



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

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

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

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

**CALL TO ORDER & ROLL CALL**

The Chairman called the meeting to order at 7:40 pm. Ms. Ballo called the roll and determined there was a quorum.

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

The Chairman called for comments on the December 18 2011, draft meeting minutes. There were no comments. Ms. Lawrence moved to approve the minutes and Mr. Craig seconded the motion. The motion passed 7-0-1 with Mr. Laporte abstaining.

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

The Chairman noted the procedures for the public hearing portion of the HALRB agenda, but noted that there were no items on either the consent or discussion agendas.

Consent Agenda                      None.

Discussion Agenda                      None.

**Discussion Item: Penzance Site Plan**

The Chair began by noting the location of the speaker slips, and asked that any additional speakers (1 slip had already been submitted) give their slips to Ms. Ballo. The chair stated that this item was sent back to the HALRB from the Planning Commission for comment on three items: 1) The design of the two-story façade adjacent to the historic frontages, 2) The stairway element, and 3) the easement language. There would be no discussion on other items relating to this project.

Mr. Noritake, architect for the applicant, began his presentation. He showed the alternate versions of the two-story façade and the tower elements. For the façade, one option is more of a conventional, ‘historic’ look with punched openings. The second has a curved wall that takes cues from the Dan Kain Building and the Clarendon Building. For the stair tower, one option has the horizontal muntins spaced closer together near the top. The second option has them symmetrically spaced up the entire volume of the stairtower. The Chair thanked Mr. Noritake for the presentation and noted there was one speaker on this item.

**Speaker: Bernie Berne, Buckingham Civic Association**

- **Appreciates the curved element of the alternate façade.**
- **This option would complete the four-corners of this intersection.**
- **This second option is preferred, particularly with the curved façade, metal strip above the windows, and recessed windows.**
- **Finds it to be the most appropriate option for this intersection.**

Mr. Leventhal stated that staff feels both options allow you to really see and focus on the historic buildings. The tower could go either way. He thanked the architects for their diligent work on this project and willingness to explore these options.

Mr. Dudka stated that he prefers the original tower (with muntins closely spaced), but does not really see this as a preservation issue. For the two-story façade, the simplicity of the alternate curved design resonates with the Dan Kain building and the Underwood/Clarendon Building. This helps the historic facades. If anything, it would be nice to bring the spaces even closer together. This comment prompted discussion about bringing the two-story façade closer to the historic buildings. The HALRB and project architect all thought this was a great idea.

Ms. Lawrence asked if there was a material difference in the façade options as their colors are different in the renderings. Mr. Noritake replied that was a result of the rendering software.

Mr. Matta began by commending the architects for their efforts with this project. He stated that more shadowing for the 2<sup>nd</sup> façade option would be better, along with an overhang to help tie the transition together.

Mr. Dudka agreed with Mr. Matta about the need for more recesses. There was some discussion about canopy projections and what was possible without encroaching into the right of way.

Mr. Wenchel complimented the architects on a great improvement. The curved façade helps the intersection and ties in well with the existing buildings. He prefers the alternate, curved façade option. He would also like to see an awning or canopies.

Mr. Craig stated that he too prefers the second, curved façade option. For the stairtower/lantern, he feels that the more articulated option, with the tightly spaced horizontal muntins is a more interesting design option.

Mr. Laporte stated that he prefers the second, curved façade option and supports moving the facades closer together, if possible. He defers on the question of the stairtower.

Ms. Lawrence echoed the other members' support for the curved façade design and she also preferred the original stairtower with the tightly spaced muntins. Ms. Weichmann-Morris agreed with Ms. Lawrence's comments. Mr. Hannabass also agreed with these comments and further supported butting the facades together, if possible.

The Chair asked for separate votes on each item.

- 1) Mr. Matta moved to have the support the inclusion of the newer design for the two-story façade elements adjacent to the ABC-store with the curved corner. The architects should work to detail the façade to achieve as much shadow line as possible. Ms. Weichmann-Morris seconded and the motion passed 9-0.
- 2) For the stairtower, Ms. Weichmann-Morris asked if it would have some special lighting treatment. Mr. Noritake replied it would have special lighting at night. There was some discussion and disagreement among the members as to whether it was appropriate for the HALRB to comment and vote on an item that was not related to historic preservation. Some felt that the HALRB comments routinely on design matters as part of a project's overall scope and that other groups were looking to the HALRB to provide this type of commentary. Others disagreed. Ms. Lawrence moved to support the stair elements with the horizontal mullions grouped together at the top (the project architect's original and preferred option). Mr. Matta seconded and the motion passed 9-0.

- 3) Mr. Craig stated that in regards to the ‘gap’ between the historic facades and the new two-story façade element, he was concerned about how this would be realized. He stated that butting the old against the new can make for an awkward transition. The HALRB debated whether or not the design could work well if the new building were moved closer to the historic facades. Mr. Laporte moved to support shifting the two-story façade element so that it abuts the ABC Store. The HALRB felt that the gap between the historic façade and the newer building made for an awkward transition. Mr. Dudka seconded and the motion passed 5-4.
- 4) Mr. Matta made a motion to support the addition of a canopy on the two-story façade element that would be in line with the ground floor canopies of the historic facades. These canopies would serve as a transition to the existing preserved canopy in the one-story buildings. Mr. Craig seconded and the motion passed 5-3-1.

Next, the HALRB discussed the easement language for the proposed building preservation easement at the Walgreens building. The HALRB will be required to review a project and provide comments to the County Manager before construction or demolition at the main building, and removal or demolition of the kneewall. Comment would also be required for construction of a new structure. The Chair asked what groups had already weighed in on this agreement. Mr. Leventhal stated that the document had been thoroughly reviewed by HPP staff, the County Attorney, Walgreens’ attorneys, and applicant attorneys. Staff recommends this easement language without reservation.

Mr. Woodruff asked for a brief explanation as to why ‘lesser’ design issues were left to HPP staff for comment and not the HALRB. Mr. Leventhal replied that partly, that was for the speed and easy operation of the buildings. Ms. Ballo replied that while review of all design issues are appropriately left to the HALRB for local historic districts, these buildings are not in the same category. The preservation easement cannot be used to create a de facto local district, and the terms needed to be more flexible to garner owner consent to the creation of the easement. All design changes will be reviewed by staff, and they will be required to comment with a short turn-around time. Mr. Dudka asked staff to keep the HALRB informed of these requests for changes as they come up.

Mr. Woodruff thanked staff for the explanation and moved to approve the easement language as presented. Ms. Weichmann-Morris seconded and the motion passed 9-0.

## REPORTS OF STAFF AND STANDING COMMITTEES

- A) Chairman’s Report: None.
- B) Survey Report: Ms. Liccese-Torres stated that the Calloway nomination will go to the Planning Commission on February 27<sup>th</sup> and the County Board March 10<sup>th</sup>. The RTA will be February 11<sup>th</sup>. W&OD will be coming to the HALRB in March.

- C) Site Plan Committee: The Chairman reported that Penzance will be going to the Planning Commission and County Board in January. Mr. Leventhal stated that staff continues to work on the draft preservation easements. There are still neighborhood concerns about the sidewalks and it will be necessary for HALRB members to testify at the upcoming public hearings.
  
- D) Staff and other Reports: Ms. Liccese-Torres reported that the Design Arlington Awards jury will meet next week to consider the entries. On February 14<sup>th</sup> the County Board will announce the winners.

Mr. Leventhal reported that the Fraber House will be designated as a local historic district and sold as a single family house, after many years of debate. Mr. Leventhal presented the County's latest National Register nomination, an MPD for Apartment Bungalows, and asked the HALRB to support the nomination. Ms. Lawrence so moved and Ms. Weichmann-Morris seconded. The motion passed unanimously.

Mr. Leventhal distributed the HPP Staff 2012 work plan.

**ADJOURNMENT:** The meeting adjourned at 9:15 pm.