



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, February 20, 2013  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood**

**MEMBERS PRESENT:** Charles Craig  
Gerald Laporte  
Joan Lawrence, Chairman  
Charles Matta, Vice Chairman  
Nathan Uldricks  
Kevin Vincent  
Andy Wenchel  
Patricia Weichmann-Morris  
Richard Woodruff

**MEMBERS EXCUSED:** Robert Dudka  
Darren Hannabass  
Mark Turnbull

**STAFF:** Cynthia Liccese-Torres, Acting Preservation Coordinator  
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 a quorum.

The Chairman welcomed students from the University of Maryland who were observing the meeting.

**APPROVAL OF MINUTES FROM THE JANUARY 16, 2013, MEETING**

The Chairman stated that staff is still preparing the minutes from January. They will be presented, along with the February minutes, at the March HALRB hearing for approval.

**PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)**

The Chairman stated that there were three items on the Consent Agenda and none on the Discussion Agenda.

Mr. Wenchel had a brief question on the Eastman-Fenwick case. He stated that he did the HABS Survey report some years back prior to the demolition of the historic outbuildings for the construction of the new townhouses. He questioned why items that were part of the new townhouse development would be reviewed by the HALRB. Ms. Ballo answered that the HALRB approved the original architectural designs and landscape plans for the townhouses because the community was located partially within the historic district boundaries for the Eastman-Fenwick House. That review then, and subsequent reviews, are designed to keep the community compatible with the adjacent historic house. The Zoning Overlay boundary was never redrawn for that purpose. Mr. Wenchel said that he did not agree that the HALRB review was valid and that it did not seem to be addressing anything truly historic. He questioned the value of having historic district boundaries extend to non-historic properties. The Chairman stated that this was not an issue to discuss tonight, and asked that the focus be brought back to the cases pending approval.

Mr. Craig moved to approve the Consent Agenda. Mr. Woodruff seconded and the motion passed 8-0-1 (Mr. Hannabass abstaining).

- Consent Agenda:
- 1) 5620 3<sup>rd</sup> Street South  
Gerald Laporte for Arlington Historical Society  
Ball-Sellers House Historic District  
HALRB Case 13-01 (HP1300001)  
Request to install cedar lattice under enclosed porch of 1880s Sellers House.
  - 2) 1728 North Queens Lane  
Dennis Gerrity for CVIII Condominium Association  
Colonial Village Historic District  
HALRB Case 13-02 (HP1300002)  
Request to remove two (2) trees.
  - 3) 2330 North Van Buren Court  
Patrick Haney for Fenwick Court Home Owner’s Association  
Eastman-Fenwick Historic District  
HALRB Case 13-03 (HP1300003)  
After-the-fact request to install a footbridge and lightpole.

- Discussion Agenda:
- 1) None.

Ms. Liccese-Torres gave a brief report on the ACoA cases. Mr. Woodruff stated that he had a question. He said that a Maywood resident had recently taken down what looked to be at least one large tree on the east side of their property. He asked what the criteria were for removing trees. Ms. Ballo replied that the property in question had received an approved ACoA, but that it was completed after the HALRB agenda was finalized. She stated that unhealthy trees greater than 15” in diameter at 4’ in height may be removed under the ACoA process if the tree’s health is verified by the County’s arborist. That was done in this case. Mr. Dudka asked if staff could notify HALRB prior to approving such cases in the future. Ms. Ballo stated that she would do so, but asked if people do have objections, to let her know as soon as possible so as not to delay ACoA approvals. The HALRB agreed that seemed fair.

**Discussion Item: Pierce Queen Site Plan Project**

The team for the Pierce Queen project included Jon Kinney, Douglas Carter, Robert Atkinson, and the team from Bozzuto and Wesley Housing.

Mr. Kinney re-introduced the project. They intended to show revisions to the plan since their last visit to the HALRB in the fall of 2012. The issues with the switchboxes have been resolved and they will be located either on site under panels, or offsite in other buildings’ transformer rooms. There also has been a change to the interior pathway in that it will only be accessible to pedestrians, bikes, and emergency vehicles. It has become a more elegantly landscaped area with a better transition between the buildings. There are also fewer balconies on the north elevation and the height of the wings has been reduced by two stories.

Mr. Carter continued with the presentation. He noted that the original unit count was 208, and now they were down to 193. He presented images showing the changes to the plans and elevations that Mr. Kinney had described.

The Chairman opened the floor to questions and comments. She stated that she is delighted to see that the transformers are gone.

Mr. Matta asked Ms. Ballo to read the previous HALRB motion so the members could have a better understanding of prior issues and could evaluate whether or not they had been resolved. Ms. Ballo read the HALRB motion from the letter to the County Board dated December 6, 2012.

Mr. Craig stated that he participated in a recent SPRC meeting where this case was presented. He too is delighted the transformers are gone. He is concerned that the new corner entrance is very contemporary in its appearance and construction, while the rest of the building is very traditional. This presents an odd juxtaposition at the ‘front door.’ Visually, the mass is too ponderous for the corner without a support column.

Mr. Carter replied that the difficulty is the grade on Queen Street. The solution was to chamfer the corner to meet ADA requirements and to be inviting from both the passageway and Queen Street. It seemed counterproductive to them to have a column

coming down from the corner and blocking the way. They have played with the heaviness of the cornice and will look at slimming it down further.

Mr. Matta asked if the bottom fascia was the same size as the lintel. Mr. Carter replied yes, and they can make that visually lighter. Mr. Matta also inquired as to the finish on the columns. Mr. Carter said they had not yet decided, but were looking at charcoal gray framing on the windows and columns. Mr. Matta replied that the color makes the columns more pronounced; they should keep looking at different colors to lighten it up.

Mr. Dudka finds that the new design satisfies many of the issues from the HALRB's previous letter. It allows for more open areas, and has the historic buildings sitting in the green space, making them appear friendlier and more attractive. Moving the entrance of the new building to the corner also solved many of the problems with the treatment of the access path and its landscaping. Eliminating vehicle traffic in that area brings the design closer to the intent of the neighborhood plan and creates a much friendlier space. He does share Mr. Craig's concern about the corner. It may be worth looking at ways to keep the masonry, but the corner could 'expand' the entrance with more glass, and maybe move the door closer to the courtyard. Again, it is a traditional masonry building that then has this modernist flair at the corner, but it really just looks like it is missing a column. On the whole, the project is much improved, particularly in terms of the landscaping and courtyards surrounding the garden apartments.

The Chairman stated that she would commend the applicant and that this is a very attractive proposal, and overall, a much improved one.

Mr. Hannabass agreed, saying that the historic buildings are put on beautiful display in this scheme, like an exhibit. The new massing and stepbacks are a much better solution. As for the lintel over the new entrance, a change in colors may make it more subtle.

The Chairman called for a motion if there was no further discussion.

Mr. Craig moved to recommend that the County Board approve the proposed Site Plan. He stated that it meets the intent and goals of the Fort Myer Heights North Master Plan, makes for a better outdoor and walkable space, and a better transition with the historic buildings with the lower taper on the new tower. The continued preservation of the historic garden apartments is a significant achievement as well. Mr. Woodruff seconded and the motion carried 8-0 (Mr. Dudka had left the meeting early). Since the SPRC will be meeting tomorrow night on this case, Ms. Ballo will send a draft letter to Planning staff first thing in the morning with the update on the HALRB meeting.

## **REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES**

- A) Chairman's Report: The Chairman first gave a briefing on the recent Columbia Pike Form Based Code meetings. She attended the first meetings as the backup for Mr. Dudka. The next meeting is March 5<sup>th</sup>. Ms. Liccese-Torres stated that staff has been reviewing internally all the draft code. It is on track to be released next week for public review.

The Chairman passed out a list of the 2012 Committee Assignments. With the HP Coordinator position being vacant for many months, the HP staff is stretched thin on their existing workload. There are also many more public meetings and projects where the HALRB needs to have representation at the table, but the Chairman cannot attend all the meetings herself. In the past, HALRB members would undertake research for local historic district designations, do community outreach, and other items. Right now the Survey, Advocacy and Marker committees need the most help.

Ms. Liccese-Torres gave a brief summary as to what each of the Committees would work on. Mr. Hannabass said he could work on the Green Valley Pharmacy marker. Mr. Matta suggested partnering with Al Cox and the DCPL or Northern Virginia AIA on advocacy and outreach. The Chairman asked staff where most research for local districts is undertaken. Ms. Liccese-Torres replied that most research is done at the Virginia Room or at the Courthouse for deed records, with genealogy or other research done online. Mr. Woodruff asked how local districts come to the HALRB's attention. Ms. Liccese-Torres replied that it is through citizen or other requests. Mr. Woodruff stated he would move off the Education committee to Survey. The Chairman also mentioned that the Affordable Housing Study would require dedicated HALRB representatives for the duration of the project. She would like somebody to volunteer to be a part of this group, and she would be the backup.

B) Survey Report: Ms. Liccese-Torres gave the Survey Report. She updated the status of the Green Valley Pharmacy designation. The County Board hearing at the end of January went very well and several community members spoke in support. The designation was unanimously approved. Chairman Tejada also read a proclamation honoring Dr. Muse and his contributions to the community over the past six decades. Next Wednesday, she and two Board members and the County Manager personally will present the proclamation to Dr. Muse at the pharmacy. In addition, Arlington's delegate to Richmond, Mr. Alfonso Lopez, put forward a proclamation that the General Assembly approved recognizing Dr. Muse. Mr. Woodruff also mentioned the recent Washington Post article about the Green Valley Pharmacy designation, and he commended Ms. Liccese-Torres for her good work on this project.

The designation for the Fraber House will move forward to the HALRB in March 2013. Mr. Woodruff asked if the design guidelines would be modeled on Maywood. Ms. Liccese-Torres stated they would be much shorter and simpler, as with other more recent guidelines that have been done. The preservation philosophy would be the same, but it would not have the same level of graphics or details.

- C) Site Plan Review Reports: Ms. Ballo will distribute the recent HALRB letter on the Blue Goose to everyone and also will check the permit card to see which architect designed the building.
  
- D) Staff and other Reports: Mr. Woodruff stated that even though the Millennium Project Tour scheduled for February 15<sup>th</sup> was cancelled, he went out anyway with some of the Tree Stewards. He was struck by the landscape, and in particular, with the historic importance of the stone wall. He also noted Representative Jim Cooper’s op-ed piece in the Washington Post from 2011 stating that it is time to start thinking about another National Cemetery.

The Chairman wanted to go back and address Mr. Wenchel’s issues with the Eastman-Fenwick historic district boundaries. He does not think that the HALRB should be regulating non-historic buildings. He also asked staff to keep him apprised on any developments at Reevesland.

The meeting adjourned at 9:25 pm.