



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201  
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

**APPROVED**

**MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD**

**Wednesday, February 19, 2014  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood**

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

**MEMBERS EXCUSED:** Nathan Uldricks

**STAFF:** Cynthia Liccese-Torres, Preservation Coordinator  
John Liebertz, Preservation Planner

**ROLL CALL & CALL TO ORDER**

The Chairman called the meeting to order at 7:30 pm. Mr. Liebertz called the roll and determined there was a quorum.

**APPROVAL OF MINUTES FROM THE JANUARY 22, 2014, HALRB MEETING**

The Chairman requested that the Board wait to review the January meeting minutes until the end of the meeting due to their length and difficulty accessing the minutes on the website.

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

The Chairman read through the public hearing procedures, and noted no speaker slips had been submitted for the CoA cases.

The Chairman said there was a single case on the Consent Agenda and no items on the Discussion Agenda. The Chairman called for a motion on the Consent Agenda. Mr. Turnbull

moved to approve the Consent Agenda. Ms. Weichmann-Morris seconded and the motion passed unanimously.

- Consent Agenda:
- 1) 3435 8<sup>th</sup> Street South  
 Nicholas and Moley Evans  
 Alcova Historic District  
 HALRB Case 14-01 (HP1300044)  
 Request to conduct the following alterations:  
 1) enclose the existing rear porch; 2) construct a gable roof on existing ca. 1915 two-story kitchen addition; 3) remove existing windows and install new windows on two-story addition; and 4) remove and replace existing casement windows on the second-story sunroom.

Discussion Agenda: None

The Chairman stated that there were two Administrative Certificates of Appropriateness on the agenda and asked for comments or questions from staff and the board. Mr. Liebertz gave a brief summary of each case. The board had no comments.

- Administrative CoA (ACoA)
- 1) ACoA 14-01, 2305 North Kenmore Street  
 Christine Blann & Pattie Lashley  
 Maywood Historic District  
 Install new wood privacy fence on the rear and side yards.
  - 2) ACoA 14-02, 1612 North Quincy Street  
 Colin & Charu McDermott  
 Fraber House Historic District  
 Install two air conditioning units at the rear of the dwelling.

*Discussion Agenda Item #1: Green Valley Pharmacy*

Mr. Liebertz and Ms. Liccese-Torres introduced the project and provided background information regarding the development of the marker and its proposed use of audio clips. Staff stated that the background (title bars) were taken from one of the oldest pieces of memorabilia at Green Valley Pharmacy. Mr. Dudka requested that the images on the left side of the marker be made the same width in order to repeat the symmetry found elsewhere on the marker. In addition, he called for a space to be left (on the marker or stand) for a QRC code that could link a visitor to a more detailed web page regarding Green Valley Pharmacy. Mr. Laporte asked staff to: 1) remove periods from the captions of the photographs; 2) place a hyphen between the words “African American” when it is utilized as an adjective; 3) study the wording of the second to last sentence; and 4) place the County logo and “Erected in 2014” below the main block of text. Mr. Woodruff corrected the second to last sentence of the paragraph in order for the text to remain relevant in the future. Mr. Hannabass requested that staff consider backlighting the marker similar to a Metro sign. Ms. Liccese-Torres responded that she would look into the

expense of a backlight marker, but was concerned it would exceed the allocated budget. Mr. Hannabass made a motion to approve the concept of the marker with the changes as noted and requested the marker be returned to the board for final review after the audio recordings are completed. Mr. Laporte seconded and the motion passed unanimously.

*Discussion Agenda Item #2: HALRB Charter*

Ms. Liccese-Torres introduced the proposed HALRB charter, stating that the County was moving to standardize the charters for all County advisory groups and commissions for the purposes of uniformity. She stated that the substantive language of the draft HALRB charter to be discussed tonight was culled from the Zoning Ordinance and HALRB Bylaws. Mr. Dudka asked questions regarding the necessity of adding a list of all Arlington County Local Historic Districts. The Chairman stated that a list of Local Historic Districts is not needed since it is periodically updated with new districts. Mr. Matta questioned the language, breadth, and scope of the HALRB's mission. The Chairman and Mr. Laporte stated that the proposed mission language was typical legal language utilized for local commissions. Mr. Dudka added that the language is all part of the template to standardize advisory groups' charters.

Mr. Matta added that AIA is not a community group and should be categorized as a professional organization. Mr. Woodruff requested that the language specify that HALRB members have owners of properties within local historic districts. The Chairman stated that the "community groups" is broad enough to include owners of properties within historic districts. Mr. Woodruff suggested the language to include "interested citizens, including but limited to owners of historic properties...."

Mr. Laporte made the following comments/corrections to the charter: 1) the "historic affairs" component of the review board is not part of the mission statement; 2) change the word "will" to "shall" throughout; 3) remain consistent with the use of the board's full title vs. acronym; 4) reorder text to correspond to their appropriate sections (particularly the function/scope of the HALRB); and 5) remove repetitive sections of the charter if possible. Mr. Woodruff reinforced the need to make the changes outlined by Mr. Laporte. Mr. Turnbull noted that the template likely was structured to be understood by a reader only interested in single sections, resulting in its repetitive nature. The Chairman asked that the language be revised to specify that committee membership is limited to HALRB members only.

Ms. Liccese-Torres stated that staff will make all the requested changes and will share the updated document with the board electronically. Mr. Woodruff made a motion to approve the charter with all changes noted. Mr. Craig seconded and the motion passed unanimously.

*Discussion Agenda Item #3: Removal of Protected Trees in Local Historic Districts*

Mr. Liebertz introduced the topic to the board. He stated that staff is currently reviewing a case where a home owner in a local historic district removed a tree without the required Certificate of Appropriateness. He asked the board members how staff should procedurally move forward, stating that in similar future cases the HALRB could allow owners in violation of the historic district guidelines to receive an administrative CoA to replace the tree or request the owner apply for a CoA and appear before the board.

Mr. Woodruff, Mr. Vincent, and Mr. Dudka requested additional clarification regarding the County forester’s definition of healthy, dying, and dead trees. Mr. Woodruff raised concerns that the county forester may use the term “dying” to refer to a tree at the end of its lifespan, but that tree could still remain standing for another 50 years and pose no imminent danger to the community. Mr. Laporte added that perhaps there should be a distinction between dying and diseased. Mr. Dudka suggested that staff share the board’s definition of healthy vs. unhealthy with the County forester to begin a dialogue.

Ms. Liccese-Torres stated that staff will further examine the issue, study the exact language/definitions, and continue discussion with the county arborist. Mr. Dudka added that the replacement schedule for trees removed without a Certificate of Appropriateness should require a CoA. Ms. Weichmann-Morris suggested that the board require landscape architects to be advised in cases where an owner is in violation. Mr. Craig raised concerns about the caliper of the replacement trees, noting that trees planted with a caliper greater than 3 inches have a decreased chance of survival.

The Chairman agreed that home owners should appear before the board in cases where a protected tree has been removed without a Certificate of Appropriateness. Ms. Liccese-Torres requested that the existing language regarding trees in the *Design Guidelines* be studied by a guidelines subcommittee. Mr. Woodruff, Mr. Craig, and Mr. Dudka volunteered. Mr. Woodruff also requested that staff ask Vincent Verweij (county forester) to appear before the board at a future meeting to answer questions.

*Discussion Agenda Item #4: Stormwater Planter Requirements in Local Historic District*

Mr. Liebertz introduced the issue to the board. He explained how new state and County requirements regarding stormwater runoff has necessitated the review of stormwater mitigation projects including planters. Mr. Dudka further elaborated on stormwater planter requirements and a recent application brought before the DRC. He contended that stormwater mitigation could have a negative aesthetic impact on the County’s historic districts. Mr. Dudka elaborated that the DRC directed staff to consult with DES and discuss the specific requirements. He suggested that stormwater mitigation alternatives that are not as noticeable as planters may be acceptable if there is data showing they are as effective or better at mitigating stormwater runoff. Mr. Liebertz handed out a photograph of the first (and only) stormwater planter constructed to date in the Maywood Historic District. The board made general comments regarding the inappropriate design of the planter and requested that staff update the board after meeting with DES. Ms. Liccese-Torres requested that the subcommittee reviewing the design guidelines for the removal of trees also consider examining the construction and design elements of stormwater planters. The committee consented.

**REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES**

- A) Chairman’s Report: The Chairman reported on the recent Pentagon Master Plan Section 106 meeting attended by her and Mr. Liebertz. She briefly commented on the proposed scope of the updated Master Plan and appropriateness of certain items.
- B) Survey Report: No update.

- C) Site Plan Review Reports: Ms. Liccese-Torres reported on the proposed demolition of the Art Deco-styled Key Boulevard Apartments as part of a current site plan application.
  
- D) Staff and other Reports: Mr. Liccese-Torres reported on the upcoming schedule of the Courthouse Area Planning Study and requested a presence from the HALRB at the subsequent meetings. Mr. Laporte volunteered to participate in future meetings.

Ms. Liccese-Torres asked for volunteers for the March 23, 2014, dedication ceremony at Fort Ethan Allen. She provided a basic scope of the activities and reminded members that Mr. Vincent would be leading a hike from Fort Ethan Allen to Fort Marcy in the afternoon. If still feasible, Mr. Dudka requested interactive activities for children in order to make the event a more family orientated affair.

**APPROVAL OF MINUTES FROM THE JANUARY 22, 2014, HALRB MEETING**

The Chairman called for a motion or comments on the January meeting minutes. Mr. Turnbull noted two errors on pages twenty-five and twenty-seven. Mr. Turnbull moved to accept the amended minutes. Mr. Woodruff seconded and the motion passed 9-0-2, with Mr. Laporte and Ms. Weichmann-Morris abstaining.

The meeting adjourned at 10:00 pm.