



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, March 28, 2013
2100 Clarendon Boulevard
Conference Room 710A**

MEMBERS PRESENT: Charles Craig
Darren Hannabass
Gerald Laporte
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Nathan Uldricks
Mark Turnbull
Kevin Vincent
Andy Wenchel

MEMBERS EXCUSED: Robert Dudka
Patricia Weichmann-Morris
Richard Woodruff

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 16th and FEBRUARY 20th 2013, MEETINGS

The Chairman asked for any comments or a motion on the January 16th meeting minutes. Mr. Uldricks moved to approve the minutes; Mr. Matta seconded and the motion passed 7-0. The Chairman then called for comments or a motion on the February 20th minutes. Mr. Craig moved to approve the minutes and Mr. Matta seconded the motion. The motion passed 6-0-1 with Mr. Turnbull abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated that there was one item on the Consent Agenda and one on the Discussion Agenda.

Mr. Craig moved to approve the Consent Agenda. Mr. Turnbull seconded and the motion passed 7-0.

Consent Agenda: 1) 2101 North Kenmore Street
 Anne Braghetta & Tim Huson
 Maywood Historic District
 HALRB Case 13-04 (HP1300004)
 Request to install basement egress windows and
 replace other basement windows.

Administrative CoA (ACoA) ACoA 13-03, 3623 21st Avenue North, tree removal.

Discussion Agenda: 1) 2825 Wilson Boulevard
 Richard Underwood/Kimley-Horn; Michael
 Krauthamer/eVgo
 2825 Wilson Boulevard/Walgreens Historic
 Preservation Easement Site
 HALRB Case 13-06 (HP1300006)
 Review of request to install an eVgo charging
 station within the boundaries of the historic
 preservation easement.

(Mr. Hannabass arrived)

Richard Underwood from Kimley-Horn and Michael Krauthamer from eVgo were present as the applicants for the project. The new electric vehicle charging station would be placed in the parking lot of the Walgreens at 2825 Wilson Boulevard. They are mostly through the building permit process at this point. They explained the building permit drawings and other renderings to show how the station will look and where it will be sited.

Mr. Craig presented the DRC report. He stated that the DRC supports the project, but the members were divided on whether the canopies were appropriately designed. There was some discussion about branding the site using color, or the central pillar, or a revised sign instead of the canopies.

Ms. Ballo gave the staff report. She gave some background information about the project and the HALRB’s role in review. The site is governed by an historic preservation easement that was recorded on the site as part of the TDR swap for the Penzance site plan in Clarendon. The TDR was approved in March 2012. Because the charging station has been determined to be an ‘alteration’ to the site that was not

specifically called out for administrative review, HALRB review is called for. However, the HALRB is not approving the permit, only forwarding a recommendation to the County Manager. Under the terms of the easement, it is the Manager who has the final approval authority. In addition, the historic preservation easement is written specifically to protect the building and the knee wall and any views associated with this structure. Ms. Ballo also stated that the building has had an automobile use of one kind or another since its construction in 1942. Staff finds that the use and design of the charging station, and the reserved, Moderne-style of the canopies, and the spare use of colored bands against a white backdrop, are appropriate for this building and the site. Staff recommends that the HALRB recommend approval of the permit to the County Manager.

The Chairman asked the height of the Walgreens Building. Ms. Ballo speculated it was between 15'-20'. The canopies are 15' tall. The Chairman asked if the lights in the canopies would be directed downward. Mr. Krauthamer replied that they were using LED lights and they would be directed downward.

(Mr. Vincent arrived).

Mr. Craig noted that the canopies make it look like a gas station. While he does appreciate the automobile associations with this particular site, the DRC had asked the applicant to think of different designs that do not utilize a canopy in urban areas. They are new to this market and will likely have to develop this new design at some point. If the charger itself were extruded and illuminated it would also be both visible and compatible. Mr. Craig also asked for more information from page C4 as to the design of the canopies. Mr. Krauthamer replied that the plan view and the renderings make the canopies appear more solid than they are. They are really more of a lattice used to hold the lights, as both daylight and rain would come through them. They really are just used to define the space, and to contain and support the LED lights. Mr. Craig asked who would be responsible for maintenance of the charging station. Mr. Krauthamer replied that his company would be in charge of all maintenance.

Mr. Hannabass stated that since the County does not have a policy recommendation *against* this type of structure, he is inclined to approve it. The canopies do have a useful function. Given this is new technology, this seems to be a good opportunity to test the waters. He supports it.

Mr. Matta inquired as to the materials of the structure. Mr. Krauthamer stated he did not know specifically, but that it was a metal or metal composite designed with an eye to weather resistance and durability.

The Chairman asked about the number of new plantings. Mr. Krauthamer replied there would be 27 new shrubs, as shown on the plans. The Chairman asked if the charger would ever be expanded. Mr. Underwood replied that there is the electrical and structural capacity for a 2nd charger on the island. It will look substantially the same as the one currently being installed. Mr. Krauthamer explained the functional differences of the chargers.

Mr. Vincent stated that for the purposes of EV users, having something visually noticeable is a good thing for the product. That is separate, of course, from historic preservation considerations.

Mr. Hannabass moved to support the permit for the charging station as a test case for the County. Mr. Turnbull seconded and the motion passed 8-0-1 (Mr. Vincent abstained).

Discussion Item: Fraber House Local Historic District Designation

Ms. Liccese-Torres introduced the project and gave the staff report. She gave a summary of the history of the property, and stated why staff finds that the property meets the criteria for local historic district designation as set out in Section 31A of the Zoning Ordinance.

The Chairman introduced Pat Fraber Goodman, who wished to speak in support of the designation. Mrs. Goodman is the granddaughter of Mr. and Mrs. John and Lucia Fraber, who built the house in Cherrydale. Mrs. Goodman stated she was born in 1939 in Dr. Walton's office. Growing up, she lived next door to her grandparents John and Lucy. Her grandfather was a founding member of St. Agnes Church. He planted huge beds of gladiolas at the house that were used in cut arrangements for the church. In addition to the garage, the house had a chicken coop, and they kept rabbits, homing pigeons, and hounds. Her family would bring home herring from the Potomac and store it in the basement. Her grandparents were industrious, religious, hardworking, and loving and they would always help the needy. Times were tough though, even for them. Her Aunt Regina had to quit school to work to help save the property. They farmed the land into the 1950s. She believes her grandfather's spirit lives in the land and she supports the designation of both the house and the garage. The Chairman thanked Mrs. Goodman for sharing her wonderful family memories with the group.

The Chairman recognized Ms. Nancy Iacomini, Planning Commission liaison to the HALRB. Ms. Iacomini stated that she was excited to see this designation as Cherrydale has been waiting for it for some time. She also found some articles on Mr. Jack Spates, the house builder. The boundaries proposed by staff are something to discuss. When Reevesland came up for designation several years ago, the community was interested in designating the entire property. There is no master plan yet for Oakgrove Park, but there is enough land to accommodate the garage within the boundaries of the historic district. The parcel could be re-subdivided. Aside from being an historic outbuilding in unaltered condition, the inclusion of the garage in the sale of the house would make the property more valuable. To return this house to private ownership is a great thing. The money will go back to Parks and including the garage makes for a better sale. She would ask that the HALRB consider including the garage within the historic district boundaries.

The Chairman thanked Ms. Iacomini. She then stated that she has spent a lot of time at Oakgrove Park over the years and has followed the progress of the designation with interest. She agrees with Ms. Iacomini that including the garage will bring a higher sale price for the house, and it takes such a small part of the land from the park. It is

compelling that the garage is an unaltered, historic, 100-year old outbuilding. Demand for these properties in Arlington is strong. The lot could be redrawn to include the garage.

Mr. Vincent said that while he supports the historic designation of the garage, previous County staff were adamant about not including the garage. He asked what this will do to the designation and how would County staff react. The Chairman replied that Parks staff may not favor the idea, but the decision is ultimately up to the County Board. Mr. Vincent asked if the garage were included, would it require the entire parcel, or just part of it to meet zoning setback requirements. The Chairman replied that the parcel could be split to accommodate the garage - with a 1' setback on the front and back of the structure, for example. The Chairman passed around a drawing that showed this potential new boundary for the local historic district. Mr. Matta asked if the building was always used as a garage. Mrs. Goodman replied yes. She said it was also used to store popping corn in the attic. There was also a small shed behind the garage that was used for storage. Mr. Matta asked about the garage foundation and Ms. Liccese-Torres replied that the garage had a concrete block foundation like the house. Mr. Matta asked if there were estimates of how much including the garage parcel would affect the sale price. Ms. Liccese-Torres replied that had not yet been calculated.

The Chairman asked if there were any questions on the design guidelines and there were none.

Mr. Vincent moved to recommend the designation of the Fraber House Historic District with the addition of the parcel to include the garage with 1' setbacks on the rear and side of the structure. Mr. Hannabass seconded and the motion passed 9-0. The Chairman asked staff for next steps. Ms. Liccese-Torres stated that the item will go to the Planning Commission as an Information Item at its April 8th meeting. Then staff will prepare the RTA for the County Board for May. Then it will return to the Planning Commission in May or June, with County Board approval for June. Staff is aiming for County Board action in June so the house can be put on the market as soon as possible thereafter.

Discussion Item: Arlington National Cemetery (ANC): Millennium Project 2nd Draft EA

Ms. Ballo passed out the Powerpoint presentation for this item. She said this was the 2nd Environmental Assessment (EA) prepared for the project. The Army Corps of Engineers will not be preparing an Environmental Impact Statement (EIS) as Congressman Moran and other stakeholders had recommended. The Draft EA was released on March 12th, the day after the last consulting parties meeting on March 11th. There was also the public meeting held on March 16th. The Preferred Alternative is still the same as before: Alternative E with the loop road. There is more factual information presented in this EA. The information requested for Alternative F has been provided and it turns out to have approximately 2,400 more burials than the ANC preferred option. Alternative E is also the more environmentally and historically sensitive one. Two other criteria have been added for consideration. Basically, one deals with traffic and operational management of traffic and parking during funeral services; the second

deals with the project meeting all regulatory requirements. The parking and traffic issues could be surmounted through more design work, but that will likely not occur. County staff is preparing comments and supports more work on Alternative F. County staff do not support the Preferred Alternative E. Work on the Section 106 mitigation is ongoing and will be resolved with a Memorandum of Agreement (MOA). The County will be a party to the MOA and this process will be completed prior to the completion of the Finding of No Significant Impact (FONSI).

Mr. Vincent stated that Mr. Matta had made the point previously that the path can be designed for adequate and comfortable pedestrian access and that total vehicular access seems a shortsighted way to design the site. The HALRB needs to send another letter and again should reiterate that an EIS is needed - this site requires a fuller evaluation. This is not a rational decision since Alternative F now gives more burials. Alternative F can have vehicular and pedestrian access. Even applying their own criteria, the Preferred Alternative does not make sense. Mr. Vincent asked if the EA took the view shed studies into account yet. Ms. Ballo replied no. At the March 11th meeting on the view shed studies, there were several comments and requests for additional information. That work is ongoing and will not be included in the EA. Mr. Vincent asked if Alternative F has greater or lesser impacts on the sandstone boundary wall. Ms. Ballo replied that Alternative F has not been studied in close enough detail to know the answer. She does not know the answer.

The Chairman recognized Mr. Bernie Berne, who had signed up to speak on this item. Mr. Berne stated that there was a National Park Service (NPS) EA that was done on this site several years ago while the land transfer was being studied. It noted much greater impacts to the cultural resources than this EA does. He recommended writing the County Board to ask that they request that the land be transferred back from the Army to the NPS as part of the Defense Reauthorization Act of 2014. In his opinion, nothing else will work. There should also be a provision in this request to direct the Secretary of the Army to identify other spots for ANC burials. Senator Kaine on the Armed Forces subcommittee could handle this. The project is fully funded through the Appropriations Bill that was signed two days ago. The only way to stop it is to block the authorization. He hopes the HALRB will send a letter directly to the County Board to work on this. The markup for the Senate Armed Services Committee will happen in the summer, likely in June. The Chairman thanked Mr. Berne for his remarks.

The Chairman and Mr. Matta reported on the open house site visit to the ANC that took place on March 16th. It was difficult to tell on the ground what would go where. Army Corps staff stated over and over that they were not touching the old growth forest. Mr. Matta stated that the largest audience was there to say the project should not be done at all. The focus should instead be on the Navy Annex and Pentagon Parking lot. The consultant team focused on their mitigation, and how they were invested in doing the best they could. The Chairman added there was no opportunity to discuss the various alternatives; the focus was solely on the Preferred Alternative. Something does need to be done to help restore the stream bed as it is badly eroded and will continue to deteriorate if left alone.

Mr. Laporte asked if there had been a cost benefit analysis for the alternatives and Ms. Ballo replied no, or at least not one that was publicly available.

The Chairman noted there was a lot of hardscape proposed. She talked to the landscape architect about that and thought some of it could be altered.

Ms. Ballo relayed information about the National Capital Planning Commission meeting set for April 2nd. The Urban Forestry Commission is planning to speak. She has information if the HALRB also would like to speak. They are an advisory agency in the process, but they can submit comments as well.

Mr. Matta stated that HALRB needs to decide if they want to support one of the alternatives or no action at all and returning the issue to Congress. Mr. Vincent stated that Mr. Berne is correct. If the HALRB wants to stop this from happening, they need to go to Congress, but he does not see it happening. He does not think it is a bad idea, just not politically feasible. An EIS would be the best option for this site. However, he does not think there is the will or the influence in Congress to stop the project from moving forward.

The Chairman said she does not see the two sides as antagonistic - the side that wants to expand the cemetery and the side that wants to protect the environmental and cultural resources.

Mr. Matta added an observation from the site visit. He said that there was considerable press presence. The HALRB also could do some outreach to the press. The idea, for example, to build garages at the Pentagon and take some of that excess parking area certainly makes sense.

Mr. Turnbull asked if, for the letter, they could say that in the absence of an EIS the HALRB is not convinced that the project in and of itself is acceptable, but given what information they do have, Alternative F is the only acceptable option. And add that the HALRB still contends it is inappropriate to proceed without an EIS.

Mr. Vincent stated that the more allies on this the better. If anyone knows veterans that could speak out against the project, that would be the best thing, the best spokesperson they could have.

The Chairman stated she would draft a letter, one to Army Corps and one to the County Board.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chairman stated that Mr. Woodruff and Ms. Weichmann-Morris attended the Realize Rosslyn forums, and they would give a report next month. The Chairman has been serving on the Columbia Pike Form Based Code Working Group in lieu of Mr. Dudka. She submitted comments on the draft General Architectural Standards chapter to the consultants. In general, the Architectural Standards

chapter is very specific and well done. Ms. Liccese-Torres added that planning staff will come to the HALRB with an update on the Code in the Spring/Summer.

As to the County's new Affordable Housing Study, because so much of the Affordable Housing stock is in historic garden apartments, there will be many historic preservation issues. The Chairman will need support for the meetings. The Chairman of the Affordable Housing Study is good and efficient. This will be a 3-year project commitment.

The Chairman also reported on the recent budget hearings with the County Board. The budget is a difficult one this year, and historic preservation will likely not rise above cuts to social and human services, police and firefighters, and teachers.

- B) Survey Report: Ms. Liccese-Torres gave the Survey Report. She will inform the HALRB of upcoming dates for the Fraber House designation. There are several more in the queue now that the Fraber House is almost completed.
- C) Site Plan Review Reports: Ms. Ballo stated that the Shreve Apartments Site Plan will come to the HALRB during the SPRC process in the Spring.
- D) Staff and other Reports: Ms. Liccese-Torres reported that it is hoped that the historic marker for Dr. Muse will be completed before the end of the current fiscal year. Also, the Carlin Hall renovation is nearly complete. There will be a ceremony in late April or early June for the grand reopening, and HALRB will be invited.

The meeting adjourned at 9:45 pm.