



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, May 16, 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
Nathan Uldricks
Kevin Vincent
Andy Wenchel
Chris Wilson, Chairman
Richard Woodruff

MEMBERS EXCUSED: Darren Hannabass
Patricia Weichmann-Morris

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 7:35 pm. Ms. Ballo called the roll and determined there was a quorum.

Prior to the approval of the meeting minutes, the Chair introduced Mr. Nathan Uldricks, recently appointed to the HALRB. Mr. Uldricks is an engineer by training, and is excited about contributing to the HALRB.

APPROVAL OF MINUTES FROM THE APRIL 18, 2012 MEETING

The Chairman called for comments on the April 18, 2012, draft meeting minutes. Ms. Lawrence pointed out a typographical error on page 4: Sykkend should be changed to Sykkens. With the change, Ms. Lawrence moved to approve the minutes. Mr. Craig

seconded the motion. The motion passed 9-0-2 with Mr. LWoodruff and Mr. Uldricks abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated the procedures for the public hearing portion of the HALRB agenda, and noted there were two cases on the consent agenda, and one case on the discussion agenda. He called for a motion on the consent agenda. Mr. Laporte asked to remove item #1 from the consent agenda. Mr. Craig moved to approve the revised consent agenda; Mr. Woodruff seconded the motion. The motion was approved unanimously.

- Consent Agenda (Revised) 1) Buckingham Village III
Telesis Corporation
Buckingham Historic District
HALRB Case 12-12 (HP1200011)
Request for alterations to the landscape and site plan.

- Discussion Agenda 1) 5620 3rd Street South
Gerald Laporte/Arlington County Historical Society
Ball-Sellers House Historic District
HALRB Case 12-09 (HP1200008)
Request to install forged iron stair rail at the front door.

Mr. Laporte had some additional information that he wanted to share as the applicant from the Historical Society for this project. He stated that per comments from ISD (Inspection Services Division), they had been asked to flatten the handrail. Mr. Matta had asked for clarification about this requirement because if the floor of the interior is higher, than the railing may be attaching too low to be useful. Mr. Laporte had wanted to bring the design to Mr. Matta’s attention. Mr. Dudka asked Ms. Ballo if ISD had examined the revised drawings, and Ms. Ballo replied that they had. She stated she has been working closely with Mr. Tod Connors in ISD and that he had no comments on the height of the rail. She pointed out the difference in the floor height, and it was not noted as a Code issue. She has this determination in an email if there are issues in the future. There were no other comments. Mr. Dudka moved to approve the CoA, and Mr. Craig seconded the motion. The motion passed 8-0-2 with Mr. Laporte and Mr. Matta abstaining.

- 2) Lots 4A & 5A Adjacent to 5151 14th Street North
David Springberg/Sunnyside Development
Broadview
HALRB Case 12-14
Review of proposed Unified Residential Development submission adjacent to proposed Broadview Historic District.

Mr. Dave Springberg, owner of Sunnyside Development, gave the presentation to the HALRB. He stated that not only is this his business, the Waycroft-Woodlawn area is his neighborhood. He is President of the civic association. He has a professional and a personal interest in ensuring that a quality project is constructed on these two buildable lots. He explained how the existing lots 3A, 4A and 5A were platted in the 1970s, creating a pipestem with the Broadview mansion, and one other pipestem. Lots 1A and 2A have been developed with single-family houses. The odd configuration of the Broadview Lot on 3A precludes a standard split-lot subdivision of the two lots in question. He decided to apply instead for a URD to resubdivide the two lots. He is removing the pipestem configuration, and has voluntarily agreed to HALRB review on the plan, architecture, and landscaping of his project. He understands that Broadview will become a local historic district this year, and he is complying with the request to allow his project to be designed with the proximity to the historic house in mind.

He gave a brief summary of the two pre-DRC meetings, and the DRC meeting in May. There were really no comments on the house on the east side. For the western house, he took a great deal of the DRC comments into consideration, altering the massing and design of the entire house. He removed the straight wall, stairwell, and area way that had been next to Broadview. They broke up the massing, and opened up the rear yard area. He went through each of the renderings to illustrate the changes to the design. His architect, Tom French, discussed one outstanding design issue—the tower element on the west elevation. The DRC had asked for this, and had asked that it be more articulated. Mr. French felt that it didn't work very well, and gave an awkward view from the street to Broadview. They are going to go back to the previous design for this elevation, one that did not have the tower.

Ms. Ballo gave the staff report. She described the known 19th-century history of the property, and noted that staff would be preparing the full historic district designation report over the summer and fall. She thanked the developer and his architect for taking the DRC and staff comments to heart, and working collaboratively throughout the entire process to create an improved design. Overall, staff finds that the changes to the garages, architecture and massing of the entire project is more compatible to the historic house. Ideally, the lots would be left open; however, they are legally buildable lots that are not in a historic district, and that reality needs to be managed during the consideration of this project. The HALRB is being asked to make a recommendation to the County Board as to whether the URD is being used appropriately to protect historic resources. The developer is asking for a number of modifications for setbacks, but staff finds that these modifications are helping to create a more compatible design, and should be approved.

The Chair recognized the owner of Broadview and the neighbors. Ms. Angela Guzman echoed Ms. Ballo's comments. She stated that the design is greatly improved, from the garages to the "sawtooth" massing, these changes give the new house more character. She thinks the developer has taken the comments to heart. The chair thanked Ms. Guzman and thanked her for the significant steps she is taking to protect Broadview.

Mr. Dudka gave the DRC report. He stated that there is a level at which they are not happy with the development occurring at all, but the fault is not with the developer. It lies with the previous owner who created this unfortunate lot platting in the first place. It cannot be changed, so they are trying to make the best of a bad situation. The URD process has given the HALRB great flexibility to work with this project, and it will be better than any by-right scheme for the lots. It is important that we have been able to be involved in this process, much as we were for the last URD involving the Washington/Torreyson Farmhouse on 1600 North Lexington Street in 2007. The most drastic change is that the major axis of the original house (facing east) will be encumbered by the new houses. There are a lot of buildings jostling in this small space. The green fields cannot be recreated, so the design needs to have the buildings responding to one another instead. The DRC concentrated on refining the building and consolidating the garages. Lot 5B originally turned its back on Broadview. Now, it is responding to its historic neighbor. The rear elevation looks more like a reclaimed porch; the side has more animation; the windows and doors and rooflines have been more thoughtfully integrated. The DRC worked hard to have the left corner of the house lowered and the massing pushed back so the view of Broadview from the street could be retained. The Outlots will be returned to the owners of Broadview (Outlot A), and the owners to the rear (Outlot B). The garages have been moved together into one shared structure. The design of the garages is discreet and not overwrought. The house on Lot 5B now encroaches more into the sideyard, but as previously discussed, the URD allows for more flexibility. It is more important to create a better building than to slavishly meet the setbacks. The owners of Broadview are happier too and this has resulted in a better building. For the tower element, the DRC had asked for a tower to relate to the tower on Broadview. Though the team didn't adopt this recommendation, overall the DRC is pleased with the process and finds the design very much improved.

Mr. Matt asked if the applicant could speak broadly about the materials they intend to use. Mr. French stated that the siding and shingles will be cementitious, (Nichiha, not Hardipank), with synthetic trim. The windows will be SDL, wood, Anderson. They have used a 7" and 4" reveal on the siding. Mr. Dudka stated the reveal should not be too wide. Mr. Springberg replied they were planning on using the wide profile near the bottom of the house on Lot 4B and the narrow profile near the top. All the siding and shingles will have a smooth finish and no wood grain.

Ms. Lawrence and Mr. Woodruff asked what the distance was between Lot 5B and Broadview. Mr. French replied the distance was 15'.

Mr. Woodruff asked the applicant to discuss the historic trees on site. Mr. Springberg replied that the largest tree is a 36" caliper oak, located to the right of the garage. It will be retained. Mr. Shultz from CPhd added that they are required to submit a tree protection and replacement plan. Mr. Dudka added that the garages being slab on grade will help protect the roots of the tree. The DRC also commented that Outlot A should not be planted with trees so that the view to Broadview is protected. Outlot B will have a fence and landscaping as well. Mr. Woodruff asked how the fence between lot 5B and Broadview would be handled. Mr. Springberg replied that it would be worked out in the conditions for the URD. HALRB recommends it be less than 4' high, metal to look like wrought-iron. Mr. Craig recommended that if there are landscape plantings between

Lot 5B and Broadview, they should look at Natchez Crepe Myrtle. They are ‘architectural’ trees, with summer to winter interest. You can also see through their canopy.

The HALRB enumerated the points they would like to make in a motion and letter to the County Board:

1. HALRB supports setback modifications;
2. Developer should use a thinner weatherboard, and if artificial trim is used, it should have traditional wood detailing;
3. The stone pavers in the existing driveway should be given to the Broadview owners and reused;
4. HALRB supports the protection of old and mature trees. There should be stringent tree protection recommendations and they support the developers commitment to saving trees on site;
5. There should be appropriate fencing between the properties;

Mr. Vincent commended everyone involved for a collegial effort. He is also focused on the interpretation of historic properties. People need to know what is historic and what is clearly modern. He asked if the public would be able to tell which houses came first on this street. Mr. Craig replied that people should absolutely be able to tell. Mr. Vincent added that a historic marker should be put up at the property, as has been done with the other Arlington County Historic Districts. Everyone agreed.

The Chair moved for the HALRB to write a letter of support for the URD to the County Board, with the conditions 1-5 as previously stated. Mr. Vincent seconded and the motion passed unanimously. Mr. Springberg thanked the HALRB, and added he would be happy to come back to have them look at the landscape plan. Mr. Schultz stated that the timeframe for the project would have it go to the Planning Commission and County Board in June.

Discussion Item: Fraber House at Oak Grove Park

Ms. Lisa Grandle, Ms. Valerie Mosby, and Ms. Bethany Heim from the Parks & Recreation Department presented this item. Ms. Grandle stated that DPRCR (now DPR) acquired the house and 2 outparcels, and had thought to demolish the house and add all 3 parcels to the adjacent Oak Grove Park. However, the house is a contributing structure to the Cherrydale National Register District. There was a great deal of community discussion about the house and DPR has decided to sell it instead of demolish it. The house will be designated as a local historic district prior to the sale.

Ms. Grandle stated that the neighborhood is going forward with a NC project and will be submitting for modernized playground equipment. The land was originally bought with land acquisition dollars, so money from the sale will go back to that fund. Ms. Heim reviewed the timeline, noting that the local district designation will occur on the second half of 2012. The house will be put on the market in the fall.

Mr. Vincent inquired about the status of the rambler next door. Ms. Grandle replied it was also a contributing structure to the National Register District, but that it was privately owned and the county would not pursue purchasing it.

The Chair asked who would sell the house. Ms. Grandle said Real Estate would be working with HP staff to identify a realtor. In response to an earlier question, she also added that the house has been boarded up for 10 years, but it is dry. It will be cleaned prior to being sold, and a driveway pad will be built. An owner would have the option to purchase the garage (on an adjacent parcel) and move to the Fraber House lot at their own expense. Mr. Dudka asked why the property line could not be extended to encompass the garage. It is an important contributing feature to the property and should be maintained. Ms. Grandle replied that the county studied this option, but want to retain the land area and large trees. DPR has no use for the garage. Mr. Dudka stated that it would not impact the landscape plan to allow the garage to go with the house. Ms. Grandle stated that DPR could sell it or deconstruct it, but they have no use for it and if the owner did not want it it would be demolished. Mr. Laporte asked when the sale would happen with the historic district nomination. Ms. Heim replied that the district designation would happen prior to the sale.

The HALRB thanked DPR for the update.

REPORTS OF STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chair reported that this would be his last meeting. He has taken a job in California and will be moving. He stated it has been wonderful to work with this organization, its committed members, and its staff. This is a highly skilled citizens' group, and it has been a pleasure to work with them. Ms. Lawrence has agreed to act as Chair for the remainder of the year. Mr. Matta will continue as the Vice Chair. He would like to appoint Ms. Lawrence by acclamation. There was a unanimous show of hands to have Ms. Lawrence serve the rest of the 2012 term of HALRB Chair.
- B) Survey Report: Ms. Liccese-Torres stated that the W&OD designation would likely come forward in July as would Green Valley Pharmacy. Both owners need to review the designations first. The Fraber House and Broadview will go forward in the fall.
- C) Site Plan Committee: Ms. Ballo stated that the Rappahannock coffee site would likely come forward in June or July, and the Pierce-Queen apartments would come in June.
- D) Staff and other Reports: None.
- E)

ADJOURNMENT: The meeting adjourned at 9:55 pm.