



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

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## MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Wednesday, December 17, 2014  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood

**MEMBERS PRESENT:** Joan Lawrence, Chairman  
Charles Matta, Vice Chairman  
Charles Craig  
Robert Dudka  
Gerry Laporte  
Tova Solo  
Nathan Uldricks  
Patricia Weichmann-Morris  
Andy Wenchel  
Richard Woodruff

**MEMBERS EXCUSED:** Erin May  
Mark Turnbull  
Kevin Vincent

**STAFF:** Cynthia Liccese-Torres, Program Coordinator  
Rebecca Ballo, Preservation Planner  
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 NOVEMBER 19, 2014, HALRB MEETING

The Chairman called for a motion or comments on the November meeting minutes. Regarding the discussion of CoA 14-27, Mr. Dudka requested the replacement of the verb "contended" with "suggested" and clarification of his comment that Arlington County created the present situation by not including the garage within the property boundary. Mr. Craig moved to accept the November meeting minutes. Mr. Woodruff seconded the motion and it passed 9-0-1 (Ms. Weichmann-Morris abstained).



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## PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

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

The Chairman announced that there were five cases on the Consent Agenda and one case on the Discussion Agenda. She noted that CoA 14-30 is bifurcated on the consent and discussion agendas. Mr. Liebertz and Ms. Ballo noted that the design of CoA 14-30 was on the consent agenda, but the approval of the special-use permit for the rear and side yard setbacks was on the discussion agenda as it required a separate motion from the HALRB.

Ms. Solo commented that she requested additional study on the design of CoA 14-30. The Chairman noted that she could remove the item from the Consent Agenda in order to allow for additional discussion. Ms. Solo asked if the board could discuss the item, but keep it on the Consent Agenda. Mr. Laporte responded that she must request the item be pulled from the Consent Agenda for a full discussion to occur. The Chairman removed the design aspect of CoA 14-30 from the Consent Agenda.

The Chairman asked for a motion on the remaining items of the consent agenda. Mr. Woodruff moved to approve the consent agenda items. Ms. Weichmann-Morris seconded the motion and it passed unanimously.

### CONSENT AGENDA (CoAs):

- 1) 2165 North Lincoln Street  
Jon B. & Amanda Davis  
Maywood Historic District  
HALRB Case 14-28 (HP1400049)  
Request for partial demolition and construction of a two-story rear addition with walk-out basement, window and door replacement, alteration to dormers, and painting the unpainted brick house.
- 2) 2315 North Kenmore Street  
Rebecca Knotts & Theodore R Schmitt  
Maywood Historic District  
HALRB Case 14-30 (HP1400055)  
Request to raise the height of the existing side-gable roof and construct a two-story rear addition.
- 3) 3505 21st Avenue North  
Chris & Cheryl Green  
Maywood Historic District  
HALRB Case 14-31 (HP 1400056)  
Request to install a stone retaining wall, path, and steps.



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- 4) 3402 21st Avenue North  
David Abramowitz & Linda Staheli  
Maywood Historic District  
HALRB Case 14-33 (HP1400058)  
Request to alter the front porch: 1) replace framing members; 2) replace existing flooring; 3) remove the front railing; 4) replace existing concrete steps; and 5) install a new stair rail.
- 5) 2910 23rd Street North  
Michael S. Olive  
Maywood Historic District  
HALRB Case 14-34 (HP1400059)  
Request to install two new vents on the rear slope of the side-gable roof.

**DISCUSSION AGENDA:**

- 1) 2315 North Kenmore Street  
Rebecca Knotts & Theodore Schmitt  
Maywood Historic District  
HALRB Case 14-30 (HP1400055)  
Request that the HALRB direct the Zoning Administrator to grant a setback modification.

**PULLED CONSENT AGENDA ITEM #2, COA 14-30 (DESIGN) AND DISCUSSION AGENDA #1, COA 14-30 (SPECIAL USE PERMIT)**

The Chairman welcomed the representative of the applicants. Ms. FitzHarris, the project architect, noted that the property owners were unable to attend due to prior commitments. She provided a brief overview of the renovation and addition to the Tudor Revival-styled house. The improvements included raising the side-gable roof 4' on the façade and building a rear two-story addition. Due to the size of the lot, the owners are requesting a special use permit to encroach on the side and rear setbacks. She noted that the proposal is within the overall lot coverage.

Mr. Dudka presented the DRC report. He stated that the committee reviewed the project multiple times. He noted that due to the string of three rather identical houses, it was important to preserve the façade of the building in order to retain the overall streetscape. To accomplish this, the DRC recommended the applicants raise the existing roof's ridgeline in order to hide the rear two-story addition and that the addition encroach upon the side and rear yard setbacks. The photographic simulations show that raising the roof had minimal impact on the façade and allowed the owners to take a relatively small house and make it more livable by today's standard. He noted that Ms. FitzHarris successfully kept the detailing of the design simple and appropriate to the historic house.

Mr. Liebertz commented that staff echoed the opinion of the DRC. HP staff supported the proposed design, agreed that the raising of the roof would have limited impact to the overall streetscape, and



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recommended that the HALRB direct the zoning administrator to grant a setback modification to allow for the rear addition.

The Chairman asked Ms. Solo to discuss her concerns. Ms. Solo stated that that this roof “which is essentially a shed roof over a second story” does not exist anywhere else in the neighborhood. She noted that it is jarring to see such a roof dominating the Maywood streetscape. She recalled that the original application contained three proposals for the façade including a design more in style to the house’s period of construction as it contained “an acute two story with gables in the roof.” Ms. Solo noted that she sent emails to Ms. Liccese-Torres about the architecture of acute angled roofs on historic houses. She requested that staff research and present on depression/war-time era housing at a future meeting.

Mr. Woodruff asked the project architect if the width of the siding on the addition matched the original house. Ms. FitzHarris noted that the historic house currently has non-historic aluminum siding on the upper-gable end and that it is unknown if the original materials remain in place. She noted that the width of the siding will be determined after the removal of the aluminum siding, but the thought is to match the existing exposure (if intact). She also added that the detailing of the façade will match the adjacent residences. Mr. Woodruff stated that he always prefers matching the size of the siding on the addition to the original siding on the dwelling.

The Chairman asked for a motion in respect to the design of the project. Mr. Woodruff moved to accept the design of the proposal. Mr. Craig seconded the motion and it passed 9-0-1. Ms. Solo abstained. The Chairman asked for a motion in respect to the special use permit. Mr. Woodruff moved to direct the Zoning Administrator to grant a setback modification as shown in the proposal on the rear and side yards. Mr. Laporte seconded the motion and it passed unanimously.

#### **DISCUSSION ITEM #1: WAKEFIELD MANOR & COURTHOUSE MANOR PRESERVATION EASEMENTS**

The Chairman welcomed representatives of the applicant: Mr. Jonathon C. Kinney (Bean Kinney & Korman), Mr. Andy Roleman (Smithgroup JJR), and Mr. Luis Velez-Alvarez (Smithgroup JJR). Ms. Ballo distributed materials for the Wells Fargo/Wendy’s Site Plan, including information on the transfer of development rights (TDRs) and the preservation easements that will be placed on Wakefield Manor and Courthouse Manor.

Mr. Kinney provided background information. He discussed the approval of the Wakefield Manor Project at the corner of the Fairfax Drive and Arlington Boulevard. As part of the approval of the Wakefield Manor Project, development was limited to the southeast portion of the site and the Wakefield and Courthouse Manor buildings were preserved and the density would be transferred to another location. The Wells Fargo/Wendy’s Project is the culmination of this agreement as the TDRs would be permanently transferred from the Wakefield/Courthouse Manor site to the Wendy’s/Wells Fargo site. Once the TDRs are ready to be transferred, the historic preservation easement must be finalized. The easement would be very similar to the easements at the Walgreens, Penzance site, Dan Kain building, etc.

Mr. Kinney stated that the design of the Wendy’s/Well’s Fargo building will be discussed at this meeting since it is located directly across the street from Colonial Village. He noted that the owners of the Colonial



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Village have been generally supportive of the proposed design. He commented that the proposed building will be a landmark within the Courthouse neighborhood due to its prominent location and design.

Mr. Roleman and Mr. Velez-Alvarez, the design architects on the project, discussed the proposed building on the Wendy's/Wells Fargo site. In compliance with Arlington County's goals for the site, the architects stated that the proposed building would be an iconic design, have a grand public space (front-porch) for the neighborhood, and a design that stepped down to the pedestrian level. Mr. Roleman stated that the unique triangular shape of the site allowed for an interesting exposure and for the proposed twisting tower element.

Mr. Roleman discussed prior successful projects completed by the Smithgroup that incorporated historic preservation, specifically the melding of historic buildings with modern office buildings. In these examples, the massing of the modern office building stepped away from the historic buildings and the design utilized terra cotta as a bridge material between the old and the new. Some of these same ideas were utilized in the design of the Wendy's/Wells Fargo building.

Mr. Velez-Alvarez discussed the materials utilized on the Wendy's/Wells Fargo building. He added that the architects' goal was to utilize materials of this period, but nod to the historic context of the neighborhood. The use of terra cotta on the Wendy's/Wells Fargo building metaphorically serves as "the brick" or a visually hand-laid material that provides a human scale. The terra cotta was selected to bridge the dark-brick color of Colonial Village buildings to the proposed modern office building and the main space of Courthouse beyond. Mr. Roleman noted that different finishes on the terra cotta were woven from the base of the building and carried through the tower element.

Mr. Velez-Alvarez noted the importance of creating a building that was appealing from a pedestrian point-of-view/experience. He discussed the creation of various bays, breaking up of the façade into different segments, and the creation of an inviting "entrance porch." This porch/plaza could serve as a central meeting point in the neighborhood. One amenity of the plaza would be an interactive light features activated by uses on the ground that would light elements in the soffit of the "entrance porch."

Mr. Kinney distributed a diagram that showed the location of the garden apartment buildings to the Wendy's/Wells Fargo site. The drawing illustrated that the TDRs would be utilized within the same district, but closer to the Metro. This proposal is an ideal TDR situation that transfers 104,000 feet of density. Mr. Kinney then discussed the architectural merit of the Wakefield and Courthouse Manor buildings and the exceptional stewardship of the buildings by their owner.

Mr. Kinney discussed the legacy of Crandal Mackey who formerly owned one of the properties at the Wendy's/Wakefield Manor site. Mackey was elected Commonwealth Attorney in 1903 and led efforts to ride Arlington County (then named Alexandria County) of illegal bars, bordellos, and casinos. Mr. Kinney noted that Crandal Mackey Park in Rosslyn will be removed as part of the Central Place development. Therefore, the applicants proposed memorializing Mackey on the intake section of the (south) elevation. The proposal shows a picture of Mackey on a ventilation panel on the first-story of the building that would be discernable from a distance, but appear as simple holes from the adjacent sidewalk. In addition,



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this feature would satisfy the ventilation requirement for the garage. Other elements may include a small memorial/informational plaque on Mackey. Mr. Kinney suggested it would be an appropriate location to memorialize him due to the location's proximity to lawyers, judges, etc.

Staff asked the HALRB if there were any comments on the proposed building at the Wendy's/Wells Fargo site. Mr. Dudka requested additional background information about site selection and the review of the design of the project to this date. Ms. Ballo noted that Ms. Weichmann-Morris is the HALRB representative for the project and that she had attended a number of the site plan review meetings. Ms. Weichmann-Morris stated that she attended two meetings, but her role was limited to the TDRs. Mr. Dudka responded that his concern is that the TDRs will be transferred to a site directly opposite a historic district. As a result, there is a potential conflict due to the proposed building's proximity to Colonial Village. Ms. Ballo listed other sites that the HALRB had commented on in the vicinity, noting that the prior applicants attended a single meeting of the HALRB to discuss potential impacts to historic resources and compatibility with the existing built environment.

Mr. Kinney added that there is no analysis of sending/receiving TDR sites for the Courthouse/Rosslyn area. In addition, Arlington County fails to have a TDR bank which limits the flexibility of the policy. With Site Plan approval timelines, there is inadequate ability to find perfect sites. He suggested that the additional density on the Wells Fargo/Wendy's site is appropriate due to its proximity to the Metro and proposed/potential surrounding construction in the Courthouse neighborhood.

The Chairman stated that the proposed terra cotta appears very orange and fails to meld with traditional brick. The applicants stated the coloring on the print out may be misleading and that they are trying to marry the brick and terra cotta. Mr. Craig stated that the HALRB prefers to see sample boards in order to accurately comment on the appropriateness of such materials. The architects stated that they are still refining materials and sourcing samples.

Mr. Dudka asked about the plans for the row of restaurants on the northern side of Wilson Boulevard. Staff stated that the buildings were addressed in an outdated planning study and will not be included in the sector plan addendum presently under consideration. Mr. Dudka stated that this block and Colonial Village are the context of the proposed building. The uncertainty of the surrounding development and the lack of a clear guidance may result in the proposed Wells Fargo/Wendy's building as defining future development.

Mr. Dudka complimented the applicant's rendering of the building in relation to Colonial Village. On the north elevation, he noted that the building is setback at its eighth story. He asked the applicants if they studied lowering the setback in order to ease the transition to the greater height. Mr. Roleman noted that site conditions restricted pulling the building back any further. He added that the building projects out a couple of feet above the first two floors and that the two-story retail/base is created by the use of glass before it transitions to terra cotta.

Mr. Dudka suggested that the terra cotta reads as a thin element or a wrapping on the building. He remarked that the proposal may be more successful if it was more substantial and appeared as a solid element. In addition, the tower element accentuated the building's height. This may or may not be



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appropriate depending on future surrounding development. Mr. Kinney noted that any development at the JBG building (Landmark block) will lessen the visibility of the tower element.

Mr. Matta asked if the glass twisting tower element would be reflective glass. The architects stated that the glass may have a dot screen or some other type of pattern. Mr. Matta commented if the glass was reflective it could be an issue with pedestrian and automobile traffic. Mr. Roleman stated that the glass would not reflect sunlight.

Mr. Matta noted that the terra cotta appeared rather thin and compared it to cardboard, particularly at the locations where the glass turns into the terra cotta. He recommended that the terra cotta turns into the glass in order to hide its edge. Mr. Roleman responded that the return of the terra cotta will show sufficient depth.

The Chairman thanked the applicants for the presentation and directed the discussion to the easement for Wakefield and Courthouse Manor.

Ms. Ballo commented that Arlington County and the applicants are working on finalizing the easement. The easement will protect the envelope of the buildings and all of the character defining elements of the garden apartments. In addition, the document will outline the process for review and approval of any modifications, additions, or alterations. The HALRB would review any major renovations/demolitions, but HP staff would review any other minor projects on behalf of the County Manager. The final approval of all (major/minor) proposals rests with the County Manager since it is an easement. She complimented Ralph Johnson, the owner of the property, for being an excellent steward. Photographic documentation of the exterior would be submitted as part of the record. Mr. Dudka asked if any interior elements are included. Ms. Liccese-Torres responded that the easement will include only the exterior of the building.

Mr. Kinney noted that the buildings will need to be upgraded with standard amenities (particularly HVAC) in the near future.

The Chairman thanked the applicants for attending the meeting.

## REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman's Report: The Chairman asked for a report from the Nominating Committee. Ms. Solo and Mr. Laporte nominated Ms. Joan Lawrence and Mr. Charles Matta to serve as the Chairman and Vice-Chairman, respectively. HARLB unanimously appointed Ms. Lawrence and Mr. Matta.

The Chairman noted that Ms. Weichmann-Morris would not seek reappointment to the HALRB. She thanked her for her service.

The Chairman stated that Mr. Dudka, Mr. Craig, and Mr. Vincent were reappointed to the HALRB. In addition, the County Board appointed Greg Holcomb to serve on the HALRB. Mr. Holcomb first meeting will be in January 2015.



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B) Survey: None.

C) Site Plan Review: Ms. Liccese-Torres stated that Arlington Public Schools will be holding a meeting regarding the future of the Stratford and Wilson school sites, programmatic needs, and the potential relocation of the existing programs. Mr. Laporte stated that the Superintendent will recommend moving the Woodlawn program from Stratford to a new building on the Wilson site. As part of an addition, three hundred new seats will be added to the Stratford site. Ms. Ballo confirmed that the historic Stratford building will not be demolished and the façade along Vacation Lane will remain intact. Ms. Liccese-Torres stated that Arlington Public Schools will remain in contact with Historic Preservation staff during the design process.

Ms. Ballo stated that Carver Homes will be presenting at the January 2015 HALRB hearing. The historic garden apartments will be demolished in favor of townhouses. The items will be heard by the HALRB since it is ranked as an important building on the Historic Resources Inventory (HRI). The applicants are proposing to furnish a number of the historic markers.

The Chairman reminded the HALRB that staff received a request to designate the building as a local historic district. Ms. Liccese-Torres stated that all materials will be available a week before the HALRB meeting. She added that next month's meeting will be held in the County Board Room due to the number of expected public comments. The Chairman requested that the HALRB members visit the school.

Staff and Other Reports: Ms. Liccese-Torres stated that the Unitarian Universalist Church of Arlington was listed on the National Register of Historic Places.

Ms. Liccese-Torres commented that the Virginia Tech Design Studio Class successfully presented various projects to a panel at Central Library on "hidden" Arlington. In particular, she discussed the success of the Little Saigon (Clarendon) project and recommended the HALRB watch the student's YouTube video. The next step for HP staff will be to create a commemorative marker or monument to celebrate this part of Arlington County's history.

The meeting adjourned at 9:37.