



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, October 17, 2012
The Navy League Building
2300 Wilson Boulevard
Lobby Conference Room**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Darren Hannabass
Gerald Laporte
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Nathan Uldricks
Kevin Vincent
Patricia Weichmann-Morris
Andy Wenchel
Richard Woodruff

MEMBERS EXCUSED: Mark Turnbull

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 7:30 pm. Ms. Ballo called the roll and determined there was a quorum.

APPROVAL OF MINUTES FROM THE SEPTEMBER 19, 2012 MEETING

The Chairman called for comments on the September 19, 2012, draft meeting minutes. Mr. Matta made a motion to approve the minutes. Mr. Woodruff seconded and the motion passed 6-0-1 with Mr. Hannabass abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

Also in attendance with Ms. Brown were Mr. John Allen, Ms. Claire, Ms. Buzzy and Mr. Frank. Mr. Frank stated that the pharmacy is a really great place for young people. They can come in, talk to the Doctor and the older guys, and learn how things are around Doc's place.

Mr. Leventhal asked that community members also try to attend the Planning Commission and County Board hearings to share their testimony about the Pharmacy. This place is important, beyond just the building.

The Chair thanked the community members for their testimony and opened the floor to questions.

Mr. Hannabass asked if the Doctor had any plans to renovate the building. Ms. Brown replied that there are no changes in the works, apart from keeping it white-glove clean, every day.

Mr. Woodruff stated that he had not been to the Pharmacy before, but he would be down to visit now that the report has come forward. The Chair made a similar statement, and thanked the community for their diligent work with staff to bring this designation forward.

The Chair called for a motion. Mr. Hannabass moved to support the nomination of the Green Valley Pharmacy as a local historic district per the recommendations in the staff report. Ms. Weichmann-Morris seconded and the motion passed unanimously. Ms. Liccese-Torres stated it would be advertised in November at the County Board for public hearings in December. She would inform people of the hearing dates so they many attend. All the hearings are public.

**Parkland/Open Space Acquisition and Preservation Plan (POSAPP):
Presentation by Bethany Heim, Department of Parks and Recreation**

Ms. Bethany Heim and Ms. Lisa Grandle gave the presentation on the Draft POSAPP. Ms. Carrie Johnson, who served on the citizens' review committee for the plan, was also in attendance. Ms. Grandle began the presentation. In the 1940s, Arlington County began to acquire land to create the Parks' system. The early acquisitions were mostly along Four Mile Run. Despite operating a well-used, world-class Parks system, the County has not created a specific plan for its land acquisition and open spaces preservation. This plan, which seeks to fill that gap, would be accepted as a sub-element of the Comprehensive Plan, and as such, will need to go to the County Board for approval.

Ms. Heim continued the presentation. She stated that land is costly in Arlington County and we have a community that highly values its open space. The proposed Plan is a framework the County will use to guide decisions on acquiring land for parks and natural resources. Mr. Paul Holland, Chair of the Parks & Recreation Commission, was also in attendance.

Mr. Laporte stated that at least one neighbor of the Hume School suggested that AHS [Arlington Historic Society] members attend the meetings on this Plan. He [the neighbor] would like Arlington County to consider acquiring the land behind the Hume School. Ms. Heim notes that this potential acquisition is mentioned on page 27 of the Plan. Mr. Laporte noted that this individual is not speaking on behalf of the AHS.

The Chair asked Parks staff how comment on how the Draft plan's policies would work to help avoid past issues where properties have been acquired, but they have contained historic assets that the neighborhoods have asked be preserved? She referred specifically to Reevesland and the Fraber House.

Ms. Grandle replied that the process described in the Plan would promote a dialogue with Historic Preservation staff to determine the value of historic structures as part of the negotiations. We are limited in that most of the parcels next to parks have structures on them and we would like to have these discussions about the value of those structures prior to purchasing the land.

The Chair asked if DPR was looking at commercial or residential construction. Ms. Grandle replied that it was mostly residential properties, due to their proximity to existing parks.

Mr. Laporte asked if there were any plans to develop the Arlington Heritage Center as part of that vision. Ms. Grandle replied that there had been ongoing discussions relating to that issue with the Manager and the County Attorney's office.

Mr. Vincent asked to go back to the slideshow presentation and the graphic showing the areas of greatest need. The portion of the map shown as Space D used to be owned by George Washington. It is documented that he grew trees on the property. There could be some historic preservation value in acquiring that land and in preserving and promoting the growth of more trees.

The Chair inquired about whether cemeteries would be acquired. Ms. Grandle replied that they could be, but they were not a priority. She noted that the properties noted for acquisition were also noted in the Open Space Master Plan.

Mr. Craig added that there is an old mill foundation with a newer building on top of it at Columbia Pike and Four Mile Run. Coordination with historic preservation staff is important because at first glance, this building would be quickly dismissed as having little or no historic value.

Mr. Vincent added that there was great potential for open space with some of those old cemeteries.

Ms. Ballo noted that the plan should note the National Register status of a property above its HRI listing. Thousands of Arlington properties are listed as contributing to the National Register, whereas only a few hundred 20th-century buildings of a certain type were surveyed as part of the HRI.

Mr. Paul Holland added that historically the budget for acquiring lands for open space was around 10 million dollars. Now it is closer to 3 million dollars. The Parks and Recreation Commission is going to push for more money in the CIP.

The Chair thanked DPR staff for the presentation. The HALRB will write a letter and individuals may submit comments to Ms. Heim by November 5th.

REPORTS OF CHAIR, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chair reported that she went to the Affordable Housing Forum kick-off meeting. This will be a three year planning process. She discussed how historic preservation is complimentary to affordable housing. Board Member Tejada questioned the need for a three year timeline. It will be important to have a dedicated HALRB representative at these meetings.

She also reported that Marymount University has released an RFP seeking proposals to redevelop the "Blue Goose" building in Ballston. The HALRB should send a letter outlining potential preservation strategies for the building. It is very much a placemaking building for Ballston. A similar polychrome building was demolished in Rosslyn.

- B) Nominating Committee: The Chair, Mr. Woodruff, and Mr. Turnbull will serve on the Nominating Committee. A slate of officers will be put up for consideration at the November meeting, with a vote scheduled for December.
- C) Survey Report: Ms. Liccese-Torres gave the Survey Report, stating that the Fraber House would come forward in November. The W & OD siding will be heard in early 2013.
- D) Site Plan Committee: The Pierce-Queen Apartments project will meet with the DRC in November with the potential to go to the HALRB. There are no other pending projects. When Pierce Queen was heard at the first SPRC meeting, there were many questions from SPRC members and some community members about the architectural choices made thus far. It was clear that even though architecture is not normally discussed at the first SPRC meeting for a project, members want to understand how the design has progressed and hear the HALRB point of view. The case will return to SRPC in December and an HALRB rep should plan to attend all future SPRC meetings. Ms. Carrie Johnson added that having the same people at all the meetings keeps the applicant from playing ping-pong with the discussion.

The Chairman stated that new HALRB members would need to be appointed to or volunteer for both the Survey and Site Plan Review committees.

- E) Staff and other Reports: Mr. Charles Matta reported on the Virginia Preservation Conference in September in Leesburg, VA. He attended the weekend session reserved for ARB member training. There was an attorney who spoke who handles the defense of ARBs. The attorney stated that when Boards are sued, they often lose because they act beyond the scope of their purview. The legal reality is that ARBs are delegated power by elected officials, and it is the elected officials who hold the ultimate authority in deciding a case. Mr. Brown Morton also provided some of the training. Mr. Morton helped to write the original Secretary of the Interior's Standards. Mr. Morton stated that the standards were intentionally flexible, and he was unhappy with the rigidity that has crept into their interpretation in recent years. Ms. Ballo asked if it would be beneficial to have Mr. Morton come and teach a short course for the HALRB in 2013. All members agreed this would be a good idea and asked Ms. Ballo to follow up with the planning.

The meeting adjourned at 9:22pm