



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, May 15, 2013  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood**

**MEMBERS PRESENT:** Charles Craig  
Robert Dudka  
Joan Lawrence, Chairman  
Charles Matta, Vice Chairman  
Nathan Uldricks  
Patricia Weichmann-Morris  
Andy Wenchel  
Richard Woodruff

**MEMBERS EXCUSED:** Darren Hannabass  
Gerald Laporte  
Mark Turnbull  
Kevin Vincent

**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.

Prior to the beginning of official business, the Chair introduced Mr. John Richardson, the new President of the Arlington Historical Society. Mr. Richardson thanked the Chair for the introduction and spoke briefly about the plans AHS has for the upcoming year. They plan to work on solid educational outreach with the new Board taking the lead. The AHS annual dinner is next week; the speaker will be a CIA historian and tickets are still available. Tom Dickinson has worked diligently over the years as AHS' 'in-house preservationist', but he will be moving to Colorado at the end of the year. They will be looking for someone to help sustain that role. The HALRB welcomed Mr. Richardson and thanked him for coming.

**APPROVAL OF MINUTES FROM THE APRIL 17<sup>TH</sup> 2013, MEETING**

The Chairman asked for any comments or a motion on the March 28<sup>th</sup> meeting minutes. Mr. Woodruff moved to approve the minutes; Mr. Craig seconded and the motion passed 6-0-2 with Mr. Dudka and Mr. Wenchel abstaining.

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

The Chairman stated that there were no CoAs on the Discussion Agenda and two on the Consent Agenda.

The Chari called for a motion on the Consent Agenda. Mr. Woodruff moved to approve the Consent agenda; Ms. Weichmann-Morris seconded and the motion passed 8-0.

There were no Administrative CoA cases this past month.

- Consent Agenda:
- 1) 3321 23rd Street North  
Cecilia Kennedy  
Maywood Historic District  
HALRB Case 13-07 (HP1300007)  
Request to remove a tree from the rearyard.
  - 2) 2101 North Kenmore Street  
Anne Braghetta & Tim Huson  
HALRB Case 13-04A (HP1300008)  
Request to amend previously approved CoA 13 - 04 to seek a variance to allow for a 2’ encroachment into the sideyard for the previously approved window wells.

Administrative CoA (ACoA) None

Discussion Agenda: None

**Discussion Item: Ellen Bozman Markers**

Mr. Tom Wallinga from AHC came to present this item. These markers will be placed in the park at 800 North Glebe Road, at the former Bob Peck auto site. The Park was approved as part of the site plan, but the markers were not. AHC, as the applicant (JBG owns the park), has an administrative change request that has been submitted to the Zoning Administrator. The ZA has asked for HALRB comments as it is the HALRB’s policy to routinely review such items throughout the County.

This is a memorial walk dedicated to the memory of Ellen Bozman. There will be one larger sign at the beginning of the walk facing Wilson Boulevard, and five smaller markers throughout the park. Each marker highlights a different theme of Bozman’s civic life in Arlington County. Mr. Wallinga explained that the landscape plan is preexisting, and only the markers are new.

The HALRB had some questions. Mr. Craig asked why the entrance to the walk was on Wilson Boulevard and not the other end—on 9<sup>th</sup> Street. Mr. Wallinga replied that they chose Wilson for greater pedestrian flow and also due to the two garage entrances near the end of the park on 9<sup>th</sup> Street.

Mr. Dudka asked who would be the primary users of the space. Mr. Wallinga replied that JBG was still leasing out 1<sup>st</sup> floor retail space.

Mr. Craig stated that there should be some consideration for people coming from the 900 North Glebe side of the project. Mr. Dudka added that perhaps there was a way to have something on the 9th Street side of the park, in order to help start the story from that end of the walk. He also suggested putting a reference to “Ellen Bozman Memorial Walk” at the top of each sign to continue the story.

Mr. Matta stated he was puzzled by the choice of 3/4” tempered glass. One could still break it. He asked why it was not laminated. Mr. Wallinga replied that he did not have an answer, but he would ask the sign designer.

There were no further questions or comments. The Chair called for a motion. Mr. Woodruff moved to recommend the ZA approve the signs. Mr. Matta seconded and the motion passed 8-0. Mr. Dudka added that he would like the ZA to also include a unifying title on each marker and a 2<sup>nd</sup> larger sign at the 9<sup>th</sup> Street side of the park. He also asked staff to ask the question as to whether the glass can be laminated. The HALRB unanimously adopted the amended motion for approval.

**Discussion Item: Shreve Apartments Site Plan and Landscaping for W&OD Siding**

The team presenting for the applicant included John Kuveck from Walsh Colucci, Jeff Rendman from Silverwood Associates, the architect Brian Frasier, and landscape architect Joe Plumpe.

Mr. Kuveck gave a brief presentation, introducing the project and giving a site orientation and overview. He summarized efforts to date to incorporate the W&OD siding into the landscape plans as well as ensure their preservation through local historic district designation. The site plan incorporates a rezoning to allow a 5-story mixed-use building with 180 residential units. There will be 2 entrances to the building off Lee Highway. Early on, the group had the approval of the Northern Virginia Regional Park Authority (NVRPA) to clean up the trestle site and do some limited improvements. NVRPA owns the majority of the trestle and the W&OD trail. NVRPA asked for minimal changes to the actual structure, but was amenable to historic plaques or markers. Their landscape architect has come up with some low profile landscaping concepts and terraces.

Mr. Plumpe stated that at one point they were considering using the trestle spaces as parking, but they are no longer pursuing that option. Right now they are looking at laying down just a combination of asphalt and gravel to even out the areas between the

trestles. The concrete is in good shape on its own. They are looking at perhaps adding some bins for visual interest and putting in plant materials. They are also looking at a trail branching off from the main trail to access this site, and will be cleaning up the area between the trail and the siding so that it is visible. They have discussed with staff the idea of a marker on the NVRPA property and a marker on their property as well.

Elizabeth Kays and Brett Wallace, CPHD planning staff, also made a brief presentation. Ms. Kays stated that the timeline is such that the site plan will go forward to the County Board prior to any hearings on the local historic district designation request. However, all parties thought it would be helpful to solicit HALRB feedback on the landscaping now.

Mr. Wallace gave a brief presentation on some conceptual ideas for landscape treatments in and around the siding. Some of the concepts involved more landscaping in planter boxes between the trestles; others involved boxes filled with materials meant to replicate coal and other rocks that would evoke the railroad history of the site. They would need to install some type of guardrail along the top of the siding to prevent people who have come to read the new markers from inadvertently (or intentionally) falling over the edge. Mr. Wallace described five potential treatments:

1. Trestles empty, but cleaned up. Areas between concrete filled with decorative stone you can walk on.
2. Add plantings with the decorative stone.
3. Introduce planter boxes between some of the trestles.
4. Introduce benches in addition to or as part of the planter boxes.
5. Introduce planter boxes with decorative stones. One could use reclaimed wood, railroad ties and steel to make the boxes.

The Chair thanked Mr. Wallace and noted there was one speaker for this item.

**Speaker: Mr. Bernie Berne**

- **Tracks must stay. These drawings show them as gone.**
- **The primary purpose of the bins was not to hold coal. Aerials show a large coal pile off to the side.**
- **The oil tanks must be preserved. The industrial history of East Falls Church is gone and these will help preserve the memory.**
- **The oil tanks were probably installed in the 1940s.**
- **Tanks are very historically significant and need to be left for historic preservation and interpretation.**
- **The siding itself does not need to be treated in any way to make it “pretty” in order for it to be used and understood.**

The Chair asked the applicant how many of the wood cross ties and metal rails remain. Mr. Plumpe stated that more than half of the bins no longer have these members. The Chair asked to what extent the remaining ones were proposed to be preserved. Mr. Plumpe replied that they were not planning to remove them.

Mr. Woodruff stated that he does not see that the planters and bins honor the history of the siding or the railroad. He asked if the ties and rails could be restored. Ms. Ballo

replied that they could. Mr. Dudka stated that whatever treatment is done for the siding, it should make clear the purpose and history of the structure. Filling it with planters does not help one understand that history. Having the rails restored does help. It is also important that someone be able to walk into the bins. With plants, they really become zones for planting. The trick is to get people from the park to come around and go look at the other side of the structure. The trail itself needs to be tied into the interpretation. It could become a wonderful meeting spot and take on a life of its own.

Mr. Craig asked who would maintain the bins if they are installed. Mr. Kuveck replied that he was not sure at this point. Mr. Craig asked, from a practical standpoint, since there are two owners, who will care for the structure and anything added to it in a landscape and interpretive plan.

Mr. Craig also asked if the existing Shreve Oil office façade were being incorporated. The architect for the applicant replied that the new façade will reference the character of the original on the corner. They will also be mimicking the grid pattern from the windows on the new retail building.

Mr. Matta stated that right now, people do not know the siding is there, and as soon as they become accessible, then you have maintenance issues. He suggested they might require horizontal bracing to remain structurally sound. He also stated they might become attractive for graffiti if they aren't treated in some way. Mr. Dudka suggested that for the ties, new owns could be installed and painted, to help differentiate them from the original ones, as an example. Mr. Plumpe stated that they had not thought about graffiti, but there are products that are graffiti repellants that can be put on the concrete. Another issue may be safety if you encourage people to enter the bins. They are approximately 20' deep.

The chair asked if the applicants had considered the need for bracing. Mr. Plumpe stated that their structural engineer thought these walls were very strong, but it is still a good idea to consider.

Mr. Wenchel stated that he thought filling the bins with something like coal could be appropriate. He thinks the walls should be braced. He thinks that it should look like a used and active industrial site and not something that has been abandoned. He does not think filling the bins with planters is appropriate, but the structure needs to be given some sort of life. There are enough bins to encourage design variety. The whole thing should not be completely green, but it would be an eyesore to the residents if it is left empty.

Mr. Matta suggested maybe a coal-like stone in one or two bins, with some mesh to protect the stone, some topsoil and minor plantings in others and then a walkway to help interpret the area.

Mr. Dudka agreed, stating it was most important to preserve a sense of what this structure was. Preserving the rails is important to that end. You could also have benches or further interpretation in some of the bins. The access from the park side and the overlook will also be important. Mr. Wenchel echoed those comments. Mr. Ulrich

agreed. Mr. Craig agreed, but stated he was ambivalent about needing stones in the bins. He suggested minimal interior landscaping. Mr. Woodruff stated that this project presents a conundrum in that you want to preserve it, but how do you make it fit with its new setting. He suggested restoring it to what it was and putting the access trail at the top for added interpretation. The Chair stated that she would like to see the rails and cross ties kept and extended the full length of the structure. Some minimal plantings and interpretive markers would be appropriate. Ms. Weichmann-Morris agreed with the previous comments. She is also concerned about site security. She suggested implementing some landscape security features also found in parks. She also suggested extending the rail ties, extending the trail access, and that the owners should do whatever is appropriate to discourage graffiti and vandalism.

The Chair thanked the applicants for their time and for the presentation.

**Discussion Item: Fort Ethan Allen Improvements – 75% Drawings**

Ms. Katherine Lenard presented the updated proposal. The last presentation to the HALRB was to introduce the project and discuss the 50% drawings. She is here tonight to discuss changes in the 75% set. They are planning to come in June for the required CoA. Ms. Liccese-Torres stated that the project was on a tight timeline and asked for comments sooner rather than later.

Ms. Lenard went through some minor additions and changes in the text from the last iteration. She encouraged comments prior to Amy 21<sup>st</sup> if possible.

Mr. Craig stated that the new text and designs look great. He asked how sure she is about the location of the signal tree. Ms. Lenard stated that they have two pictures taken from two different angles of the tree. The same buildings are in the background. They approximated the location based on those photographs.

Mr. Matta inquired about a potential building in the distance of one of the photographs on the horizon. Ms. Lenard stated she was not sure if that was a building or a problem with the emulsion, but she would check and have an answer for next time.

Ms. Liccese-Torres added that the Arlington Historical Society will also get 30 days to review the project and give any comments.

The HALRB thought the project was on a good track and they are looking forward to seeing the CoA in June. The Chair thanked Ms. Lenard and staff for the presentation.

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

- A) Chairman's Report: The Chair stated that Charles Matta attended the Planning Commission hearing on the Fraber House designation. The PC supported the HALRB's motion (to include the garage in the district) unanimously. Ms. Liccese-Torres stated that the County Manager's recommendation has not changed (it does not recommend including the

garage) and the RTA will reflect that. The County Board will ultimately take up the question. The HALRB members will plan to attend the hearings and speak since it is a local district designation under their purview. Right now the RTA is Item #43 of 43. The meeting starts at 9am.

The Chair also stated she attended the Preservation Virginia announcement of its Most Endangered List, which included the Arlington Woods site at Arlington National Cemetery

- B) Survey Report: Ms. Liccese-Torres gave the Survey Report. The public hearings for the Fraber House designation will be held on June 3<sup>rd</sup> for the Planning Commission and either June 15<sup>th</sup> or 18<sup>th</sup> for the County Board. Staff is working on engaging a consultant to work on the Broadview designation.
- C) Site Plan Review Reports: None.
- D) Staff and other Reports: Ms. Ballo gave an update on the Millennium Project. She stated that the MOU was being prepared for signature by the Signatories and Consulting Parties. Arlington County intends to be a consulting party.

She also reported that she is working with the owner of the house at 2900 Lorcom Lane in Maywood to salvage items of historical interest prior to demolition. The house is in the National Register district, but is not locally designated.

The meeting adjourned at 9:30 pm.