



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

MEMBERS PRESENT: Charles Craig
Darren Hannabass
Gerald Laporte
Joan Lawrence, Chairman
Nathan Uldricks
Patricia Weichmann-Morris
Andy Wenchel
Richard Woodruff

MEMBERS EXCUSED: Charles Matta, Vice Chairman
Mark Turnbull Robert Dudka
Kevin Vincent

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

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:32 pm. Ms. Ballo called the roll and determined there was a quorum.

APPROVAL OF MINUTES FROM THE OCTOBER 16, 2013, MEETING

The Chairman called for a motion or comments on the October meeting minutes. Mr. Dudka asked that the minutes clarify his statement about being “disappointed” with the Form Based Code Plan. That was not meant to be a personal statement, but was meant as more of a position that could be offered by the HALRB in their written comments to the County Board. Mr. Dudka moved to approve the minutes with the clarification he noted. Mr. Craig seconded and the motion passed 9-0.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman read through the public hearing procedures, and noted there were no speaker slips submitted for the CoA cases.

The Chairman said there were three cases on the Consent Agenda and none on the Discussion Agenda. The Chairman called for a motion on the Consent Agenda. Mr. Craig moved to approve the Consent Agenda. Mr. Laporte seconded and the motion passed 7-0.

- Consent Agenda:
- 1) 3614 22nd Street North
Dean and Catherine Arkema
Maywood Historic District
HALRB Case 13-16 (HP1300017)
Request to construct a block fire pit and grill area.
 - 2) 4108 4th Street North
AHC, Inc.
Buckingham Village Historic District
HALRB Case 13-30 (HP1300032)
Request to install six (6) directional signs.
 - 3) Buckingham Village III
Telesis Corporation
Buckingham Village Historic District
HALRB Case 13-31 (HP1300033)
Request for alterations to the landscape plan and outdoor amenities from previously approved CoA 09-04 and CoA 10-06. Alterations include changes to entry doors, accessible ramp construction, relocated basement entry door, redesigned trash enclosure, modifications to landscape plan and relocated condensing units.

Discussion Agenda: None.

The Chairman asked staff for a summary of the ACoA case. Ms. Ballo stated that this was a replacement window request for Colonial Village that met the design guidelines and was approved.

Administrative CoA (ACoA) ACoA 13-16, 1732 North Rhodes Street #285,
replacement windows

Discussion Item: John Bottum Memorial Plaque

Ms. Mary Van Dyke, applicant for the proposal of the John Bottum Memorial Plaque, is the Chair of the Arlington Extension Leadership Council with the Virginia Cooperative Extension. Ms. Van Dyke gave a description of the proposed plaque and spoke about Mr. Bottum’s life and contributions to Arlington County. The plaque honoring Mr. Bottum will be set on a stone in Bon Air Park overlooking the rose garden. The location will be just off Wilson Boulevard at the southern tip of the ornamental tree garden, under the yellowwood tree. There are large, natural stones in the nearby streambed that will complement this stone. Mr. Bottum had an exceptional career. He worked for forty years with the USDA, was a strong social justice advocate, and then had a second career after his retirement with the local Cooperative Extension.

Mr. Dudka asked if the plaque would measure 10” x 12”. Ms. Van Dyke replied it would.

Mr. Woodruff moved to approve the plaque as presented. Mr. Hannabass seconded the motion, and stated that Mr. Bottum certainly sounded like a worthy individual.

Mr. Dudka did suggest some formatting changes to the plaque, but after viewing the proof from the engraver he stated that it looked good as-is. He withdrew his comments about reformatting. The Chairman called for a vote. The motion passed 9-0. The Chairman stated that the HALRB would send a letter of support to the County Board.

**Discussion Item: Arlington Presbyterian Church, 3507 Columbia Pike,
Preliminary Determination on Historic District Designation
Criteria**

The Chairman introduced the Discussion Item on the potential historic district designation of the Arlington Presbyterian Church. She explained the public hearing procedures, and noted the location of the speaker slips. She noted that a speaker slip would be required in order to comment on the item. She stated that speaking times may be limited to accommodate all who wish to speak. She is aware that there are differences of opinion and many interests represented in this matter; the goal is to give all points of view a chance to be aired. Tonight’s meeting is the first step in a process. The HALRB is considering the matter pursuant to Section 11.2.4 of the Arlington County Zoning Ordinance. The designation process has been triggered by multiple requests for historic designation. The HALRB reviews facts supporting the request and makes a preliminary determination whether the property qualifies for further study for historic designation. If the HALRB finds that at least 2 of 11 criteria are met for historic designation, further research will be undertaken and a detailed nomination for Local Historic Designation will be prepared and presented to the HALRB at a later public hearing. If the HALRB then votes to approve and recommend the nomination for Local Historic District designation at that public hearing, then a request to advertise the recommendation will be considered by the Planning Commission and then the County Board. After being advertised, the decision about whether to approve the Local Historic District designation will be heard again by the Planning Commission and by the County

Board. The County Board will make the ultimate decision on this matter. There is ample opportunity for public input along the way at the upcoming HALRB, Planning Commission, and County Board hearings.

The Chairman then discussed the parameters and purpose of discussion for tonight's meeting. She stated that what is before the HALRB now has a narrow focus: Whether the property known as Arlington Presbyterian Church at 3507 Columbia Pike meets at least 2 of 11 designation criteria for Local Historic Designation. The Chairman reviewed the 11 criteria from the Ordinance.

The HALRB has received preliminary information relating to the history of the Arlington Presbyterian Church, including newspaper articles, church documents, and letters from the community. That information has been included in the staff report.

The Chairman requested that public comments focus only on whether the Arlington Presbyterian Church meets criteria for Local Historic District designation. In accordance with County Board procedure, if a previous speaker has already said what you wanted to say or made the points you planned to make, please do not repeat them; make additional comments or simply note that you support what has already been said. At the conclusion of the public comments, the matter will be with the HALRB and no further public comment will be received at this meeting. As noted, if the HALRB decides that the threshold of 2 of the 11 designation criteria is met, the designation process will move forward as previously described, and there will be additional opportunities for public input. The Chairman asked for any additional speaker slips to be given to staff. The Chairman then called the first speaker.

Speaker #1: Sharon Core, Pastor, Arlington Presbyterian Church

Written comments were read into the record as follows:

“Many of us, as we approach a certain age, wonder about our legacy. For what will we be remembered? What is the mark we have made on society, in our community?”

As I considered this request to designate the building historic, I began to think about the legacy of Arlington Presbyterian Church.

In 2008, as we celebrated 100 years of living out our deep commitment to the gospel of Jesus Christ, what stood out against the backdrop of a vibrant community, were the notable actions of the *people* of Arlington Presbyterian—radical action, faith-based action, action for equality and social justice.

The present congregation has as its foundation people responding faithfully to the gospel of Jesus Christ—responses that often were ahead of their time:

1925-Women in active leadership

1957 – An African-American is hired as organist

1960 – An African-American, Rhonda Gilliam, is welcomed into church membership.

When Arlington County experienced racial tensions in 1966 and school events were cancelled, this community of faith opened its Fellowship Hall to host dances for high school seniors.

In 1970, Rhonda Gilliam, now an elder, challenged this community to care for the children of refugees who had inadequate clothing; through his challenge the Clothing Bank was born and continues to serve our community today.

In 1975, the congregation witnesses grace and openness as one member opens her home to Vietnamese refugees. This act leads others to offer the same hospitality and three years later church leaders sponsor the brother-in-law of a church employee who has fled Vietnam and now is languishing off the coast of Malaysia.

In 1997, church leaders adopt “The Covenant of Dissent” stating that any church member in good standing may not be disqualified from ordination to church office because of sexual orientation.

Each of these actions was a faithful response by committed disciples to the radical nature of the gospel. This is the historical significance of the faith community that is Arlington Presbyterian—people who have been captured by the gospel of Jesus Christ and seek to make that gospel real in their own lives and in the lives of the community.

Building on the witness that has shaped us, guided by the faithful actions of those who have come before us, the Arlington faith community on Sunday declared the will of its members by a vote of 34 to 19 to redevelop the church property to provide much needed affordable housing along Columbia Pike—a top priority for the County as identified by the County Board.

Partnering with the Arlington Partnership for Affordable Housing, we will continue our tradition of faithful action, in order to meet the new needs of our community.

Positioned as we are on this emerging, high-density Columbia Pike corridor, where every square foot not owned by a commercial developer is precious, and where community service organizations are crying out for space, we have the opportunity and privilege to become a church of the 21st century, to interject a faith-based building into the heart of Columbia Pike’s Form Based Code, to connect in multiple ways for our community including providing affordable housing where it has already been identified as a great need.

Having the building designated historic will hamper the ministry of this faith community. Our history is not in our building; our history is in our action—radical action, faith-based action, action for equality and social justice.

This latest action representing the clear will of the active membership of Arlington Presbyterian continues the tradition of radical actions that have been taken in the past—it is a faithful response by committed disciples in response to the radical nature of the gospel of Jesus Christ.

This will be our legacy—followers of Jesus Christ, blazing trails of equality and justice and love. May this, our true history, the actions of the people, always be preserved and may those who come after us remember us well for this.

The Chairman next called Mr. Mark Vianni. Mr. Vianni did fill out a speaker slip, but indicated he decided not to speak.

Speaker #2: Harro Wulf, 510 North Norwood Street

Written comments by Mr. Wulf were read into the record as follows:

My name is Harro Wulf. I have been an Arlingtonian since 1961 and a church member for 50 years. I am also a South Arlington Kiwanian and the immediate past President. My service to APC has dovetailed perfectly with Kiwanis as we support many of the same charities.

When I joined in 1963, the church had no air conditioning. There were not even any ceiling fans; they came later as did air conditioning.

But we had a very attractive church building and it still is. The stonework and steeple were unique on Columbia Pike. And they still are.

From its beginning APC was renowned for its outstanding music program. My daughter Susan sang in the adult choir at age 15. The 40 member choir, led by Jane and Barry Epperly from the US Army Choir was outstanding. The choir sang and recorded Handel's Messiah.

There was a fund drive to install the magnificent Gress Miles pipe organ.

That same organ is still being played today. And listening to the beautiful music is still spiritually uplifting.

Reflecting the rapid expansion of government and military jobs during WWII, membership grew to 1000.

In 1960, APC elected Mr. Ronda Gilliam as its first black ruling elder. Ronda, while retired, substituted in Arlington School where he often saw children not going to school for lack of proper shoes and clothing. His efforts to help children in need began what was to become the Ronda Gilliam Clothing Bank, a church mission well known throughout the County.

In 1963, our minister Jay Rowan joined Civil Rights marchers in Mississippi.

It was at APC that I met John Marr. While history will show APC was home to many decorated and outstanding veterans, John was a true hero who went on to a distinguished military career. He parachuted behind enemy lines the night before the landings at Normandy. John Marr was an equally able leader at APC. He was directly involved in building the clothes bank. I think he was the person most responsible for

making the Ronda Gilliam Clothing Bank a reality in its current location. John served as the Chairman of the Arlington Civic Federation and was President of the South Arlington Kiwanis Club. For his outstanding service to Arlington, John was recognized and presented the Arlington Man of the Year Award.

While Thomas Delashmutt and Walter Handy were notable movers and shakers, and early founders of ALC, I knew and remember John Marr and Ronda Gilliam and their exceptional contributions to their Church, Arlington County, and their Country.

Speaker #3: Steven Dola, 3815 6th Street South

Written comments by Mr. Dola were read into the record as follows:

Madam Chairman and Member of the Review Board:

My name is Steven Dola. My spouse, Rhea, and I reside in the Alcova Heights neighborhood of Arlington County and have done so for going on four decades. This December we will have lived within walking distance of Columbia Pike for 50 years. We cherish our Alcova neighbors and welcome and enjoy new residents who soon become valued friends.

It is in South Arlington that we have raised a family, sent our sons to—and Rhea has volunteered in—the Patrick Henry elementary School. The same experience of entrusting our children to the staff of the TJ, known today as Jefferson Middle School, as well as entrusting them to the faculty of Wakefield High School and volunteering in that school—has shaped our and our sons lives.

But no single institution, upon our arrival in Arlington County, extended a warmer embrace, nor afforded greater opportunity to make and nourish life-long friendships, than that which is housed in the aesthetically singular work of art and architecture designed “3507 Columbia Pike.” This address, located on the north side of Columbia Pike at South Lincoln Street, anchors the southeast boundary of Alcova Heights. I ask the Board to visit and examine, inside as well as outside, 3507; ascertain, as only you are empowered to do, whether or not 3507 meets the Board’s criteria for Historic Designation. The dignity, integrity, and beauty of 3507, as originally conceived by its Architect, await you.

Past generations of Arlingtonians sacrificed to leave on our care a treasure for future generations. Once torn down, it cannot be replaced. 3507, as long as it stands, will become, with each passing decade, an increasingly valued contrast to the spreading architectural mediocrity along Columbia Pike.

3507 has been witness to a rich cultural history: the history of this County, the Commonwealth, and the Nation. Others here tonight will share that with the Board. That history is, as is 3507 itself, a treasure worth acknowledging and preserving.

Speaker #4: Laura London, Arlington Partnership for Affordable Housing (APAH)

Written comments by Ms. London were read into the record as follows:

On behalf of the Arlington Partnership for Affordable Housing (or “APAH”), we respectfully submit the following statement to the HALRB related to the Arlington Presbyterian Church at 3507 Columbia Pike.

Founded in 1989, APAH is a locally-based non-profit whose sole mission is to own, develop and preserve quality affordable homes to enhance the Arlington Community. We own 13 buildings with 1,117 units in the County, including three properties along Columbia Pike—Buchanan Gardens, Columbia Grove and the soon to be completed Arlington Mill Residences.

APAH works to enable and facilitate the development of much-needed additional affordable housing throughout the County. Over the last decade, like too many other areas of the County, the Pike area has seen both new development and repositioning of older apartments, leading to higher rents and the displacement of low income families. The County has lost an estimated 14,000 market-affordable units since 2000 due to market forces. Without sustained efforts at thoughtful planning and intervention, market forces will continue to diminish the ability of Columbia Pike to offer diverse housing opportunities.

As a building owner within the area, APAH has been an active participant and interested party at the long range planning meeting for Columbia Pike via revitalization planning and the Form Based Code. While the recently approved Columbia Pike Neighborhoods Area Plan acknowledges the need for affordable housing, the original Form Based Code of which this property is a part does not include any affordable housing requirements. As a result, multiple properties within the limits of the original Form Based Code have been developed with no affordable housing. To have a truly integrated community where people can live, work and pay there has to be a diversity of income levels. This project would work to that goal while also furthering the mission of Arlington Presbyterian Church.

APAH is engaged in a redevelopment partnership with Arlington Presbyterian Church to deliver a mixed-use project that will serve the community. The project will integrate several complementary components; worship and community outreach space, much needed affordable housing, valuable childcare space, and retail consistent with the church’s mission. The plan is expected to serve 120 or more low-income households, including families and individuals within the residential component of the new building. The redevelopment will be an asset to the neighborhood overall, and the proposed mixed-use concept will become a lauded example of dynamic, creative partnerships between and among non-profits and faith-based institutions.

While the Arlington Presbyterian Church was not identified for full building or façade preservation in the Form Based Code, and while the design of the new project

necessitates demolition of the existing building, APAH intends to work to acknowledge the history in the new development.

We thank the County Staff, HALRB members and the other members of the community for their work in planning Columbia Pike and enriching the life of the community. We appreciate your consideration of our comments.

Speaker #5: Rhea Dola, 3815 6th Street South

Mrs. Dola read comments from Barbara Cogswell, resident of 3905 7th Street South, into the record, as Ms. Cogswell was unable to attend the meeting.

I [Barbara Cogswell] am unable to attend tonight's meeting, but would appreciate being able to share my thoughts on the designation of Arlington Presbyterian Church (hereafter referred to as APC), located at 3507 Columbia Pike, Arlington, VA 22204, as an historic building.

My name is Barbara Cogswell, a resident of South Arlington since 1939, and have attended APC since I was 4 years old and became a member in 1950 at age 12. I have always considered APC a beautiful church and an important asset and aesthetic landmark on the Columbia Pike corridor. Lately, I have heard it referred to as "only a building" that is significantly in disrepair. My observation has been that in recent years it has been "allowed" to get into a state of disrepair by a relatively small group of individuals who have the "only a building" mindset and have gradually assumed virtually all leadership positions in the church. APC has always allowed its facility to be used for many worthwhile purposes: a clothing bank, a day care center, meetings of Alcoholics Anonymous, and other groups with worthwhile goals and little money, as well as sharing space with a vibrant Hispanic congregation until they were recently given a very short notice to vacate. It is my understanding that this congregation, many of whom are in the building trades, had offered to play a large role in helping with the maintenance and repair of the church building, but that offer was rejected.

I ask for your serious consideration that the current structure of APC be designated an historic building. It is the only Presbyterian Church in South Arlington, and buildings that function mainly as a church still have an important role in a community's character. Thank you. Sincerely, Barbara Vance Cogswell.

Speaker #6: Karl Viet, 3703 7th Street South

Mr. Veit was born in Arlington, and has attended this church, and lived in Alcova Heights all his life. He noted the criteria which he thinks would qualify the church for local historic district designation.

Criterion 4): The property is associated with a person or persons who significantly contributed to the development of the county, state, or nation.

Mr. Veit stated that the early founders of the church, including the Delashmutts and the Corbetts, do not have memorials. The same is true for Mr. Handy and Mr. Gilliam. The

Church is their memorial and a manifestation of the good work to which they dedicated their lives. The Church is the nucleus of good works in the community.

Criterion 8): The property has a distinctive location, or singular physical characteristics, that make it an established or familiar visual feature.

The steeple is visible up and down the Pike. It is a local landmark and people traveling in and out of the neighborhood recognize it as such.

Criterion 2): The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.

Without the green space that this Church represents, it will be just another brick walled corridor. They need a visual reminder of the cultural values of the community.

Speaker #7: Sara Uzel, 3709 6th Street South, President, Alcova Heights Citizens' Association

Ms. Uzel stated that she has lived in Alcova Heights for about 20 years and is the current President of the Citizens' Association. Her organization was first given information about this proposal in the 3rd week of September 2013. That was the first time that the community really knew the extent of the Church and APAH's plans for the property. The community does see the need for affordable housing, but there is conflict as to whether this is the right plan for this site. Looking at the historic criteria, she stated that she could see that this designation does at least deserve to go forward to the next step. She personally thinks that affordable housing and a preserved church could co-exist with creative planning. This does not have to be a win or lose situation. The community has not had time to digest these plans.

Mr. Laporte asked Ms. Uzel which criteria she thought the Church met. She stated that Criteria 1 and 8 could apply, and those have already been discussed by others as applicable.

Mr. Woodruff asked if the community had taken a position on the proposal yet. Ms. Uzel replied that it has not. She explained there had been numerous questions at their recent meeting about historic designation and the affordable housing plans. The next civic association meeting is tomorrow night, and she expects more discussion, but not a vote. The community is not ready to articulate a position at this time.

Speaker #8: Steve Tuttle, 12 Fort Williams Parkway

Mr. Tuttle read the following statement into the record:

As a member of Arlington Presbyterian Church since 1974, I have become very attached to his church and the spirit that lives there. I am just an ordinary man living my life as society swirls around me with a speed that makes me dizzy. Why we are here tonight is as simple as this nursery rhyme: This is the Church, this is the steeple, open the doors, and see all the people.

This reason churches have steeples is to remind people of the power of God, a strong power inside each of us to be better, to nurture, and love each other. Societies need reminding that we can be kind and share.

Today we come together to give this property the chance to continue to inspire people and help heal the pain in the lives of many who are hurting.

This building makes a statement that this is a place of peace and calm. By standing the test of time it is a symbol for the community that you can count on us, we are here and we will stay here. It is also a symbol to teach the generations to come that there is value of those things from the past.

The main reason to save this building is to connect the past with the future and give people everywhere a place to find peace. To show people that some things stand the test of time. The corner of this sacred space will be a pocket park, a little different from the homogenized building fronts that will line the Pike in the years to come. It will invite people to come and sit awhile and then be more than they thought they could be.

It is so very important to remember the past so we do not forget its lessons as time seems to move faster and faster into the future. The cost of saving this church is nothing. Let me repeat that: The cost of saving the church is nothing.

What was thought to be a problem, is not a problem. A few days ago the congregation of Arlington Presbyterian Church voted yes to build affordable housing, but we do not have to tear down this old building to accomplish this worthy goal. What was thought to be a problem is not a problem. As a photographer, I see things visually and spatially. I see that there is no conflict in building X units of badly needed housing on this land. We are still working to see how many units we can build, but I see that we can have more than the suggested amount right now, keep the historic building and have the parking required and serve the community better. I see this all happening and I hope you will designate this an historic property. This designation will remind people that what we have here is special.

After this history is gone it cannot be replaced. Help us to do the right thing and designate this an historic sacred space, keep the steeple and build housing to serve the people of Arlington. This action will touch many lives and I predict that 100s if not thousands of couples will be married in this special space that I was.

Thank you for your time and consideration.

Speaker #9: Nancy Iacomini, 4318 18th Street North, Planning Commissioner & Planning Commission Liaison to the HALRB

Ms. Iacomini began by stating that she is a former member and past chairman of the HALRB. She serves currently on the Planning Commission and is the Planning Commission's liaison to the HALRB. She also recently served on the Working Group

for the implementation of the Columbia Pike Neighborhoods Plan. She read the following statement into the record:

Testimony this evening shows strong feelings about the bricks and mortar as well as the spiritual structure and the neighborhood and the broader community. As the church's partnership with APAH goes forward and the design phase begins it is all of our hope that memory – built and otherwise – will be included in the project.

There has been and continues to be a great interest in continuing some physical presence of the Church.

In Arlington, we have long tried to balance the needs of our current community with keeping alive both our built and cultural history.

We seldom preserve single buildings as untouchable icons. Rather we've seen them or parts of them incorporated into new construction. This happens every month in Maywood with single family homes that are modernized for today's families – but yet keep the historic structure with new additions.

Clarendon has examples of many types of preservation – from full buildings to facades. We have the historic Post Office and Dan Kain Building – now known better as Lyon Hall – with new buildings connected to them. We see facades being restored and re-installed on the new Penance building at Highland and Washington Boulevard. We've seen a portion of the Baptist church kept with the housing project of the Views behind it.

On Columbia Pike we have the façade of Arlington Hardware incorporated into the Halstead and will soon have a new development that will use elements of the building that now houses Rappahannock Coffee.

I was a little disconcerted by the statement from APAH that demolition is necessary to go forward. I hope their definition of demolition isn't leaving no stone on another stone. There are ways, as one of the parishioners has said, to keep some stonework and the steeple. Creativity by the architects will be needed but it's more than possible.

I would like to ask, the church and APAH, as they move forward, do so in the same spirit that other projects in Arlington have and find ways to weave the old with the new. It's been done with wonderful results for everyone involved.

It takes creativity and a willingness to listen on all sides – and I believe both can be achieved here for the good of the church community as well as the wider Arlington community.

Finally, I'd note research on the church's place in Arlington's fabric has clearly already been done. An HALRB finding that the church has merit means that research will continue – research that can help everyone as the design phase begins.

A finding doesn't necessarily end in designation. We've seen that over the years with Wilson School being an example. There, while HALRB found merit and wrote a compelling report, the owner was unwilling to have designation and it did not happen.

But the research that was done raised awareness and will be part of the conversation of the WRAPS process and we hope will ultimately influence some of the land use and building design issues. All knowledge is useful.

In the Christian tradition, at Easter Vigil particularly, the grand salvation history, wherein examples of God's work of salvation in the Old Testament are recounted as we celebrate the most important event in the New Testament. The old is not destroyed but remembered and brought forward into the present.

Then Mr. Woodruff asked Ms. Iacomini if designation would prevent demolition of the church. Ms. Iacomini replied that the HALRB could vote to allow demolition even in a local historic district, but it is unlikely that would be allowed.

The Chairman thanked all the speakers for their testimony. She stated that the HALRB would now discuss the item and ask questions amongst themselves.

Ms. Liccese-Torres also thanked everyone for their testimony. She stated that this is still only the initial phase of the designation process and she encouraged people to come forward with questions after the meeting, and for people to remain involved as the process moves forward.

The Chairman asked HALRB members if they had questions or comments.

Mr. Woodruff asked if there were more photos of the building available. The Chairman stated there were photos of portions of the building in the packet.

For purposes of discussion, the Chairman made a motion. The Chairman moved that: "The HALRB finds, based on information in the Staff Report and documents presented, that the Arlington Presbyterian Church building located at 3507 Columbia Pike and nominated for inclusion within an historic district, meets at least two of the eleven qualifying criteria described in Section 11.2.4.a of the Arlington County Zoning Ordinance for inclusion in a local historic district and requests that a study of the nomination of the Arlington Presbyterian Church for inclusion in a local historic district be initiated and presented to the HALRB." Ms. Weichmann-Morris seconded the motion. The Chairman noted that if members agree, they should specify which designation criteria they find applicable.

Mr. Hannabass stated that they will need to look at how structurally stable the church is as a part of the fact-finding. The Chairman noted that there is a structural report from 2008 in the packet that notes the building is in overall good condition. However, that is not a criterion for designation.

Mr. Craig stated that he found the Church certainly meets criteria 1 and 11. In terms of adaptive reuse, he is familiar with three churches where the sanctuary was turned into a

private residence, and sometimes multiple residences. With a good architect, it is possible to reuse a good structure, especially one of such character. This building could easily be adapted or added onto. He finds it definitely meets at least two criteria.

Mr. Laporte asked about the criterion that speaks to National Register eligibility. He knows that one factor is age, a structure should generally be over 50 years old. He asked for clarification on the other criteria necessary for National Register eligibility. Ms. Liccese-Torres read from the National Park Service's National Register bulletin and described the four general eligibility criteria A through D.

Mr. Woodruff asked who would prepare the study. The Chairman replied that typically staff prepares the study, but the HALRB has assisted in the past.

Mr. Dudka asked if staff had a recommendation about the criteria, and Ms. Liccese-Torres replied not at this time.

Mr. Wenchel finds that it meets three criteria—2, 4, and 8. Whether the report recommends proceeding to a designation is another matter, but he finds that it is worthy of more study.

Mr. Dudka finds that it could meet criteria 1, 8, and 11, and potentially 2 and 4 with more study.

Mr. Uldricks finds that it meets criteria 2 and 8, from what he has heard and also what he has read from the newspaper clippings and the history of the congregation.

Ms. Weichmann-Morris finds that it could meet criteria 2, 4, 8, and 11.

Mr. Hannabass concurs with Mr. Wenchel and agrees with a finding for criteria 2, 4, and 8.

Mr. Laporte finds it could meet criteria 2, 8 and 11. He asked if the HALRB was planning to vote on each criteria individually. The Chairman stated that they would not. The final considerations for specific criteria would be made when the final report is presented.

Mr. Woodruff supports criterion 11, for the reasons stated previously by Mr. Craig, and also criterion 2 based on the community testimony.

The Chairman finds that it could meet criteria 1, 2, 5, 8, and 11.

Mr. Wenchel asked if the final decision regarding designation would be up to the church. The Chairman replied that if the HALRB finds that it meets at least 2 of 11 criteria in the final report, the designation will go forward to a public hearing at the County Board as per the historic designation process outlined in the County Zoning Ordinance.

Mr. Woodruff asked if the County Board had final authority on the decision irrespective of where the nomination comes from. The Chairman replied that was correct.

Prior to the vote, the Chairman asked members to identify themselves if they had received ex parte communications from people with direct interest in this case. Mr. Laporte, Ms. Lawrence, Mr. Craig, Mr. Dudka, Mr. Uldricks, Ms. Weichmann-Morris, and Mr. Hannabass all confirmed that they had received ex parte communications.

The Chairman called for a vote. The motion passed unanimously 9-0.

The Chairman stated that a more detailed report will now be prepared that will examine if the property does or does not warrant historic district designation. Mr. Laporte asked if the HALRB could have a committee write the report and the Chairman replied that was possible.

In conclusion, the Chairman added that historic preservation and affordable housing are important community benefits that are not mutually exclusive. It is important to provide for our neediest citizens and preserve our history. This could be a model project integrating those goals. She would urge people to provide more information about the history of the site to staff, and would encourage people to stay engaged and involved in the designation process. The research report will be done carefully and thoroughly, but in a timely manner.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chairman reported that the County Board recently adopted the new Form Based Code for Columbia Pike. The HALRB sent a letter to the Board on this matter.
- B) Survey Report: No update.
- C) Site Plan Review Reports: Ms. Ballo reported on the Blue Goose Site Plan with Marymount, the 16th Street URD project (which will return to the HALRB for comment in December), and the refile of the Key Boulevard Site Plan. The Blue Goose will have one more SPRC meeting in December.
- D) Staff and other Reports: The Chairman noted that the preserved facades are going back up on the Penzance site in Clarendon.

Mr. Laporte gave a brief presentation about the review board training he attended last month at the Preservation Virginia Conference in Roanoke. He noted the highlights of the training. There was great emphasis this year on getting support for historic preservation by presenting it as people protecting their investment. The training also focused on design guidelines and the legal requirements of review board decisions, including ex parte contacts. They were shown examples of findings of

fact that do and do not hold up in court. The training also discussed why review boards need outside advocacy groups. A new trend discussed was the preservation of mid-century modern architecture. They also discussed the demographics of preservation, tax credits, crowd-funding, grading historic resources, and archaeological districts.

Ms. Liccese-Torres gave a brief report on staff's presentation last month at the National Preservation Conference in Indianapolis. She, Ms. Oronao, Laura Trieschmann (the Vermont SHPO, formerly of E.H.T. Tracerics), and Randy Mason (Professor at the University of Pennsylvania) presented an educational session on Arlington's Historic Resources Inventory (HRI). It was very well received.

Ms. Liccese-Torres reported that the sale of the Fraber House was approved by the County Board on November 12, 2013, and the house was transferred to the new owners on November 15.

She also reported that the Fort Ethan Allen ribbon-cutting ceremony would be postponed from December to a new date in the Spring of 2014.

The DESIGNArlington '13 deadline for submissions is December 2nd.

Ms. Ballo noted a proposed change to the HALRB's January 2014 meeting schedule. Given that the DRC meeting is currently scheduled for New Year's Day, and with the 5th Wednesday occurring in January, she asked if the meeting schedule could be bumped by one week. The DRC meeting would instead be January 8th and the HALRB meeting would be January 22nd. The HALRB approved the meeting schedule change by acclamation.

E) Nominating Committee: The Chairman stated that nobody had volunteered for the Nominating Committee. Mr. Woodruff inquired as to its duties. The Chairman replied that the Committee chose the slate of officers (Chairman and Vice Chairman) for election at the December HALRB meeting.

The meeting adjourned at 9:25 pm.