



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, April 15, 2015
2100 Clarendon Boulevard
Conference Rooms Cherry and Dogwood**

MEMBERS PRESENT: Joan Lawrence, Chairman
Robert Dudka
Greg Holcomb
Gerry Laporte
Andy Wenchel
Richard Woodruff
Nathan Uldricks

MEMBERS EXCUSED: Charles Matta, Vice Chairman
Tova Solo
Kevin Vincent
Mark Turnbull
Charles Craig

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 7:34 pm. Mr. Liebertz called the roll and determined there was a quorum.

MEETING MINUTES FROM FEBRUARY 18, 2015, AND MARCH 18, 2015

The Chairman called for a motion or comments on the February and March meeting minutes. Mr. Holcomb moved to approve the February 18, 2015, meeting minutes. Mr. Dudka seconded the motion and it passed 6-0-1 (Mr. Uldricks abstained). Mr. Holcomb moved to approve the March 18, 2015, meeting minutes. Mr. Woodruff seconded the motion and it passed 6-0-1 (Mr. Uldricks abstained).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated that there were no public hearing items and that there were two cases on the Consent Agenda. The Chairman called for a motion on the consent agenda. Mr. Woodruff moved to approve the consent agenda. Mr. Wenchel seconded the motion and it passed unanimously (7-0).

- CONSENT AGENDA (CoAs):**
- 1) 2309 North Kenmore Street
Knut Scholl
Maywood Historic District
HALRB Case 15-03A (HP1500006)
Request to replace seventeen non-historic aluminum-sash windows with new wood windows.
 - 2) 4301-4327 North Glebe Road
Buckingham Village LLC (Parcel B)
Buckingham Village Historic District
HALRB Case 11-40A (HP1500008)
Request to amend CoA 11-40 in order to locate the approved monument sign to mid-block on North Pershing Drive.

DISCUSSION AGENDA 1) None

ADMINISTRATIVE COAs 1) None

DISCUSSION ITEM: ARLINGTON LODGE NO. 58 HISTORIC MARKER

The Chairman welcomed Mr. Julius Spain, Sr., Mr. Warren Jones, and Mr. Earl Valentine of Arlington Lodge No. 58. Mr. Spain thanked the HALRB for their service and provided background information on the history of Arlington Lodge No. 58. He stated that he approached Arlington County Historic Preservation Staff regarding recognition of the lodge after the unveiling ceremony for the Green Valley Pharmacy Historic Marker. He noted that Leonard “Doc” Muse is a current member of the lodge. Mr. Spain stated that county staff suggested the creation of a historic marker. The lodge approached the Nauck Revitalization Organization (NRO), Nauck Civic Association, and local business leaders who were all supportive of the proposal. He listed the community outreach and charitable work performed by the lodge including but not limited to its scholarship program.

Ms. Liccese-Torres presented the marker to the HALRB. Mr. Spain thanked staff for the design and use of historic photographs that highlighted aspects of the lodge’s history. He noted the accomplishments of many former leaders including Henry L. Holmes. Ms. Liccese-Torres thanked Mr. Spain for escorting staff to the Grand Lodge of Virginia’s office in Richmond and thanked Mr. Liebertz for designing the marker.

Mr. Valentine repeated many of the sentiments made by Mr. Spain and elaborated on the history of the lodge.

Mr. Liebertz stated that QRC codes (stickers) will be placed on the marker. This will allow the reader to immediately link to the Nauck/Green Valley Heritage Project (<https://nauck.omeka.net>) by means of a

smart device. Arlington Lodge No. 58 will be given its own subpage to post photographs and recollections about the history of the lodge and its former members.

Mr. Liebertz added that the location of the marker will be in front of the present-day lodge building, but that the exact spot has not been determined.

Mr. Dudka raised the question about utilizing the Sheraton Hotel as a landmark for the former Stevens Lodge Building on the historic marker. If the business/ownership changes, it would no longer be a valid sentence. On the other hand, Mr. Dudka stated that it is important to have it because he would not have been able to place the location of the former building without reference to the Sheraton. Mr. Liebertz responded that he will add below the county logo “erected in 2015” in order to date the creation of the marker. The board agreed that this will sufficiently address the issue. The Chairman stated that the maker could be updated at a later date as well.

Mr. LaPorte commented on a misspelling in the description of Henry Holmes. The word “alumni” should be changed to “alumnus.” He requested that the word “now” be added when discussing Alexandria County.

Mr. Woodruff asked Mr. Spain about the meaning of “F&AM.” Mr. Spain responded with the explanation of the acronyms and its historical connotation. F&AM stands for free and accepted masons.

The Chairman called for a motion of support. Mr. Woodruff moved to approve the marker with the clarifications discussed. Mr. Holcomb seconded the motion and it passed unanimously. The celebration for the marker will be held on June 6, 2015.

PRESENTATION: AFFRODABLE HOUSING STUDY

The Chairman welcomed David Cristeal, Arlington County Director of Housing. The Chairman briefly discussed her involvement with the Affordable Housing Taskforce and the Affordable Housing Study draft report before the HALRB. She noted that the report is far into the process with an upcoming request to advertise for the County Board in June 2015. Mr. Cristeal discussed the various reports and presented a PowerPoint. He noted the overlap of affordable housing and historic preservation with the numerous affordable garden apartment complexes in the county. He then generally discussed the issues and challenges that Arlington County faces in regards to affordable housing. Mr. Cristeal summarized the findings of the report and welcomed questions. Ms. Lawrence added that the Affordable Housing Taskforce discussed the potential of home share and reducing the regulations regarding the Accessory Dwelling Units.

Ms. Liccese-Torres requested that the state and local historic preservation tax credits be listed as one of the plan’s financial tools. She commended the Housing Department for including the Partial Property Tax Exemption. Ms. Cristeal stated that the lack of historic tax credits was not a purposeful omission and will be added. Mr. Cristeal asked if historic preservation tax credits are applicable for single-family dwellings. The Chairman stated that the tax credits applies to single-family home owners as well. Mr. Woodruff discussed his experience with receiving the tax credit. Mr. Cristeal stated that he is open to ideas on how best to exploit the available financial tools. He noted that only a dozen properties have taken advantage of the Partial Property Tax Exemption. Ms. Ballo noted that rehabilitation project must meet a certain financial threshold to be eligible for historic preservation tax credits. Due to the County’s high property assessment values, renovations often fail to meet the minimum tax credit threshold resulting in \$750,000 and \$1,000,000 tear downs. Ms. Ballo asked if there is concern that affordable housing will be limited to rental housing and excluded largely from single-family dwelling communities. Mr. Cristeal responded that

there are tools within the study, but the single-family neighborhoods primarily rely on the Accessory Dwelling Units. He stated that addressing the issue of tax assessments (land vs. building value) would alleviate many of the issues. The Chairman stated that the Affordable Housing Taskforce focused less on the single-family neighborhoods.

Mr. LaPorte suggested removing the picture of the First Baptist Church from the front cover of the report. He stated there are still bitter sentiments in the community regarding the development.

Ms. Liccese-Torres asked when Housing needed comments from the HALRB. Mr. Cristeal asked for written comments before the end of May 2015. He stated that many of the ideas shared in this meeting should be included in the record. He noted that there is a commitment to make the documents as ambitious as possible. The Chairman stated that the board would review a letter at the May HALRB meeting and submit the letter to the County Board and Housing staff following the meeting. The item will be advertised by the County Board in June and heard in July.

PRESENTATION: COURTHOUSE SQUARE SECTOR PLAN ADDENDUM

Ms. Liccese-Torres introduced Ms. Margaret Rhodes, Arlington County Planner. Ms. Rhodes updated the HALRB on the progress of the Envision Courthouse Square study with particular focus on the proposed recommendations for the historic buildings on the Landmark Block. The draft sector plan addendum will be presented to the County Board this summer. Ms. Rhodes presented a PowerPoint and discussed the nine key ideas of the plan (enhanced county seat, creation of a central square, parking garage, central metro access, diverse walkable streets, potential county administration building, etc.).

In terms of the cultural resources, Ms. Rhodes noted the key recommendations: 1) public art (permanent and temporary); 2) retention of the memorial trees and creation of a memorial grove; and 3) retention and enhancement of the farmer's market. Ms. Rhodes discussed the recommendations for historic preservation. The sector plan addendum recommends that five buildings be considered for historic preservation at the time of a final site plan application. The buildings are the: Investment Building (emergency homeless shelter), First Federal Savings & Loan Building (Cosi), Simmonds Building (Jerry's Subs); Conklyn Building (Boston Market); and 2042-2044 Clarendon Boulevard (print shop). All of these buildings are on the Landmark Block. In regards to the Simmonds Building, the addendum will call for its preservation or relocation. Ms. Rhodes added that there are two historic markers that will be maintained or enhanced and a Phase 1A Archeological Survey will be undertaken in the parking lot due to the greatest opportunity for historic artifacts.

Mr. Liebertz reviewed the letter previously submitted by the HALRB to the County Board that outlined their recommendations for the Landmark Block.

Mr. Laporte asked if there were any plans for the cultural resource study to determine if such a resource should be located within Courthouse Square. Ms. Rhodes stated that it will be a recommendation in the sector plan addendum and that Arlington Economic Development is looking to initiate the study in the near future.

Ms. Rhodes suggested that the HALRB review the draft plan (released in the next two weeks) and then determine if there are any additional questions. The Chairman stated that the HALRB would review the document and formulate a letter at the subsequent HALRB hearing.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

- A) Chairman’s Report: The Chairman discussed the outcome of the Wilson School Historic District Designation at the Planning Commission (PC). The PC voted to support the manager’s recommendation to deny historic district designation (5-4).

Mr. Dudka shared the original drawings, his renderings, and potential relocation of the Wilson School. He noted that Charles Robinson (the architect of the Wilson School) testified in favor of the desegregation of public schools before Congress in the 1920s.

Mr. Dudka and the Chairman discussed their individual meetings with each County Board member regarding the designation of the building. The HALRB discussed the upcoming County Board hearing regarding the historic district designation and potential mitigations. The Chairman requested the attendance of all the HALRB members for the purpose of solidarity.

- B) Survey: Mr. Liebertz discussed timing for two upcoming historic district designations. The Cambridge Courts Local Historic District and Hermitage Local Historic District will be presented to the HALRB in June and to the County Board in the Fall 2015.

Ms. Ballo shared APS’s upcoming timeline for the Stratford Junior High renovation/addition and the forthcoming Historic District Designation. Mr. Dudka discussed his attendance of APS’ Building Level Planning Committee (BLPC) and Public Facilities Review Committee (PRFC). Internal deadlines for these two committees are in June 2015. Ms. Ballo stated the difference between the two different school committees and shared their schedules.

Mr. Dudka noted that the main issue moving forward will be the timing of the designation in relation to the design recommendations/milestones and approvals. Mr. Dudka suggested that APS treats the building as designated in order to alleviate the HALRB’s concerns. He added that school’s main concerns are providing the necessary seats and timeframe. In addition, the proposed addition is two-fold. There will a second 300-seat addition in ten to fifteen years from now.

The HALRB discussed initial ideas and concepts regarding the historic district designation, design guidelines, and the proposed addition and circulation. Ms. Ballo reminded the HALRB that APS leadership stated that the School Board is supportive of the historic designation. She also stated that Quinn Evans (the architecture firm hired for the addition) was enthusiastic regarding the design of this vernacular International-styled building.

- C) Site Plan Review: [See above for the Stratford Junior High PFRC process]

- D) Staff reports: Ms. Liccese-Torres reminded the HALRB that the Little Saigon Event is on May 9, 2015, from 1 PM to 3 PM. The second Historic House Research Workshop is on May 13, 2015.

The meeting adjourned at 9:45 pm.