



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

MEMBERS PRESENT: Charles Craig
Gerald Laporte
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Kevin Vincent
Richard Woodruff

MEMBERS EXCUSED: Robert Dudka
Darren Hannabass
Mark Turnbull
Nathan Uldricks
Patricia Weichmann-Morris
Andy Wenchel
Chris Wilson, Chairman

STAFF: Rebecca Ballo, Preservation Planner

ROLL CALL

The Chairman asked for a quorum call at 7:40 pm. Ms. Ballo called the roll and determined there was not yet a quorum.

The Chairman elected to proceed with the committee and staff updates portion of the agenda.

REPORTS OF STAFF AND STANDING COMMITTEES

- A) Survey Report: Ms. Ballo gave the Survey Report, stating that the W&OD designation would likely come forward in the fall, as would Green Valley Pharmacy. Both owners need to review the designations first. The Fraber House and Broadview also will go forward in the fall.

B) Site Plan Committee: The Pierce-Queen Apartments project will meet with the DRC in August. There are no other pending projects. The Chairman stated that new HALRB members would need to be appointed to or volunteer for both the Survey and Site Plan Review committees. Mr. Vincent volunteered to read marker texts going forward as part of new historic district designations.

C) Staff and other Reports: Mr. Vincent reported that at the Glencarlyn and Ball Family cemeteries, the stones had been moved and were piled up and in places strewn about. He requested that HP staff talk to Parks staff to see if the stones could be put back. Ms. Ballo noted that the Landscape Plans for the Broadview URD were on the agenda, but that the developer was unable to attend the meeting. She asked if the HALRB was comfortable with having the final landscape design reviewed at the August DRC. The HALRB consented.

CALL TO ORDER

At 8 pm, there still was not a quorum, but the Chairman called the meeting to order so that the CoA cases could move forward.

APPROVAL OF MINUTES FROM THE JUNE 20, 2012 MEETING

The Chairman called for comments on the June 20, 2012, draft meeting minutes. There were no comments. Mr. Vincent made a motion to approve the minutes. Mr. Woodruff seconded and the motion passed 4-0-2 with Mr. Laporte and Mr. Matta abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated the procedures for the public hearing portion of the HALRB agenda. Ms. Ballo asked to pull #2 to discuss an issue with proposed materials. There were three cases remaining on the consent agenda, and one case on the discussion agenda. The Chairman called for a motion on the consent agenda. Mr. Vincent moved to approve the revised consent agenda; Mr. Laporte seconded the motion and it was approved unanimously.

- REVISED* Consent Agenda 1) 3321 23rd Street North
Cecilia Kennedy
Maywood Historic District
HALRB Case 12-13 (HP1200012)
Request for partial demolition, removal of chimney flue, and construction of a new rear addition.

- 2) 3201/3205/3207 Washington Boulevard
Anselm Griffiths
O’Sullivans, et al
HALRB Case 12-16(HP1200014)
Review of frontage preservation as part of the Clarendon Sector Plan.
 - 3) 2501 North Underwood Street
Leslie Aun & Michael McClain
Crossman House Historic District
HALRB Case 12-17(HP1200015)
Request to remove four (4) white pines in the front yard, and add a landing to steps.
- Discussion Agenda
- 1) 3317 23rd Street North
Peter & Lindsey Egge
Maywood Historic District
HALRB Case 12-07 (HP1200006)
Request for demolition and construction of rear addition, removal of side window, removal of concrete pad and steps in front, installation of 3 new skylights, and removal of brick chimney and flue vent.

Ms. Heidi FitzHarris represented the applicants. The Chairman asked for the DRC report. Mr. Matta stated that the DRC reviewed this case at least three times. This latest version of the proposal changes the plan and the details and it is a substantial improvement. The DRC was concerned about the chimney cutting through the rear dormer, but he understands staff wants to discuss an issue with the materials.

Ms. Ballo said that the guidelines on PVC trim materials states that the PVC should have a minimum thickness of 1¼”. The knee wall panels on the rear addition are only proposed to be ½” thick. If the HALRB is going to approve this, then there should be a discussion as to why this would be acceptable. A thickness of 1¼” helps insure that the PVC would appear to have the profile of wood trim. The concern is that ½” PVC sheets would warp and would appear to be flimsy, and would not mimic traditional wood construction. Staff is asking for some HALRB discussion, since the PVC panels were not proposed as part of the DRC submission.

Mr. Matta noted that if this addition were constructed sixty years ago, the wood would have been ½” or 5/8” thick, but the trim could have had any thickness.

Mr. Craig stated that there was the profile of the panel but also the thickness of the trim surrounding the panel to consider. He agrees with Mr. Matta that the framing would have been 1x, or 7/8”. The whole idea is to keep the panels from looking too skimpy. He has no issues with using the 1x as framing. Mr. Craig asked if the interior walls

were framed as well and Ms. FitzHarris replied that they were. Mr. Matta asked if the panels were on studs and Ms. FitzHarris replied yes.

Mr. Woodruff recounted that he has ¼” wood paneling on his house and it seems flimsy. Also, all the trim pieces with all the joints and caulking at his house keep coming apart. That should be considered, too.

Mr. Matta stated that to him, the closer the panels are to the studs, the less the thickness matters. After some discussion, the HALRB determined that due to the construction methods being proposed, the overall thickness and profile of the PVC trim pieces were being employed correctly in this case. The design meets the intent of the PVC design guidelines.

Ms. FitzHarris also discussed the chimney. There is no other place on the interior to put this fireplace, and that is the reason the flue pierces the dormer. If the owners switch to a gas stove, it can be vented out the rear of the house. Mr. Matta stated that it is strange to have a chimney coming out of the dormer. Mr. Laporte added that it is typical in this neighborhood to have metal flues exiting the roof at all types of locations. So long as it is not brick, he is ok with this location as shown in the drawings. Mr. Vincent wanted to make the point that he is not very concerned with the aesthetics of the new construction and did not want to make ad hoc judgments on the designs. Mr. Woodruff stated that the metal chimneys are unattractive no matter where they are placed; so long as this is in the rear, he does not really take issue with the exact placement. Ms. Lawrence asked if the flue could be painted or colored darker. Ms. FitzHarris replied that it could have a dark finish.

The Chairman called for a motion. Mr. Laporte moved to approve the application as submitted, with a condition for the finish of the metal chimney flue to be darker, if it is located as shown on the plans. Mr. Craig seconded and the motion passed unanimously.

HALRB Discussion Item:

The Chairman and Mr. Woodruff recounted how they attended the recent Planning Commission meeting on the proposed Columbia Pike Neighborhoods Plan. There were amendments recommended by the Planning Commission regarding the area around Barcroft Apartments, street connections, and the stepdowns to protect the scale of the garden apartments. The other issue hotly discussed was Foxcroft Heights. The Planning Commission agreed that the 16-story Sheraton was an aberration that should not be used to dictate greater heights or density for the neighborhood. The Planning Commission recommended removing Orme Street from the plan for greater density. The County Board hearing will be next week and the Chairman will be there to speak for HALRB and voice the preservation concerns.

ADJOURNMENT: The meeting adjourned at 9:30pm.

ADDENDUM: Following the meeting, the Chairman polled HALRB members not in attendance via email about the June meeting minutes and this month’s CoA cases. Ms. Weichmann-Morris responded that she was voting in the affirmative for the minutes and all the CoA cases.