



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, November 28, 2012  
2100 Clarendon Boulevard  
Room 710A**

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

**MEMBERS EXCUSED:** Robert Dudka  
Darren Hannabass  
Kevin Vincent

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

**ROLL CALL & CALL TO ORDER**

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

**APPROVAL OF MINUTES FROM THE OCTOBER 17, 2012 MEETING**

The Chairman called for comments on the October 17, 2012, draft meeting minutes. Mr. Woodruff made a motion to approve the minutes. Ms. Weichmann-Morris seconded and the motion passed 8-0-1 with Mr. Turnbull abstaining.

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

The Chairman stated the procedures for the public hearing portion of the HALRB agenda. There were two cases on the consent agenda, and none on the discussion



garden apartments was also extensively discussed. They have been working to make the area greener, particularly regarding the pedestrian path called for in the *Plan*. They need to design for fire vehicle access and for drop offs at the entrance. They also have been working to soften the color palette with grays and dark browns.

In terms of the historic garden apartment buildings, they have complied with all the requests for removing the ornamentation. The HALRB was fine with the addition of better coping, and the inclusion of rooftop mechanical systems provided they are well screened.

The discussion moved to the switch boxes proposed for the open area in front of the historic buildings. They have tried to screen the switch boxes to be more compatible with the garden apartments. However, they are not going to consider moving them to the garage as that would incur more expenses in addition to losing parking spaces. Mr. Carter reiterated that they are not happy with the boxes in the historic courtyard, but they do not see a financially feasible way to relocate them.

Mr. Carter then showed images of all four elevations with revised designs. He concluded the presentation and thanked the HALRB for their continued valuable feedback.

Mr. Leventhal asked if they had considered removing the balconies that faced the historic buildings. Mr. Carter replied that balconies sell apartments. Mr. Leventhal asked if they had considered inset balconies. Mr. Carter replied that would remove too much square footage from the units. Mr. Leventhal said he was trying to consider ways to create cleaner lines between the transition from historic to new construction.

In terms of the transformers, Mr. Carter also explained how this site has to carry the burden of undergrounding that the adjacent by-right developments were not required to do. Mr. Matta asked about moving the boxes closer to the wall on 16<sup>th</sup> Street. Mr. Carter showed the section with the required clearance areas around the boxes. They cannot move closer to the wall.

Mr. Matta asked why there seemed to be extra height on all the garage doors. The transoms are all lining up with that of the largest door, when this does not seem necessary. Mr. Carter said that was a valid point and they would revisit that design.

The Chairman called for the DRC Report, which was given by Mr. Craig. Mr. Craig stated that after three DRC meetings, there were still issues with the project. These include: the switches in the courtyard (not acceptable to DRC in any design scenario); only one step down in the massing of the new building though DRC had discussed a second; how to keep the pass through behind the historic buildings from becoming a driveway, and giving it more of a garden apartment feel with evergreens and grasses (more difficult given the heavy use proposed and the shade); garage windows need to be better integrated with historic buildings so the fenestration reads less like townhouses; and raking the bricks to give texture to the new building.

Mr. Woodruff stated that he really likes the building.

The Chairman stated that overall the project has come a long way. The switches are still a tough issue that will require more work, but overall she feels this is a good project.

Mr. Carter stated that he understands they have more design development work to do.

Ms. Ballo asked Mr. Carter to describe each of the screening options for the switches in detail. Mr. Carter went through the five options. He noted that the fences in Option 1 are 8' tall. Mr. Craig asked what would be grown on the fence for screening. The landscape architect for the project replied that it would be some type of evergreen. Mr. Craig suggested ivy, as it would need to be green all year round. It would be preferable to a row of shrubs. Mr. Carter added that they needed to be careful that it does not end up looking like a trash enclosure. The landscape architect offered that they could also screen it with Carolina Yellow Jessamine. The HALRB discussed the screening options, but ultimately did not find any to be acceptable, despite the applicant's efforts.

The Chairman asked if staff had any additional comments. Ms. Ballo stated that there was still a good deal of design work to be done. Certain choices had been made about the design that were not called for in the *Plan*, such as having the front entrance in the courtyard. Those choices have driven a number of the design issues, and they should not be taken as immutable at this point. The switches greatly impact the historic buildings and landscape and should be moved elsewhere. More work is also needed on the landscape plan to meet the *Plan* goals for achieving a design sympathetic to the garden apartment aesthetic. She suggested starting with all green area, and then adding in the few required hardscape elements, instead of starting the other way around. The applicant has been responsive to many of these requests, and staff looks forward to seeing further refinements.

The Chairman called for a motion. Mr. Matta moved to support the direction of the proposed design as presented, with the idea that the applicant will continue to work more on the following: 1) the treatment of the switches; 2) the balconies; 3) the proposed height of the garage doors; 4) the play of smooth and textured brick on the new building; 5) landscaping in the courtyard areas; and 6) addressing and minimizing the vehicular access in front of the new building. Mr. Craig seconded and the motion passed 9-0.

### **Information Item: Markers at Monument View Site**

Katherine Lenard, from Faster Kitty, LLC, has been retained by Boeing to research and design the series of interpretive markers for the site. The Site Plan for the new Boeing building was conditioned to have a historic marker installed commemorating Fort Runyon. Fort Runyon was located on this site and was the largest of the County's Civil War Circle forts. Rather than just one marker, Boeing agreed to create a series of markers for the site. Ms. Lenard consulted with Wally Owen, David Farner, and Warren Nelson on the language and research for the markers. Mr. Bernie Berne also submitted comments.

Ms. Lenard described the text and images for each of the markers. The markers are thematic and the “story” they tell can be understood no matter where you start. The actual size of the text is very large — double the ADA requirements. Mr. Leventhal added that these markers are on a private site where the developer is paying for them privately.

Mr. Laporte asked how the image of the Grand Review of the troops connects thematically to this site. Ms. Lenard replied that it connects more to the end of the war. They scoured the National Archives and many other sources for an image that would capture the idea of the end of the war for Arlington. Mr. Laporte replied he was not convinced. Mr. Leventhal stated that Arlington became a “boot camp” for all the soldiers stationed in this area defending the Federal City. Limited images exist of this time, but maybe there is another, better image out there.

Mr. Matta asked if the markers were flat so people could walk on them. Ms. Lenard replied that they were. Ms. Lenard added that the images would be sandblasted onto the granite, and then the granite polished, given a swath of color, and then sealed. Mr. Matta suggested they order a sample before placing the entire order to ensure that the product is to their satisfaction.

Mr. Laporte asked if he could bring the markers to the Arlington Historical Society for comment. Staff replied that would not be an issue, but asked to have comments back by mid-January.

The Chairman moved to have the HALRB approve the markers, while giving due consideration to any concerns the Historical Society may have. Ms. Weichmann-Morris seconded and the motion passed unanimously 9-0.

## **REPORTS OF CHAIR, STAFF AND STANDING COMMITTEES**

- A) Chairman’s Report: The Chairman had her yearly meeting with Chris Zimmerman. They discussed, among other things, trying to get a full complement of HALRB members. He will be attending an HALRB meeting in 2013. For the Columbia Pike Form Based Code team, the County is asking to have an HALRB rep. December 12<sup>th</sup> is the first kick-off meeting. She and Mr. Woodruff also went to the County Manager’s budget meeting and learned there basically is no money for anything. Mr. Woodruff stated it was a very high level discussion with many citizen groups. The Chairman also reported that she will be attending the kick-off meeting for the new Rosslyn Planning initiative, and she will report back in December.

There will not be a long discussion on the mid-century modern buildings. Ms. Ballo handed out copies of Richard Longstreth’s 1995 article on preserving modern buildings, and learning how to recognize that they too are important. Recognizing how to properly evaluate the significance of mid-century modern buildings will be the next preservation challenge for the movement.

- B) Nominating Committee: The Nominating Committee put forward Joan Lawrence for Chairman, and Charles Matta for Vice Chairman. The election will be held in December.
  
- C) Survey Report: Ms. Liccese-Torres gave the Survey Report. She updated the status of the Green Valley Pharmacy designation; it will now go to the Planning Commission and County Board in January instead of December. This allows for a subcommittee review of the designation prior to the full Planning Commission hearing, as requested earlier this year when they reviewed the Calloway Cemetery proposal. The Fraber House will come forward to the HALRB in the new year, as will the W & OD siding.
  
- D) Staff and other Reports: Mr. Laporte gave a brief update about the Navy Annex project with Ms. Ballo. They updated the latest development where the Army decided to withdraw from the non-binding land swap agreement. Further discussions are ongoing and there will be an update at the December HALRB meeting.

Mr. Leventhal announced that he will be retiring in January 2013. He has been with the County for 12 years, and stated it has truly been a pleasure to work with such an educated and committed citizen commission.

The meeting adjourned at 10:25 pm.