



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, February 15, 2012  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood**

**MEMBERS PRESENT:** Charles Craig  
Robert Dudka  
Gerald Laporte  
Joan Lawrence  
Charles Matta, Vice Chairman  
Mark Turnbull  
Patricia Weichmann-Morris  
Andy Wenchel  
Chris Wilson, Chairman  
Richard Woodruff

**MEMBERS EXCUSED:** Darren Hannabass  
Kevin Vincent

**STAFF:** Michael Leventhal, Preservation Coordinator  
Cynthia Liccese-Torres, Preservation Planner  
Rebeccah Ballo, Preservation Planner

**CALL TO ORDER & ROLL CALL**

The Chairman called the meeting to order at 7:30 pm. Ms. Ballo called the roll and determined there was a quorum.

**APPROVAL OF MINUTES FROM THE JANUARY 18, 2011 MEETING**

The Chairman called for comments on the January 18 2011, draft meeting minutes. Mr. Woodruff noted that the membership information on the first page needed to be updated to account for Ms. Iacomini resigning and the new officer assignments. Ms. Lawrence moved to approve the minutes as amended and Ms. Weichmann-Morris seconded the motion. The motion passed 8-0.

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

The Chairman noted that since there were no CoA cases for review, he would not read through the procedures for the public hearing agenda. The Carlin Hall case was withdrawn by the applicant and would be heard in March.

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| Consent Agenda    | 5711 4th Street South --- <b>WITHDRAWN</b><br>Peter Connell/Arlington County Department of<br>Environmental Services<br>Carlin Community Hall Historic District<br>HALRB Case 12-01 (HP1200001)<br>Request for new windows, new doors, new wood siding<br>and trim. |
| Discussion Agenda | None.   |

While waiting for the Kenyon Peck Chevrolet marker applicant, the Chair asked for reports and updates.

Ms. Lawrence and Mr. Woodruff gave a brief report on their presentation with staff at the February NCAC meeting. Ms. Lawrence gave a brief explanation about the purpose and function of the NCAC. She reported that Mr. Leventhal first gave some information about what the National Register and local districts are and how they work for the neighborhoods. Ms. Lawrence discussed the HALRB review process. Mr. Woodruff talked about how preservation has benefitted Maywood, and how the tax credits for preservation work are a wonderful benefit. Mr. Woodruff and Ms. Lawrence agreed that the HALRB and staff should sharpen the message to the neighborhoods and show how preservation is the best tool they have to protect their communities. Ms. Ballo also talked about the misconceptions many people had about the benefits of the National Register versus local designations. Even though many of the neighborhoods are in the National Register, they did not understand how that listing did not afford them any protections from teardowns. The HALRB agreed to go back to the NCAC and other neighborhood groups to talk more about the benefits of neighborhood preservation.

**Discussion Item: Bob Peck Marker**

Mr. Leventhal prefaced the applicant’s presentation by saying that the one, larger, freestanding marker was already approved for the site. They are now discussing the smaller plaque that will be placed in the ground. Jessica Bradshaw from Bowman Consulting, and Mario Thames from Art Display Company, gave the presentation. The plaque will be placed in the sidewalk at the location of the original showroom. It will be diamond-shaped. It will be black granite with a brushed, stainless steel border. There will be 2 plaques with the same information, one on Glebe Road and one on Wilson Boulevard. The font will be the same as the freestanding marker.

Mr. Laporte commented that this marker should have pictures. Staff noted that the other marker has pictures, and this marker has a different purpose. There was some discussion about the type of font that should be used. Members recalled at the previous meetings on this item that the HALRB recommended a different font. Ms. Ballo pulled the meeting minutes from the meeting (February 2011), and the minutes showed that the discussion was about font size, not type.

The Chair asked for further HALRB comments. Mr. Dudka stated that he is satisfied with just words on this marker. He also thinks that the canopy built into the new building is a really good attempt at recreating the showroom. The word ‘reflected’ in the plaque is not adequate, but ‘replicated’ would be a fair word to use. He is not that concerned about the font. The diagonal shape is good, as is having two markers.

Mr. Matta stated that the font should be an actual Verdana—this is not quite it. Ms. Bradshaw stated that true Verdana would not fit on the dimensions of the plaque. Ms. Ballo asked if the plaque could be enlarged, but Ms. Bradshaw replied that the dimensions for the sidewalk were very tight in this location. The plaque cannot be enlarged. Mr. Turnbull noted that he lives a block away from this project and agrees that space on the sidewalk is an issue. He likes the project as a whole and considering this font is on the larger marker, he has no issues with the plaque as presented. Ms. Lawrence agreed. There was discussion about the proper word to use instead of ‘replicated’. The group agreed that ‘remembered in’ would be best. Ms. Lawrence moved to approve the plaque as submitted, but to change the word ‘replicated’ to the phrase ‘remembered in’. Mr. Dudka seconded and the motion passed unanimously. Mr. Leventhal asked that staff be notified before the plaque is installed.

### **Discussion Item: Lyon Park Community Center**

Mr. Dudka gave some of the background of this project, as he is a Lyon Park resident and a member of the Building Committee. The community house is unusual in that it is owned by the community of Lyon Park and not the County. The original Lyon Park developers set aside land for the park and the community built the building themselves. The building has had a series of modifications and alterations over the years. It needs to be updated to meet the needs of the community better and it needs to become ADA compliant. A previous scheme for a renovation and new addition was developed without enough community input and was not historically sensitive to the 1926 building. The neighborhood voted to abandon the previous plan and to form a new Building Committee to create a new plan. They have spent time creating an open, community-driven process with open workshops and meetings. There has been a tremendous community buy-in for the current plan. Over time, historic preservation became an important component of the project.

The project architects from LAB Architecture, Mr. Brian Harner and Mr. Leo Sarli, continued the presentation. Mr. Harner gave a brief description of some of the changes that have occurred over time and highlighted some of the simple, exterior architectural features on the facades. They will be removing the exterior clutter, restore the original building, renovate a 1970s ‘addition’ where the kitchen is currently located, and build a

new enclosed porch and side addition. The neighborhood wanted the building to open more to the park. To this end, there is a handicapped accessible, terraced sunroom on the rear. The sunroom, and the asymmetrical, smaller mass of the new addition are subservient to the main building. On the interior, they will remove the stage, restore the ceiling, remove and rebuild accessible restrooms, create a new kitchen with better circulation and access to the main hall. One thing they discovered is that this small building hosts over 400 events a year—at least 1 per day. There is a lot of programming and the new floorplan allows for greater flexibility of that programming. Spaces are independently functional. They are going to the County Board to ask for approval of the Use Permit on March 10<sup>th</sup>. The plan is to submit permits in March or April, and begin construction in 6 months.

The Chair asked the HALRB for questions and comments. Mr. Turnbull asked if the basement access would be outside through the table doors. Mr. Harner replied that it would and they worked with Code to make that possible. There was some discussion about the roof pitch on the sunroom and whether that would look awkward once constructed. Mr. Matta also noted that the contractor will need to match the seams down the hip or it will look wrong.

Ms. Weichmann-Morris moved for the HALRB to write a letter in support of the project to the County Board. Ms. Lawrence seconded and the motion passed unanimously.

## REPORTS OF STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chair passed out a recent report from the National Trust's Preservation Green Lab. They have been working on the research and data to support the 'green' economics of historic preservation. This report discusses how preservation projects quantitatively compare in terms of being 'green' with other types of construction projects. This report quantifies the value of preservation and reuse. The case studies examine 6 different building types. The team assessed performance of the building types in different climate zones. In general, building reuse is almost always more cost-effective. Scale does matter and carbon related impacts are substantial when spread across an entire city.

The Chair also reported on a recent meeting he had with Nancy Iacomini (PC), Ms. Lawrence, Inta Mallis (PC), and the planners involved in the Columbia Pike Land Use & Housing Study. The lead planner, Jennifer Smith, reported to them that the County Board wants to approve this project by June. The Chair pointed out that the County Board also recently adopted the Historic Resources Inventory (HRI) and the Columbia Pike Land Use Study needs to better take that into account. The HALRB must know why an Essential building would be recommended for demolition. The Chair suggested that the HALRB have a meeting on the Pike and have a walking tour when the weather

improves. Ms. Weichmann-Morris stated that she would like to be involved in upcoming meetings as well. The Chair noted that the HALRB members are not expected to be experts in affordable housing; they are the historic preservation experts. Mr. Turnbull asked for better maps, one that show the existing buildings and then one with the proposed changes. There is not a good baseline map in the plan.

B) Survey Report: Ms. Liccese-Torres stated that the Calloway nomination will go to the Planning Commission on February 27<sup>th</sup>. The County Board hearing will be March 10<sup>th</sup> and they do not anticipate any issues.

C) Site Plan Committee: None.

D) Staff and other Reports: Ms. Liccese-Torres reported that the Design Arlington Awards winners were announced on February 14<sup>th</sup>. Two properties in historic districts (Maywood and the Clarendon Citizens Hall) won awards. The Maywood award for Mirga Harmon's house was an Award of Excellence.

Mr. Leventhal discussed HB1137 working its way through the Virginia State Legislature. There are provisions in it that single out preservation efforts in Arlington County. Staff and the County are working to understand who put this language forward and how they can get it removed.

**ADJOURNMENT:** The meeting adjourned at 9:35 pm.