



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, July 23, 2014
2100 Clarendon Boulevard
Lobby Conference Rooms Cherry & Dogwood**

MEMBERS PRESENT: Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Charles Craig
Tova Solo
Mark Turnbull
Kevin Vincent
Patricia Weichmann-Morris
Andy Wenchel
Richard Woodruff

MEMBERS EXCUSED: Gerald Laporte
Robert Dudka
Nathan Uldricks
Erin May

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

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:31 pm. Mr. Liebertz called the roll and determined that the board was one member short of a quorum. Mr. Vincent and Mrs. Weichmann-Morris arrived at The Chairman stated that two members of the board were on their way, then asked that the board first address agenda items that did not require a quorum or vote.

ADMINISTRATIVE COAs (ACoAs): 1) Matthew Thoman
3327 22nd Street North
Maywood Historic District
ACoA 14-05
Request to install a new fence.

- 2) Alexia & Bartley Collart
3205 23rd Street North
Maywood Historic District
ACoA 14-06
Request to install two new a/c condenser units.

Mr. Liebertz presented a summary of the ACoA cases. Mr. Thoman requested to install a wood picket fence, and Mr. and Mrs. Collart requested to install two new a/c units on the rear half of their property. The Historic Preservation staff approved both items administratively.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chairman discussed her recent attendance at a Pentagon Master Plan Consulting Party meeting. The consultants discussed viewsheds from the Pentagon to the surrounding historic resources (i.e., Memorial Bridge, Robert E. Lee House) and determined to keep the original limited Area of Potential Effect (APE) due to limited visibility. She discussed numerous projects that will have historic preservation impacts, including the proposed helipad and control tower to replace a temporary structure.

APPROVAL OF MINUTES FROM THE JUNE 18, 2014, HALRB MEETING

With the arrival of Mr. Vincent at 7:38 pm, the Chairman noted there was a quorum then called for a motion or comments on the June meeting minutes. Ms. Solo moved to accept the minutes. Mr. Woodruff seconded and the motion passed 6-0-2 with Mr. Turnbull and Mr. Vincent abstaining. Ms. Weichmann-Morris had not yet arrived at the meeting.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated that she would address the public hearing procedures prior to the discussion items.

The Chairman said there were five cases on the Consent Agenda and asked the board for comments or questions, as well as for a motion. Mr. Woodruff moved to approve the Consent Agenda. Mr. Uldricks seconded and the motion passed unanimously, 8-0 [Ms. Solo had arrived].

Consent Agenda:

- 1) Alexia & Bartley Collart
3205 23rd Street North
Maywood Historic District
HALRB Case 14-16A (HP1400026)
Request to: 1) in the basement, replace the existing single-light wood awning windows with single-light wood awning windows.

- 2) 3600 22nd Street North
Robert M. & Ellen Steen Greer
Maywood Historic District
HALRB Case 14-10A (HP1400030)
Request to amend CoA 14-10A in order to replace an approved paired double-hung window with a paired casement window.
- 3) 2342 North Van Buren Court
Glenn & Hilary Scherrer
Eastman-Fenwick House Historic District
HALRB Case 14-18 (HP1400028)
Request to replace a garage door.
- 4) 2329 North Edgewood Street
Jerry & Lee Long
Maywood Historic District
HALRB Case 14-19 (HP1400031)
An after-the-fact request to install a garden planter in the front yard.
- 5) 2821 23rd Street North
Clint Woodson
Maywood Historic District
HALRB Case 13-10C (HP1400029)
Request to amend approved CoA 13-10B.
Proposed work includes the following: 1) enlarge the rear deck and reorient stair; 2) install a concrete stormwater planter.

Discussion Agenda:

- 1) 3205 23rd Street North
Alexia & Bartley Collart
Maywood Historic District
HALRB Case 14-16B (HP1400026)
Request to: 1) remove a 30-inch sugar maple; 2) request to install a driveway.

Discussion Agenda #1: 3205 23rd Street North

The Chairman read through the public hearing procedures and noted there were no speaker slips. She welcomed the applicants to the table. Owners Bart and Alexia Collart provided a brief summary of the proposed project. Ms. Collart stated that they desired to remove a 30-inch sugar maple tree and install a new driveway. The property has no driveway, but does contain a curb cut. A 30-inch sugar maple, however, is located in line with their curb cut and is impeding the installation of a driveway. She showed the board photographs of the tree in relation to the dwelling and 23rd Street North. Ms. Collart estimated the tree was planted in the late-1980s and stated that her neighbor supported her effort to replace the tree. Mr. Collart contended

that the tree was severely cutback, which created an awkward shelf-like appearance. The owners stated their overall desire to save trees and offered to plant replacement species.

Mr. Liebertz stated that Vincent Verweij, Arlington County's forester, evaluated the tree. He confirmed that the 30-inch sugar maple was planted in the mid-1980s and called it a high-value tree. Mr. Verweij recommended the preservation of the tree as many of the underlying issues regarding the health of the tree could be resolved with leaf mulch and light pruning. Mr. Liebertz stated that staff recommended the preservation of the tree based on the *Maywood Design Guidelines*. He reminded the board that they needed to weigh the owners' request and the appropriateness of creating a driveway in respect to the preservation of the tree.

Mr. Liebertz briefly discussed the history of the property. He noted that the parcel never appeared to have a formal driveway based on an analysis of historic aerial images. The existing curb cut was likely installed in the 1970s. Staff had no comment on the proposed driveway if the tree was removed.

Mr. Craig provided the DRC Report. He stated that the DRC had no recommendation regarding the removal of the tree as this was an issue requiring a full discussion by the HALRB.

Ms. Solo asked if Mr. Verweij provided a potential replacement species and why there could not be a driveway and a tree. Mr. Liebertz stated that the installation of the driveway necessitated the removal of the existing tree. The Chairman commented that the tree was near the center of the curb cut.

Mr. Vincent asked about the County's basis for the location of the curb cut. The Chairman commented that this occurred when sidewalks and curb cuts were added to Maywood (ca. 1970s) at the owner's request. Mr. Vincent asked for clarification if there was a de facto driveway at the residence prior to the installation of the curb cut where the property owner simply parked a vehicle. Mr. Woodruff stated that due to the rural nature of Arlington County, individuals likely parked on their front lawns. Mr. Vincent suggested that the location of the tree does not appear to be of historic significance as this location likely served as a driveway prior to the addition of a curb cut. Mr. Liebertz added that historic aerials did not reveal a formal driveway, but agreed that individuals may have still parked in front of the dwelling as suggested by Mr. Woodruff. Mr. Wenchel contended that the original builder likely offset the house to one side of the lot in order to create a driveway at this location.

Mr. Craig provided general information regarding shade trees. He noted that mature trees provide shade, stability, and increase property value. Mr. Woodruff commented on the inappropriate location of the tree and the insensitive pruning completed by the electric company.

Mr. Vincent moved to approve the application contingent upon the replacement of the tree in a more suitable location on the property. Mr. Woodruff seconded the motion. Mr. Liebertz added that the County's forester recommends the planting of at least two trees if a high-value tree was to be removed. Mr. Vincent amended his motion to include the replacement of the sugar maple tree with two trees. The Chairman re-read the motion: "the HALRB approves the

removal of the 30-inch sugar maple contingent on planting two trees in appropriate places.” Mr. Vincent asked to specify the type of tree. Mr. Liebertz added that the County’s forester will recommend replacement trees to the applicants. The Chairman amended the motion so that the applicant can choose a tree in consultation with the forester. Ms. Solo requested to amend the motion to include the installation of the proposed driveway. Mr. Vincent asked if the driveway is appropriate. Mr. Craig commented that the DRC recommended approval of the proposed driveway if the tree was to be removed. Mr. Vincent accepted the amendments. The Chairman re-read the amended motion: “the HALRB approves the removal of the 30-inch sugar maple contingent upon its replacement with two other trees, either oaks or maples, or trees selected in consultation with the County forester. In addition, the HALRB approves the construction of the driveway proposed.” The motion passed unanimously.

DISCUSSION ITEM #1: ROSSLYN BID’S TABLEAU MARKERS

The Chairman welcomed the applicants: Lucia deCordre, Urban Design Director for the Rosslyn Business Improvement District (BID), and Jae Chon, Urban Design Assistant, Rosslyn Bid. They introduced themselves and thanked the board for the opportunity to discuss the proposed tableau markers.

Ms. deCordre presented the context and details of the project. Directed by the Rosslyn BID, she examined ways to enhance the streetscape of Rosslyn, transforming it from a vehicular neighborhood to a pedestrian-friendly area. One of the opportunities presented was to tell the story of Rosslyn by means of tableau-styled markers. The applicants coordinated with an industrial firm that has completed the installation of similar styled markers in New York City. The markers proposed for Rosslyn would address numerous topics, including cultural resources, public art, historic resources, and open space resources. Since these topics are difficult to contextualize in Rosslyn, the applicants suggested that the markers may assist the identification of such resources at a pedestrian level. The location of the proposed prototype marker has been identified by the Arlington County Planning Department as Wilson Boulevard and North Oak Street. This prototype will be reviewed by the HALRB and include cultural resources on one side and public art on the other side. The applicants are asking for support for the prototype marker’s location and general content.

Ms. Cho stated that the full-scale marker will measure 9’4” tall and 1’ wide. The stainless steel marker with powder coated graphics will be anchored into the ground. The marker content will focus on the history of Fort Corcoran. The title is located at the top and the information is towards the bottom. The text is from various sources and the images are from the Library of Congress. The height of the marker allows it to be seen from a distance and its thinness lessens its obtrusiveness to the streetscape. Ms. deCordre added that this is hopefully the first of many markers that will be added to the streetscape as locations present themselves. Perhaps this can be a prototype of the marker.

Mr. Turnbull commented that the color of the purple text made readability very difficult. The Chairman commented that dark letters on a dark background would be particularly difficult to read. She asked the applicant if the company who installed similar markers in New York received comments regarding the size of the text. Ms. deCordre stated that the company had not received comments regarding text size and have installed approximately nine markers to date.

Ms. deCordre asked if the board recommended the use of a historic map showing the location of the forts or a way finding map showing the marker's location. Ms. Solo commented that the size of the map was too small.

Mr. Matta asked if the sign will be replicated on both sides of the marker. Ms. Cho stated that it will not be the same information: the east side will contain information about Cupid's Garden (an art project) and the west side will consist of the information on the fort. Mr. Matta commented that the design is elegant, but as signage it may not be effective. Specifically, the small lettering, height of the marker, and the number of images, will make the readability of the marker difficult. He added that the lowest image (the map) will be at a height subject to the most damage to bicycles, etc.

Ms. deCordre stated that the County required the Rosslyn BID to place the way finding map at the location shown for accessibility. Ms. Cho added that the map is required to be 2'3" above the ground. Regarding the map, it currently shows the fortifications for all of the original boundaries of D.C., but it can be zoomed in to show the Arlington line of fortifications. Mr. Craig stated that the map covers too much area and should only extend as far as the Potomac River and Georgetown.

Mr. Craig asked about the stability of the marker. Ms. deCordre stated that it was very stable with a 9 foot square plate, but they will let the Department of Environmental Services guide the height. Currently, the Zoning Administrator is determining if the sign will be considered a historic marker or an advertisement.

Mr. Vincent stated that the HALRB needs to be very interested in the Zoning Administrator's ruling that historic markers could be deemed advertisements. The HALRB must follow-up and ensure that historic markers are not treated in such a fashion. He added that the design and materials of historic markers often fail. He asked the applicants how long the similarly-scaled/designed New York markers were standing. He stated that he enjoyed the design, but likely did not need to migrate it to the rest of the County.

Mr. Vincent suggested a different informational marker due to the distance of the historic marker from the location of Fort Corcoran. He proposed possibly discussing the history of the Native American road that eventually became Wilson Boulevard. There are many areas of history, such as Aqueduct Bridge or the Revolutionary War, which could be applicable markers for Rosslyn. Ms. deCordre believed the fort location was in proximity to the historic marker. The Chairman said the historic marker should state the fort's precise location in the text (e.g., two blocks to the north). Mr. Vincent, however, felt that the text is fine for a temporary marker.

Mr. Turnbull requested some textual edits to the marker. He suggested changing the verbiage "the entrance was opened away from." Also, throughout the text the spelling of Washington, D.C. is not consistent. Ms. Cho stated she intended to place the period and the comma throughout the text. Ms. deCordre added that the text and placement is still in flux, but our first mission is to place a prototype.

Ms. Solo requested to increase the scale of the map and proposed an overlay of the current streets on the map in order to increase the readers' geographical understanding. She further asked the applicant to place the Arlington County logo on each of the markers. Ms. Liccese-

Torres stated that the County's historic markers typically do include the County logo. Ms. deCordre stated that the applicant would be open to placing the logo on the marker.

Mr. Vincent recommended that the way finding map show the location of the other markers in Rosslyn to create a sense of a trail. He stated that an overlay is a good idea, but can look very busy depending on how it is graphically depicted. Perhaps the applicant should choose certain forts and the Aqueduct Bridge, but limit the number of other details.

Ms. deCordre asked for clarification regarding the number of maps. The HALRB members stated that a historic map on one side and a way finding map on the other would be appropriate.

Ms. Liccese-Torres asked if the photograph sources are included. Ms. Cho stated that the photographs included citations of matching size to the markers in New York. Ms. Liccese-Torres requested the applicant to slightly increase the font size of the citation. Mr. Vincent asked if citations were necessary. Mr. Liebertz responded that citations on markers are standard practice for the County, and the Library of Congress often requests citations for publicly displayed images.

Ms. Liccese-Torres asked the applicants regarding the proposed project schedule. Ms. deCordre stated that upon the Zoning Administrator's approval, permits will be submitted to the Planning Division who started informal review a number of months ago. Upon approval, the markers will be fabricated in about 6 to 8 weeks then installed.

The Chairman asked for a motion regarding the proposed project. Mr. Vincent moved to support the temporary installation of the prototype markers. Mr. Turnbull seconded the motion. Ms. Solo proposed an amendment to see a final version of the prototype prior to installation. Mr. Vincent accepted the amendment. The motion passed unanimously, 9-0. The Chairman offered to write a letter of support to the Rosslyn BID.

DISCUSSION ITEM #2: FENWICK COURT TOWNHOMES DESIGN GUIDELINES

The Chairman welcomed Dick Nelson, President of the Fenwick Court Home Owners Association. He stated that the Fenwick Court Townhomes was a U-shaped community of 30 townhomes built in 1995 around the historic Eastman-Fenwick House. He discussed that a portion of homeowners (approximately half) are located within the boundaries of the Eastman-Fenwick Historic District. Many of the original architectural elements (windows, doors, trim, etc.) of the townhomes are in need of replacement, but separate design guidelines were not created to dictate the use of contemporary materials in the townhomes. As a result, staff and the HALRB are required to use the Secretary of the Interior's Standards, which are not appropriate for a 1990's era townhouse community. In coordination with staff, the Fenwick Court Home Owners Association has created a set of design guidelines to remedy this oversight. The proposed guidelines would create a unified architectural standard that applied to townhomes within and outside of the historic district.

Ms. Ballo provided additional background information. She stated that this is an unusual circumstance. Designated in 1980 as a local historic district, the Eastman-Fenwick House consisted of a 1.25-acre parcel with the historic dwelling, stable, and other outbuildings. In 1993, Yeonas (a developer) purchased the property and the adjacent lot to develop

townhouses. The County Board approved a GLUP amendment and rezoning to allow for the construction of the townhouses. This resulted in the demolition of the stable and then the townhouses were built in the rear of the house. The historic district boundary, however, was never redrawn to take this into account. Therefore, the district boundary encompasses the historic dwelling and half of the 1990s townhouse community. Based on the Zoning Ordinance, the HALRB reviewed the design of the townhouses, approved the building permits, issued a CoA, and must continue to regulate changes. Arlington County, however, did not start creating design guidelines until 1993. Therefore, the Secretary of the Interior's Standards for Rehabilitation are the default guidance. This creates a lack of flexibility for staff and the HALRB when reviewing projects of newer construction. In coordination with the home owners association, staff has created a set of design guidelines that will recognize this neighborhood as a 1990s townhouse development and allow for modern building materials appropriate for that era and that contains no other historic buildings. The proposed guidelines further allow staff to review and approve the majority of CoAs administratively since the majority of proposals involves standard requests (windows, doors, etc.). Any larger projects that would require a public discussion would still come before the HALRB. The design guidelines are crafted to retain the visual and aesthetics of the details of the townhouses while allowing flexibility in terms of materials. Procedurally, the new design guidelines require approval by the HALRB and the County Board. Once approved, any future amendments to the guidelines can be made by the HALRB without returning to the County Board.

The Chairman asked if the home owners association approved the guidelines. Mr. Nelson responded that the guidelines were shared with the community's architectural review board and also community members. Mr. Liebertz stated that staff notified all home owners in the community of the proposed design guidelines. The Chairman commented that the design guidelines are a great compromise for this type of district.

Mr. Vincent asked staff if the design guidelines will not apply to the house. Ms. Ballo and the Chairman stated that the title and introductory paragraph define the parameters/scope of the guidelines. Ms. Ballo stated that staff will include the affected property addresses and RPCs in the guidelines.

Mr. Vincent asked about the use of the lot on the east side of the district. Staff replied that the area serves as parking. Mr. Vincent added that the HALRB should request that no additional construction occur within the existing open space in order to retain it as open space. Ms. Ballo contended that the zoning for the property would not likely allow additional townhomes at the time of construction, but that she would confirm the use of the existing open spaces. Mr. Nelson believed that any additional construction was unlikely. Mr. Vincent contended that the open space outside of the historic district may be developed. He argued that the setting for the historic district is of paramount importance.

Ms. Ballo stated that the conservation easement on the lot to the west is expiring. Mr. Vincent stated that his concern is more relevant and that the HALRB should maximize their leverage regarding the extension of the conservation easement. Mr. Nelson requested that the two items be handled separately. He briefly discussed the history of the open space parcels and discussed the location of a six-foot storm sewer under the open space.

Mr. Matta commended the applicant on the submission of the guidelines. He asked the applicants to add further details regarding the dimensions of window trim pieces in order to

retain consistency and recommended the deletion of window a/c units. Staff agreed to update the guidelines to reflect these changes.

Mr. Woodruff asked if the original windows were constructed of wood, then why would we allow them to be replaced with alternative materials such as vinyl? The Chairman stated that the townhouses were constructed in the 1990s. Ms. Ballo added that since half of the community is outside of the historic district, many of the residents already replaced their windows with vinyl. Mr. Woodruff argued that the situation is similar in Maywood where owners of non-contributing buildings are required to retain wood windows. Mr. Liebertz contended that the difference between the Maywood Historic District and the Fenwick Court Townhouses is that the HALRB is attempting to preserve the character of an entire historic neighborhood in Maywood. Therefore, the requirements are placed on all buildings, contributing and non-contributing, to retain the district's character defining elements. The Fenwick Court Townhouses are solely a 1990s development with no historic dwellings intermixed. Mr. Woodruff stated that the compromise seems inconsistent. Ms. Ballo added that in Maywood, homeowners with metal and aluminum windows are allowed to replace them in-kind. In the Colonial Village Historic District, aluminum-clad wood windows are allowed.

The Chairman moved to accept the design guidelines as presented. Mr. Vincent seconded. Mr. Liebertz asked if the board would like to include Mr. Matta's recommendations. The Chairman amended her motion to eliminate window a/c units and to add clarification regarding the window trim. The motion passed 8-1-0 with Mr. Woodruff opposed.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

B) Survey Report: Regarding the proposed Broadview Local Historic District, Mr. Liebertz stated that due to a full agenda for the August 20th HALRB meeting, the public hearing for the proposed historic district will be delayed until the September 17th HALRB meeting.

C) Site Plan Review Reports: Ms. Liccese-Torres stated that Mr. Uldricks is at the Envision Courthouse community workshop tonight. Staff has worked with the Urban Design staff and the working group on how to incorporate historic preservation into the proposed design concepts. Suggestions include facade preservation and re-use or relocation of existing buildings.

Ms. Ballo stated that the Key Boulevard Apartments had its second SPRC meeting last week. Ms. May attended on behalf of the HALRB. The project may be coming to the HALRB in August or September. Ms. Ballo added that the Park Shirlington site plan project may not be continued and there is no planned second SPRC meeting scheduled.

Ms. Ballo added that the Rappahannock Coffee Form Based Code project will return to DRC in August and check-in with HALRB later that month to confirm the direction of the proposed design.

Ms. Ballo discussed the use permit for McKinley Elementary School. The proposed addition is in close proximity to potential Civil War Confederate

trenches. Staff recommended that schools undertake a Phase 1A Archaeological Assessment. Similarly, proposed development at Abingdon Elementary School is immediately adjacent to Fort Reynolds. Staff likewise recommended the completion of a Phase 1A Archaeological Assessment. Due to the amount of lead time before the commencement of the proposed work, staff will reach out to schools to schedule potential educational outreach.

D) Staff and other Reports: Ms. Liccese-Torres stated that a recent NBC4 feature on the history of Arlington included Eric Dobson of Preservation Arlington. She added that Mr. Laporte is attending the WRAPS working group meeting this evening on behalf of the HALRB. Staff recently gave the working group a brief presentation on the history of the area and the Wilson School site.

Ms. Liccese-Torres discussed the proposed Benjamin Elliott Coal Trestle designation. The scheduled Planning Commission and County Board hearings were deferred until September so that a set of design guidelines can be completed in tandem with the designation request now that there is no longer a threat of demolition.

Ms. Liccese-Torres stated that the proposed National Register Nomination for the Unitarian Universalist Church of Arlington, 4444 Arlington Boulevard, was submitted to the Virginia Department of Historic Resources. She asked the HALRB to make a motion to support the nomination. Mr. Matta asked if the additions were discussed in the nomination. Ms. Liccese-Torres discussed how the report addresses both additions. Ms. Solo moved to support the nomination. Mr. Vincent seconded the motion and it passed unanimously. Ms. Liccese-Torres agreed to e-mail a copy of the nomination to the HALRB for those interested in the property.

The meeting adjourned at 9:35 pm.