



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

DRAFT

**MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW
BOARD**

**Wednesday, April 18, 2012
2100 Clarendon Boulevard
Lobby Conference Rooms Cherry & Dogwood**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Darren Hannabass
Gerald Laporte
Joan Lawrence
Charles Matta, Vice Chairman
Kevin Vincent
Andy Wenchel

MEMBERS EXCUSED: Mark Turnbull
Patricia Weichmann-Morris
Chris Wilson, Chairman
Richard Woodruff

STAFF: Michael Leventhal, Preservation Coordinator
Rebecca Ballo, Preservation Planner

CALL TO ORDER & ROLL CALL

The Vice Chairman, Mr. Charles Matta, called the meeting to order at 7:45 pm. Ms. Ballo called the roll and determined there was not yet a quorum. The Vice Chairman asked staff for reports in lieu of beginning the public hearing.

The Vice Chairman reported that the AIA Convention will be coming to Washington, DC this year, May 17-19. On May 16th there will be a free lecture on the late Senator Moynihan and Federal architecture. He asked Ms. Ballo to send the information to the HALRB. He also thanked Chris Wilson (in absentia) for the HALRB's letter to the editor of Arlington Magazine in response to the recent article on teardowns.

Ms. Ballo gave the Survey Report. For the W & OD siding, Mr. Hannabass submitted the engineer's report. Staff will move forward with this designation in the early summer. The Broadview designation will be heard in the late summer or early fall. The designation for the Fraber House will also be heard at some point from June to

December of this year. The County has decided to sell the Fraber House and place a local historic district designation on the property.

At this point Mr. Vincent arrived, and there was a quorum.

APPROVAL OF MINUTES FROM THE MARCH 21, 2012 MEETING

The Vice Chairman called for comments on the March 15, 2012, draft meeting minutes. Ms. Lawrence moved to approve the minutes as presented and Mr. Craig seconded the motion. The motion passed 6-0-1 with Mr. Laporte abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Vice Chairman stated the procedures for the public hearing portion of the HALRB agenda, and noted there was one case on the consent agenda, and one case on the discussion agenda. He called for a motion on the consent agenda. Mr. Craig moved to approve the consent agenda; Ms. Lawrence seconded the motion. The motion was approved 6-0-1 with Mr. Laporte abstaining.

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| Consent Agenda | 1) 2321 North Jackson Street
Kevin Kayes & Betsy Stark
Maywood Historic District
HALRB Case 12-08 (HP1200007)
Request to enclose rear screened porch with various alterations, and a new 4' wood picket fence. |
| Discussion Agenda | 1) 5711 4 th Street South
Peter Connell/Arlington County Department of Environmental Services (DES)
Carlin Community Hall Historic District
HALRB Case 12-01 (HP1200001)
Request to replace 1980s-era vertical and horizontal siding, repair other decorative woodwork, remove concrete stoops and handrails, and remove front porch as part of structural assessment project. |

The applicant for the discussion agenda item was John Murphy with DES. The Vice Chairman began by stating that since the last HALRB meeting, members of the DRC and the HALRB had the opportunity to visit the site and observe the structural conditions of the building. It is their understanding that a final engineer's report is being prepared which will document more of the conditions.

Mr. Murphy concurred. He stated that he appreciated so many HALRB members taking the time to visit the site and observe the conditions of the building. DES is requesting to remove all of the concrete slabs and the front porch as part of the work needed to observe and stabilize the structure. They also will be restoring the original double-door

opening in the rear, and closing up the non-original opening. Historic preservation staff stated that they support this request.

Ms. Ballo gave the staff report. She noted that since the last HALRB meeting, new information on the siding restoration was discovered in the Department of Parks and Recreation files. This information was not in the historic preservation program files. In the 1980s, Parks completed a lead paint remediation effort on the entire building, and removed and replaced most of the historic siding. Any remaining historic siding was not back-primed (the new siding was back-primed), and the historic trim was restored. Staff has no objections to removing this 1980s siding. Staff also supports removing all the porches and landings. Map and permit research shows that the front porch actually dates from the early-1960s and is not historic. Staff would ask that the HALRB give DES direction as to the design of a new front porch. Staff recommended that it be historically compatible, but not exactly the same as the original stoop. Staff recommends that the front porch be rebuilt, as it is useful for the building and provides some protection from the elements. While the decorative woodwork is familiar and compatible with the building, it is not historic. Staff also recommended approval of the application, including the use of the Sykkens 'stain' and the proposed removal of the porches. Staff finds that the proposed work on the siding, trim, and porches is appropriate and that it meets the Secretary of the Interior's Standards for Rehabilitation #2.

The Vice Chairman called for discussion or a motion. In the interests of clarity, he suggested having separate discussions and votes on each item.

Mr. Craig made a motion to remove and replace all the non-historic, vertical and horizontal wood siding and trim, and to replace them with new wood (cypress), milled to match and sized exactly. The building should be wrapped as part of the siding replacement. Mr. Laporte seconded and the motion passed unanimously.

Mr. Vincent made a motion to approve the removal of all the porches, treads, and landings. Ms. Lawrence seconded and the motion passed unanimously.

Mr. Murphy distributed photos of buildings with the Sykkens stain applied. He could not find examples from our area, but they are from the Mid-Atlantic region. This product has been in use since 1938. He handed out a cypress board coated in one layer of the Sykkens opaque white stain. This product is preferred from a maintenance perspective. He understands the concern about keeping better records on the property's maintenance, and they now have electronic records and databases to track all maintenance items. Mr. Hannabass previously had suggested storing all records in a fireproof safe on site and they will implement that suggestion as well. The Sykkens will allow water and air to move from behind the siding and out again, but it will not allow moisture in. It is a more durable product and the first application should last 10 years. There was discussion about whether or not the wood would need to be stripped of all paint prior to the Sykkens application. Mr. Murphy stated that from his knowledge, and from reading the product specifications, that the old paint would not need to be entirely removed. There was also discussion about the proposed sheen. The Vice Chairman asked why not strip the wood entirely, since so little of the historic wood is left anyway.

Mr. Murphy said that they would go ahead and do that; it would not be an issue. Mr. Vincent asked why there were no local examples, if this was such a good product from a maintenance perspective. Mr. Murphy replied that it was an expensive application, and that likely deters many private owners. Mr. Dudka stated that when the building was painted, it would likely have had some gloss to it. That should be taken into account.

Mr. Craig moved that all replacement and new wood should be coated with the Sykkend Rubol, with a satin or semi-gloss finish, color to be determined, and that all historic wood will be stripped prior to the application. Mr. Wenchel seconded and the motion passed unanimously.

The discussion then moved to the design of the new front porch. Mr. Wenchel stated that one could go too far in terms of taking a building's physical appearance back in time. That approach is not always warranted. He thought that the Staff Option #3 [to construct a new, compatible, redesigned front porch without the decorative woodwork and stone appliqué, but with more historically appropriate chamfered wood columns and plain steps in more functional locations] is the best option. He is not sure about the chamfered posts as a way to make it subtly obvious that this is not a historic porch, but is open to other ideas. Mr. Dudka stated that he thinks Staff Option #3 makes the most sense in terms of a good, general direction. Mr. Vincent stated that if the community wants a porch, the HALRB should allow for one, but he is open as to the design. Mr. Leventhal stated that any designs that come to the HALRB will also go to the Glencarlyn Civic Association for their review. Mr. Wenchel said he was fine with removing the stone appliqué, but is not convinced yet about removing the decorative woodwork.

Mr. Dudka moved to recommend that the County design a new front porch with historically appropriate detailing, that would correct deficiencies such as the stone appliqué on concrete and the column placement, and that the other steps and landings be designed to be compatible with the original as shown in the photographs presented by the County. Mr. Hannabass seconded and the motion passed 7-0-1 with Mr. Vincent abstaining.

REPORTS OF STAFF AND STANDING COMMITTEES

- A) Chairman's Report: Occurred earlier, so no further report.
- B) Survey Report: No further staff report.
- C) Site Plan Committee: Ms. Ballo reported that the DRC members recently had the opportunity to meet with the developer of the proposed 14th Street URD project. They offered a great deal of design feedback, and the project will be coming to the DRC on May 2nd. It will then go to the HALRB on May 16th for review and comments.

Mr. Leventhal stated that the Rappahannock Coffee site on Columbia Pike would be coming in for a project in the near future. The HALRB likely will

begin review in June. It is a site called out for full building preservation. Mr. Dudka asked about the progress of the design since he was concerned that the HALRB be given a chance to fully comment on the design, and that it not be too far along. Staff replied that the design and concept were in preliminary stages and that the HALRB would be the first public group to comment on the proposal.

D) Staff and other Reports: Ms. Lawrence reported that she went to one of the two evening meetings last week for the Columbia Pike housing study. The HRI seems to have more importance in the newest draft dated 4/16/12. It appears that the driver of the land use plan is affordable housing and it is a challenge to integrate this with preservation. Comments are due 4/25/12 to Jennifer Smith. At the meeting, staff gave out information on four types of housing that will be impacted once the streetcar goes in. The consultants pointed out that there is not a form based code yet, but one will be developed once the Land Use Study is complete. It will be important for the HALRB to have a role in how the Code is implemented, similar to what they do now in the Code that exists for the commercial nodes on the Pike. The newest draft does have more emphasis on preservation and the HRI, and that is a positive step.

Mr. Dudka commented that the Form Based Code is conceived as a design framework, but the ‘bonuses’ allowed then violate that sense of design. The final height should just be stated as part of the Code, and the bonuses should be removed.

Mr. Leventhal stated that Jennifer Smith will come to the HALRB on May 30th for another update on the plan.

ADJOURNMENT: The meeting adjourned at 9:15 pm.