



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, September 19, 2012
2100 Clarendon Boulevard
Lobby Conference Rooms Cherry & Dogwood**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Darren Hannabass
Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Mark Turnbull
Nathan Uldricks
Kevin Vincent
Andy Wenchel
Richard Woodruff

MEMBERS EXCUSED: Gerald Laporte
Patricia Weichmann-Morris

STAFF: Michael Leventhal, Preservation Coordinator
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 JULY 18, 2012 MEETING

The Chairman called for comments on the July 18, 2012, draft meeting minutes. Mr. Matta asked that the word "wood" be changed to "panel" on page 3, in the second to last paragraph. Mr. Craig made a motion to approve the minutes with the change. Mr. Matta seconded and the motion passed 5-0-4.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated the procedures for the public hearing portion of the HALRB agenda. There were four cases on the consent agenda, and one case on the discussion

agenda. The Chairman called for a motion on the consent agenda. Mr. Craig moved to approve the consent agenda; Mr. Hannabass seconded the motion and it was approved unanimously.

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| Consent Agenda | 1) 3610 21 st Avenue North
Robert & Patricia Hummell/
Jean Galloway Ball
Maywood Historic District
HALRB Case 12-21 (HP1200019)
Request for an after-the-fact alteration to the front door. |
| | 2) 3601 21 st Avenue North
Kevin O'Rourke and Peggy Moore
Maywood Historic District
HALRB Case 12-23 (HP1200020)
Request to alter previously approved CoA 11-26 to construct a new screened rear porch. |
| | 3) 1005 South Quinn Street
Cameron Saadat
Harry W. Gray House Historic District
HALRB Case 12-22 (HP1200021)
Request for a new shed. |
| | 4) 2917 23 rd Street North
Andrew and Elizabeth Baker
Maywood Historic District
HALRB Case 12-18 (HP1200016)
Request to construct one (1) retaining wall in the rear yard, construct boulder walls, with associated grading. |
| Discussion Agenda | 1) 2305 North Kenmore Street
Christina Blann & Pattie Lashley
Maywood Historic District
HALRB Case 12-19 (HP1200017)
Request for construction of a new second story addition, with partial demolition and other alterations. |

The applicants, Christina Blann and Pattie Lashley, and their architects, William Kirwan and John Thorp from Muse Architects, presented the project. Mr. Kirwan gave a brief description of the house as it exists—a one-story rambler, located on North Kenmore Street, non-contributing, but located within the Maywood Historic District. The house already encroaches into the side yard setbacks and the owners do not wish to expand the building envelope or remove the existing carport. To that end, they decided to add a second floor instead of expanding outward. Given that the majority of the

houses on the street and in Maywood are 2 to 2½ stories in height, they wanted to create a design that would be compatible with the neighborhood. He introduced the new elevations. They are adding one story with a shed dormer across the front facade. The front and sides retain elements of the rambler with asymmetrical windows, and continuing the brick string course and vertical siding. The rear elevation opens up with a glass curtain wall. The front door will be shifted to the side to improve the interior layout and all the windows will be replaced with new casements and a mix of fixed windows on the rear.

Mr. Dudka gave the DRC report. He reported that first the applicants came to the DRC to discuss the concept of what they wanted to do. Everyone felt this was an opportunity to do something nice with a modest, but historically non-contributing rambler. The design approach should be consistent with the basic rambler vocabulary (low-slung, horizontal, slight asymmetry, etc.), but still contribute to and not detract from the character of historic Maywood. The DRC saw this as a good and thoughtful approach. The rear is a departure for Maywood, but works with the overall design of the house. The applicants listened to DRC and staff comments, and the DRC finds that the project is consistent with the intent and letter of the *Maywood Design Guidelines*.

Ms. Ballo gave the staff report. She noted that the proposed height of the house is in line with other two-story houses on the street, and is within one foot of its immediate neighbor. The proposed massing of the new dormer and the line of the roof are modern, but use a traditional vocabulary. The materials consist of brick, wood siding, and glass. The applicant worked at the last minute to address staff concerns about providing more asymmetry with the windows, and removing muntin bars that lent too much of a Colonial affect to the project. Though this is a non-contributing house, the design must still meet the letter of the *Design Guidelines* and the sections on materials, massing, height, building expression, and overall design harmony still apply. Staff finds that the project meets the intent of the *Design Guidelines* and recommends approval.

Mr. Leventhal added that when one looks at other projects in the neighborhood for more modern houses, both inside the Historic District (as in the Capstone project on 23rd Street) and just outside (the former vacant lot at the corner of North Kenmore), those outside of the district boundary have a size and scale that are outsized and not compatible. This house is modestly scaled and gives subtle cues to both the historic nature of the neighborhood and the more modern history of this particular building. He finds this to be a novel and compatible approach to new construction for a non-contributing house, and he also recommends the project be approved.

The Chairman opened the floor to HALRB comments or questions. Mr. Hannabass stated that the modern design with just a hint of the bungalow in the roof form, as a nod to the neighborhood, was most appropriate. He supports the project.

Mr. Matta stated that for such a simple house, the detailing will be most important. He asked the applicants how they would patch the hole left by moving the front door. Mr. Thorp replied that they have found textured brick to match the original, and the brick will be painted.

(Mr. Vincent arrived.)

The Chairman stated that she found the proposal to be a simple, but elegant design. She also lives next door to a non-contributing Cape Cod and finds it interesting to see the different design approaches for these houses in the Historic District.

The Chairman called for a motion. Mr. Hannabass moved to approve the application and the Chairman seconded the motion. The motion passed 7-0-2 with Mr. Vincent and Mr. Turnbull abstaining.

Henry Wright Historic Marker and Merwin Mace Historic Marker

Mr. Leventhal presented the two markers for Henry Wright Park and for Merwin Mace. For the Wright marker, there will be two: one in English and one in Spanish per a directive of the County Board. The Wright marker will go in Wright Park in Buckingham. The Mace marker will go in the newly renamed Mace Park in the Old Dominion neighborhood.

Mr. Vincent thanked staff for their work, and said he had a number of comments. He thinks it is a great idea to explain the names of places for people reading the markers. One overriding issue for him is that the markers are about people and not places. He would recommend that the markers be renamed Wright Park and Mace Park. He had other smaller comments about typographical errors and wording that he has written down and will give to staff. He also stated the Mace marker should identify the neighborhood it is located in. Mr. Turnbull stated he also had some edits for typos. Mr. Turnbull asked about the materials of the markers and where the Wright marker will be placed. Mr. Leventhal replied that the Wright marker will be in the new Buckingham Village I. The marker material is the same fiberglass as the Civil War Trails signs, and the same as the Campbells markers in Shirlington.

Mr. Vincent moved to approve the markers subject to consideration of his and Mr. Turnbull's edits. Mr. Turnbull seconded. Mr. Matta stated that he too had some minor edits. He read them aloud and they were accepted by the HALRB and staff. The Chairman called for the vote and it passed 8-0.

(Mr. Woodruff arrived.)

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 and the Fraber House.
- B) Site Plan Committee: The Pierce-Queen Apartments project will meet with the DRC in October. 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.

- C) Staff and other Reports: Ms. Ballo reported on a planned upcoming visit by Preservation Virginia & their ARB Survey Report. She also noted that the Preservation Virginia Conference in Leesburg would take place September 23rd-25th with ARB Training on the 23rd. Mr. Leventhal passed out information on an upcoming County Affordable Housing Study. It will be important for an HALRB member to be a part of the discussion. The Chairman agreed to go to the first meeting. The HALRB will also need to move its November meeting from the 21st (day before Thanksgiving) to the 28th. Everyone agreed on the date change.