



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, October 16, 2013
2100 Clarendon Boulevard
Lobby Conference Rooms Cherry & Dogwood**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Darren Hannabass
Gerald Laporte
Joan Lawrence, Chairman
Mark Turnbull
Nathan Uldricks
Kevin Vincent
Patricia Weichmann-Morris
Andy Wenchel
Richard Woodruff

MEMBERS EXCUSED: Charles Matta, Vice Chairman

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

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:31 pm. Ms. Ballo called the roll and determined there was a quorum.

APPROVAL OF MINUTES FROM THE SEPTEMBER 18, 2013, MEETING

The Chairman called for a motion or comments on the September meeting minutes. Mr. Laporte moved to approve the minutes. Mr. Hannabass seconded and the motion passed 8-0-2 with Mr. Dudka and Ms. Weichmann-Morris abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated that there were two 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) 3213 23rd Street North
Joseph & Terri Soler
Maywood Historic District
HALRB Case 13-28 (HP1300030)
Request to 1) remove vinyl siding on addition and replace with wood siding; and, 2) Request to replace front door.
 - 2) 300 North Glebe Road
Samuel & Do Chon
Buckingham Village Historic District
HALRB Case 13-29 (HP1300031)
Request to install a metal awning.

Discussion Agenda: None.

Historic Marker Request: St. John’s Baptist Church

Ms. Liccese-Torres gave an introductory statement for this marker request. Michael Leventhal first received the request and began research on it some time ago. Former contractual employee John Liebertz completed the research for the marker over a year ago. Staff has been working with Hazel Cameron from the Church on this project. Ms. Cameron, Charles Bynum, Bernice Mitchell, and John and Judy Mott (Trustees) were in attendance. The Church’s 110-year anniversary is in November, and the congregation is looking forward to presenting at least a mock-up of the marker at that time. Ms. Cameron gave a brief history of the congregation. The original building was torn down in 2005, but they do want to commemorate the history of where they came from.

Mr. Woodruff inquired as to the location of the new church. Ms. Cameron replied it was built on the location of the old church, which was demolished. Mr. Woodruff also pointed out that the second paragraph of the marker has the church’s location at North Scott Street, when it should be South Scott Street.

Mr. Vincent stated that the County has been doing a good job of commemorating the County’s African-American history with the marker program. He definitely supports this marker for the congregation. The African-American community really built this County and it is so important to recognize this history. Mr. Vincent had a few edits. In the third sentence of the first paragraph, he suggested not hyphenating “African-Americans.” Where the names of the original church trustees are mentioned in the second paragraph, Mr. Vincent suggested re-ordering the names to lead off with Holmes and Gray since we call out additional information about them later in that paragraph. In the first sentence of the fourth paragraph, the hyphen in “side-steeple” should be deleted. Lastly, Mr. Vincent suggested that the word “former” be deleted

from the very last sentence. The HALRB members, as well as the congregation members present, accepted all of Mr. Vincent’s proposed changes.

The Chairman asked what the next steps would be for the marker. Ms. Liccese-Torres stated that she will make the necessary edits and share the revisions with Ms. Cameron, send the final version to the marker company, then review a full-sized proof before the marker is produced. From giving the company the “ok” to delivery of the physical marker takes about six weeks. Perhaps this could be done before the end of the year. Then staff will work with DPR and the applicant to choose a location and coordinate the installation with County staff.

Mr. Laporte also had some edits. He asked that in the first paragraph, in the second to last sentence, the phrase “within the village” should specify the Freedman’s Village. He also suggested removing the word “late” in the second paragraph. He also asked if the Custis-Lee Mansion was called Custis-Lee Mansion at the time. Ms. Liccese-Torres replied that it was. Mr. Laporte also asked that the phrase “forced to” in the second paragraph be deleted, and that “it also was purported that” be deleted in the third paragraph. In the last paragraph, he suggested changing “on the site” to “this site,” and changing “who” to “which” in the last sentence. The HALRB discussed this last change and decided that they were ok with “who.”

Mr. Wenchel stated that Arlington House was always the name of the plantation. The terminology needs to be correct in terms of the buildings that the marker is referring to. The Custis-Lee Mansion just represents the main house itself, while Arlington House refers to the entire complex. There was much discussion among the HALRB, staff, and the applicants about this point. The congregation preferred to use the phrase Custis-Lee Mansion.

Mr. Vincent moved to approve the marker with his edits and Mr. Laporte’s edits. Mr. Turnbull seconded and the motion passed unanimously.

Discussion Item: Columbia Pike Form Based Code Update

Ms. Jennifer Smith, Planning staff with CPHD, presented the latest iteration and updates for the Columbia Pike Form Based Code for the residential areas. She gave a brief Powerpoint presentation that showed the latest updates, as well as the remaining timeline leading to approval. She explained that the HALRB is hearing this item prior to the County Board’s Request to Advertise (RTA) because the November County Board meeting for adoption of the Code will occur prior to the November 20th HALRB hearing.

Mr. Woodruff asked, with respect to Barcroft, how long would the existing buildings be protected if they were part of a larger development plan. Ms. Smith replied that the entire project would be controlled by a Use Permit and County Board approval would be required for any changes. She added, in response to a follow up question, that the affordable housing period would extend for 30 years.

Mr. Dudka had a process question. The existing text is unclear what is meant by a “minimum of two meetings with the HALRB or DRC.” He thinks the HALRB and staff’s intentions were for two cycles of review (2 DRC meetings and 2 HALRB meetings). The HALRB agreed with his statement. Mr. Dudka asked that the text be rewritten to ensure two full cycles of review, as in 2 DRC and 2 HALRB meetings. This would insure that the design of a project could be reviewed at both its initial and near-final stages.

Mr. Woodruff asked Ms. Smith where TDRs could be transferred elsewhere in the County, if they are not used on the Pike. Ms. Smith replied they could be used in the Metro corridors, and in Rosslyn, though there are some limitations in Rosslyn. Future planning studies will likely keep trying to identify future receiving sites.

The Chairman stated that if people want to use the Conservation Standards instead of the General Architectural Standards, they can if they are saving the existing buildings, and they can come voluntarily to the HALRB for input. She asked Ms. Smith if someone wanted to preserve a property, would a TDR be allowed? Ms. Smith replied yes. The Chairman asked if there was a severability clause. For example, she asked if the affordable housing provisions are struck down, would the rest of the Code still stand? Ms. Smith replied that if that happened, the additional bonus density for affordable housing would no longer be allowed under the Code. The County Board dealt with this matter in their action last summer.

There were no further questions. Ms. Smith asked that all comments and a letter from the HALRB be sent to her. The County Board meeting to adopt the Code is scheduled for November 16th.

The HALRB continued their discussion about the contents of a letter. Mr. Vincent prefaced his remarks by stating that he was always disappointed in the fact that the proposed Code allowed for only a minimum level of preservation, bonus density, and then the ability to tear down the rest. It is great that the HALRB has review of some of those parcels, but it is tough to endorse this Code based on that small concession. Ms. Weichmann-Morris and the Chairman agreed.

Mr. Dudka stated that he is disappointed in the lack of focus and effort being put forward for historic preservation along the Pike, but he does appreciate the efforts being made for the Conservation Areas and the required review cycles with HALRB.

The Chairman stated she would draft a letter and circulate it for HALRB comment.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman’s Report: The Chairman reported that she continues to attend the monthly Affordable Housing Committee meetings. The County has hired a consultant to compile data on housing needs in Arlington.

Mr. Laporte also was recently appointed to the Western Rosslyn Area Planning Study (WRAPS) Committee, which will be dealing with the

Wilson School site. He reported that the goals of the Committee have expanded somewhat. “Other considerations” now includes historic preservation. The charge also talks about looking at how to incorporate architectural elements of the Wilson School into the redevelopment plans. There is no mention of the HRI-listed Queens Court apartments (ranked as Important). A meeting schedule for the WRAPS Committee will be forthcoming.

- B) Survey Report: No update.
- C) Site Plan Review Reports: The Chairman reported that the Blue Goose site plan has not improved in terms of the design or the historic preservation considerations. Staff and the HALRB will continue to work on this item. Ms. Ballo also gave updates on the 16th Street URD and Key Boulevard site plan. The 16th Street URD will come to the HALRB for comment before the end of the year. The Key Boulevard site plan application was refiled, and staff has given internal comments. SPRC meetings have not been scheduled yet.
- D) Staff and other Reports: Ms. Liccese-Torres reported that completion of the Green Valley Pharmacy historic marker will be assigned to the new HP Planner. Ms. Liccese-Torres reported that the Fort Ethan Allen ribbon cutting will be postponed and staff will share the date when that is determined. Mr. Vincent will still be leading a hike from Ft. Ethan Allen to Ft. Marcey. If Pimmit Run is too high, as it tends to be in the winter, they will change the route. The hike is intended to show the geography of the Forts complex. The WalkArlington program will be doing an easier, more typical and accessible walk.
- E) Nominating Committee: The Chairman asked if people were interested in serving on the Nominating Committee to please let her know.

The meeting adjourned at 9:22 pm.