he would come in January to give an update on the Navy Annex Site. As for the Millennium Project, the DRAFT Environmental Assessment was released on December 7th with a 45-day comment period; comments are due January 20th. The County and many other parties have been concerned about this project since it was first seriously proposed in the late 1990s. It has been through a number of different NEPA scoping rounds and is nearing completion. However, the project is proposing to remove a portion of the last remaining old growth forests in the County, as well as alter the landscape and remove a portion of the 1870s boundary wall. Staff will give a full presentation at the January meeting. Ms. Ballo added that she would distribute a link to the Draft EA via email. The HALRB, the County, and the general public will all have an opportunity to comment on the documents. Mr. Leventhal added that the Cemetery is also pursuing a National Register Nomination that should be accepted in 2013.

(Mr. Vincent arrived at 8:15pm, and there was a quorum.)

APPROVAL OF MINUTES FROM THE NOVEMBER 28, 2012 MEETING

The Chairman called for comments on the November 28, 2012, draft meeting minutes. Mr. Laporte made a motion to approve the minutes. Mr. Matta seconded and the motion passed 5-0-2 with Mr. Vincent and Mr. Hannabass abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated that there were no cases on the Consent and Discussion Agendas.

REPORTS OF CHAIR, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: Ms. Lawrence gave an update on the recent Rosslyn Planning Initiative. She was interviewed by the planner with Goody Clancey and they discussed historic and HRI buildings with the

project area. The area as defined by the Sector Plan includes River Place and Our Lady of Exxon. The consultants seemed attuned to historic preservation issues. Wilson School is outside the project boundaries. They asked if there were other buildings within the boundary that would possibly be designated in the future, but the Chair could not think of any. She did mention that work taking place adjacent to the George Washington Parkway, in particular the pending site plan project, may need NPS approval or review. Mr. Matta mentioned that the Marriott is an interesting building. After reviewing the map, the Chair noted that the Marriott is just outside the project boundaries. They also discussed TDRs and how Columbia Pike could be a good sending site for some density if historic garden apartments were preserved.

- B) Nominating Committee: Mr. Vincent moved to accept the recommendation of the Nominating Committee; Ms. Weichmann-Morris seconded the motion. The Committee's slate puts forward Joan Lawrence for Chairman, and Charles Matta for Vice Chairman. The HALRB voted unanimously 7-0.
- C) Survey Report: Ms. Liccese-Torres gave the Survey Report. She updated the status of the Green Valley Pharmacy designation; it was heard by the Long Range Planning Commission on December 13th. The Planning Commission requested that all designations be first heard by a subcommittee. The Chair and Mr. Woodruff were in attendance, in addition to HP staff and Hazel Brown, representing Dr. Muse. Three Planning Commission members attended. Ms. Torres encouraged HALRB members to attend the January 14th Planning Commission Hearing. There will likely be further questions about the Nauck Plan and the vision for the area. Mr. Woodruff added that despite the lengthy conversation, all the Planning Commissioners in attendance did express support for the designation. They also discussed the potential for TDRs and how designation could be used for the property. Ms. Torres added that the County Board date will be January 26th. Staff will send a reminder email about the dates.

The designation for the Fraber House will move forward to the HALRB in February 2013.

- D) Site Plan Review Reports: Ms. Ballo gave updates on the Pierce Queen Site Plan and the Shreve Apartments Site Plan. Pierce Queen is still working through the SPRC process. Shreve Apartments is just beginning its SPRC process.
- E) Staff and other Reports: The Chair also spoke about the County's recent undertaking of a new Affordable Housing Study. They will need an HALRB Representative. Mr. Dudka will be the HALRB rep for the Columbia Pike Form Based Code implementation.

Ms. Ballo gave a brief update on the new Courthouse Square Planning & Design Study. The study will take place during 2013 and early 2014. There will be updates for the HALRB, but there is no need for an HALRB rep on the Study Committee.

The meeting adjourned at 8:45 pm.