



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, August 19, 2015
2100 Clarendon Boulevard
Conference Rooms Cherry and Dogwood

MEMBERS PRESENT:

Joan Lawrence, Chairman
Charles Craig
Robert Dudka
Greg Holcomb
Gerry Laporte
Mark Turnbull
Kevin Vincent
Andrew Wenchel
Richard Woodruff

MEMBERS EXCUSED:

Craig Deering
Charles Matta, Vice Chairman
Tova Solo

STAFF:

Cynthia Liccese-Torres, Program Coordinator
Rebecca Ballo, Preservation Planner

ROLL CALL & CALL TO ORDER

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

MEETING MINUTES FROM JULY 15, 2015

The Chairman called for a motion or comments on the July meeting minutes. There were no comments. Mr. Craig moved to approve the draft July 15, 2015, meeting minutes. Mr. Woodruff seconded the motion and it passed unanimously with Mr. Turnbull abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedure regarding speaker slips. She stated that there were three items on the consent agenda and one on the discussion agenda. The Chairman asked for a motion on the consent agenda. Mr. Laporte moved to approve the consent agenda; Mr. Holcomb seconded and the motion passed unanimously.

CONSENT AGENDA (CoAs):

- 1) 1903 Key Boulevard
Colonial Village III Condominium Association
Colonial Village Historic District
HALRB Case 15-09 (HP1500019)
Request to remove eleven (11) trees and plant replacement trees.

- 2) 2165 North Lincoln Street
Brian & Amanda Davis
Maywood Historic District
HALRB Case 15-10 (HP1500020)
Request to re-gravel the driveway and an alteration to add a drystack stone wall.

- 3) 2201 North Lincoln Street
Caroline Schmidt
Maywood Historic District
HALRB Case 15-11 (HP1500021)
Request for an alteration to install new concrete driveway.

DISCUSSION AGENDA

- 1) 400 North Manchester Street
Department of Parks and Recreation, Arlington County Government
Reevesland Historic District
HALRB Case 15-13 (HP1500023)
Request to demolish garage, reconfigure and resurface existing driveway, add new hardscape features, and remove two trees. Additional consideration of a Unified Residential Development (URD) within the historic district.

Ms. Diane Probus from the County’s Department of Parks and Recreation (DPR) gave the staff presentation on the CoA request. She described each item under consideration in the CoA application and showed images of the property and areas proposed to be altered.

Ms. Ballo presented the staff report. She stated that staff supports the CoA application for all items, including the demolition of the garage. She noted that the garage was constructed in 1956 with materials salvaged from the 1930s dairy barn. Reevesland was locally designated and determined to merit historic district status based on the history of the property and its association with the rural and agricultural history of Arlington. As many know already, this was the last operating dairy farm in Arlington. The period of significance for the historic district encompasses the years that the Reeves family operated their dairy. While Mr. Reeves continued to live on the property long after the dairy ceased operations, those years are outside of the period of significance for the site. Only those structures associated with the period of significance—the farmhouse and milk shed—are considered to be historically significant. The 1930s dairy barn, if it still existed in its original location and remained largely unaltered, would be significant, but that is not the case. The garage does not contain historic significance in and of itself, nor are the materials or

construction methods distinctive or unique. The concrete blocks used to build the garage were ubiquitous in Arlington construction in the first half of the 20th century. For these reasons, staff finds the demolition of the garage would not adversely impact the historic district. Staff finds that the CoA request, in all parts, meets the Secretary of the Interior’s Standards as stated in the staff report, and recommends approval.

Mr. Dudka gave the DRC report. He stated that the DRC came to the same conclusions as staff. The DRC found the materials for the proposed driveway, parking pad, and access road to be appropriate and unobtrusive. The DRC thought that the materials from the garage should be salvaged and made available to the public for use in additions or renovations to other historic Arlington homes.

The Chairman thanked DPR staff, HP Staff, and the DRC for their presentations. She next called the public speakers for this item; there were 7 speakers.

James Love, 5900 5th Street North

- Lives 2 blocks from the house.
- Dissatisfied with the notification requirements for this meeting.
- There is a big rush to sell the land. Asks for more time and more transparency.
- Asks HALRB to not approve and put the case on hold.

Nancy Fitzgerald, 6017 6th Street North

- Resident of Boulevard Manor and Pastor at Church of the Brethren.
- Thanks HALRB as the gatekeepers of Arlington’s history.
- Asks HALRB to deny CoA request and the sale.
- Do not add the HALRB voice to the rush to sell the land.

Sandra Kalscheur, 5919 4th Street North

- Chair of Reevesland Learning Center (RLC).
- RLC opposes the sale of the site.
- Recommends denial of CoA and the URD.
- Proposal does not meet pipestem requirements.
- Proposal does not adequately protect the farmhouse.
- Too many unknowns to make a decision.

Sandra Spear, 6033 6th Street North

- Lives in the neighborhood and is chairing a new group that is trying to save the farmhouse [Friends of Reeves Farmhouse].
- Thinks garage should be saved and this group would like to adaptively reuse it as part of the interpretation of the site.
- Does not want to waste potential on site assets.
- The only reason to demolish the garage would be to make a path if there is a private owner.
- If HALRB approves the CoA, direct the County Board to wait the entire year before proceeding with the demolition.

Ronald Battocchi, 5900 4th Road North

- He is the Vice Chair of the Reevesland Learning Center.
- Asks HALRB to oppose the URD.
- Over 600 people signed a petition against the sale of the property.

- Rubber stamping the decision of the County Board would be a mistake.

Karl VanNewkirk, 1116 North Rochester Street

- President of the Arlington Historical Society (AHS) and the AHS representative to the Friends of Reeves Farmhouse group.
- Probably not much justification to turn down the CoA request on its own, but it does not make much sense to tear down the garage.
- Asks for a deferral or to ask the County Board not to implement the garage demolition for a few months to allow the Friends of Reeves Farmhouse group to develop their plans.

Joan Horwitt, 5935 5th Road North

- Has worked with the HALRB and RLC to get learning gardens established on the property.
- Reiterated the goals and work of the RLC.
- All of the property should remain in the public domain.
- Asks HALRB to deny CoA request and recommend denial of the URD.
- Objects to the County Board vote in May to set this process in motion.
- Expects the HALRB to provide a needed counterweight to the County Board.

The Chairman thanked all of the public speakers and stated the matter is now with the HALRB.

Mr. Dudka asked for more information about the URD proposal. Ms. Probus, Ms. Ballo, and Mr. Peter Schulz from the Planning Department gave a Powerpoint presentation on the URD submission. The Chairman thanked staff for the additional presentation and asked the members for comments on either the CoA or the URD or both.

Mr. Craig stated that at one time the DRC heard a case about foundation work at Reevesland. He asked whether or not a private buyer would be expected to do this work. Ms. Probus replied that yes certain sections of the foundation would need work. Mr. Craig also asked if the County would maintain its portion of the driveway and Ms. Probus responded affirmatively. Lastly, Mr. Craig asked whether a buyer would have to show they have the means to improve the property. Ms. Ballo replied that they would.

Mr. Woodruff asked why the County did not complete the foundation work as originally planned. Ms. Ballo replied that the design phase revealed that the repairs would have cost more than what had been allocated; thus the County Board directed staff to halt the project. She added that the standards to renovate the house for use as a public facility are more rigorous (thereby more expensive) than for a single-family use.

Mr. Laporte stated that he has been working with Preservation Arlington and the new Friends of Reeves Farmhouse group on their plans. Because of that he would not be voting, but he did intend to participate in the discussion. He asked about the area shown for proposed additions or additional construction of outbuildings as part of the URD lot. He expressed concern about impacting the historic integrity of the district. He asked for clarification about whether the HALRB would have to approve construction there, stating that it seemed unlikely that they would. There was some discussion about this idea. Staff responded that any new construction would require HALRB review. The area shown for new construction is shown on the URD not to encourage it, but to show that this would be the only area where it could be considered. Showing it on the plan is not meant to be construed as tacit approval by the HALRB for said future construction. There also was some discussion about a new garage and the parking pad spaces. Staff clarified

that the parking pad is necessary to provide the 2 spaces required under the URD. If an owner builds a new garage that can provide 1 or 2 parking spots, they would not be required to maintain that parking pad.

On a recent visit to the property, Mr. Laporte said the blocks are just regular concrete blocks and not rusticated. He thought these are not worth preserving and it would be an unreasonable burden to ask the County to save them.

Mr. Vincent asked for clarification that the existing driveway is asphalt; staff agreed. He stated that public ownership is not always the best method to achieve historic preservation. The idea of a preservation easement is even better than the [local] historic district protections. While he thinks that preservation through a public use is better than through private ownership, the status quo cannot continue for Reevesland. He does not think the HALRB needs to rush a decision and they could provide a recommendation to not lock in the County if this outside group [Friends of Reeves Farmhouse] is successful in its effort to preserve the house. He would like the HALRB to review the preservation easements before the subdivision and would recommend no irreversible action until the easements have been reviewed. He does understand the County's frustration in all this and the need to find a viable financial partner.

Mr. Dudka said he agreed with Mr. Vincent and stated he is not convinced action needs to be taken on the garage right now since it is not within the URD parcel. It would be a shame to precipitously demolish it. The HALRB could defer demolition for now and recommend a deadline for other groups to come up with a proposal.

The Chairman asked staff what would occur if the HALRB chose not to approve the CoA at this time. Mr. Schulz replied that the parking pad must be created as required for subdivision of the lot. The other items would not impact the subdivision.

The HALRB took a straw poll and the majority came out in favor of deferral. Mr. Vincent stated that he does not see that the HALRB needs to approve the CoA in order for the Planning Commission or the County Board to act on the URD.

Mr. Wenchel stated that he does not think the garage should be demolished until there is definitely a buyer for the new lot.

The Chairman moved to defer consideration of the entire CoA request and the URD until the November HALRB hearing. The HALRB also asked to review a potential preservation easement at that time. Mr. Woodruff seconded the motion and it passed 8-0-1 with Mr. Laporte abstaining. The HALRB will reconsider the case on November 18th.

ADMINISTRATIVE COAs

- 1) ACoA 15-06: 2917 23rd Street North, satellite dish.
- 2) ACoA 15-07: 3618 22nd Street North, a/c unit.
- 3) ACoA 15-08: 2206 North Kenmore Street, chain link fence removal.

Discussion Item: Carver Homes Historic Markers

Ms. Stefanie Smith with Elm Street Development and Ms. Sandra Malm with Craftmark Homes presented the proposed historic markers for the Carver Homes site. These markers are required by the condition of

the use permit that was approved allowing for the demolition of the garden apartment complex and construction of new stacked townhouses. One marker focuses on the history of the cooperative community, while the second focuses on the architect of the community, Albert Cassell. The board discussed the table-top marker with graphics first.

Mr. Vincent stated that the map is useful, but would like the area where Freedman’s Village used to be shown with more than just a star. Other members agreed that the map was a good addition to help set the context for the various places called out.

Mr. Turnbull stated that the map is a great addition, and suggests adding a dashed line to show the extent of Freedman’s Village. He suggested moving the Carver Homes aerial so that it isn’t running into the text.

Mr. Woodruff suggested showing the site of the former Queen’s City (located at the cloverleaf below the Pentagon) with a star.

Ms. Liccese-Torres asked if they could identify the Carver Board members shown in the photograph. Ms. Smith said she would add that in a smaller font.

For the upright marker about Cassell, Mr. Vincent suggested it would be useful to start with place before biography. He asked to move the text about the design of the apartments first, to be followed by more biographical information about Cassell. Mr. Dudka, Mr. Laporte, and Mr. Craig agreed.

The Chairman moved to approve the markers with the suggested changes. Mr. Turnbull agreed and the motion passed unanimously.

Discussion Item: Work Session with Arlington Public Schools on Stratford School Addition

The Chairman welcomed Mr. John Chadwick and Mr. Scott Prisco, Arlington Public Schools (APS) staff, and Ms. Katie Irwin from Quinn Evans Architects. Ms. Irwin briefly presented the project goals and explained some of the details about new studies for a West addition. They are still exploring the West option as both a Phase 1 and Phase 2 addition only. She presented the pros and cons of the West option, including structured parking, siting, potential costs, circulation, and massing issues.

She then presented Options C2 and C3, which were the only two left after a BLPC straw poll removed Option G2. There was some discussion as to when BLPC would be taking a final vote on a preferred option. Mr. Chadwick replied that may not occur at the August 31st meeting given that more work to develop other options is still ongoing.

Ms. Irwin presented some new information on C2, including its own small atrium and area dedicated to honoring the integration story. They are also developing interpretive options. The original door used on the morning of integration and the gym façade would be encompassed by a new, smaller atrium and media center. She finished her presentation with a summary of the pros and cons of C2 and C3. She asked the HALRB for specific feedback to assist the team moving forward.

The Chairman thanked Ms. Irwin and began the HALRB comments and questions. She is of the opinion that the new design should focus on both preserving the architecture and preserving the history of integration at the site, rather than one or the other. The C3 option is just not acceptable from the historic preservation

point of view. Even the applicants have admitted it has a serious adverse impact; another design should be chosen that does not.

In terms of budget, Mr. Prisco stated that the C3 (also called the link) option is \$18.3 million over budget, but without the atrium, it would only be \$12 million over. The C2 (also called the terrace) option costs \$13 million over budget. Mr. Chadwick added, in response to a question about capacity, that the extra 300 seats may or may not be sited at Stratford.

Ms. Susan Cunningham, Chairman of the BLPC for Stratford, stated that the BLPC does not have a formal recommendation at this time. However, if APS shows that ultimately there will be 1,300 kids at this site, then it makes the most sense to build an addition that can accommodate all of that growth at one time.

Mr. Vincent asked where the parking would be accommodated in the Phase 2 construction for the C3 option. Mr. Chadwick stated that it would be sited underneath the Phase 2 addition, which is shown on the west side of the property, over the DPR parking lot. Mr. Vincent stated that he remains convinced that neither the C2 nor the C3 option are compatible with this building. He holds that the West option is the best for historic preservation.

Mr. Craig stated that really the HALRB should be concerned with Phase 1. It would be a shame to visually obliterate the façade with a C3 scheme and then come to find that Phase 2 will not be built at all.

Mr. Dudka stated that it is crucial that the history of the site remain as accessible to the larger community as possible.

The Chairman remarked that both the rear facade and the entire school are valuable to the community and the building's historic sense of place would be lost if a new addition conceals the historic building. She stated that she preferred something at either end, but conceded that C2 could potentially work with more changes.

Mr. Dudka stated that he understands A3 (East option) was removed early on and he does understand the issues with circulation. However, with the inside of the building reorganized, it could potentially work. There was some discussion about potential impacts to the RPA. Mr. Dudka stated that the A3 option should be revisited. The C2 option is still more preferable than C3. The West option as shown is enormous, but should be reexamined in a Phase 1 scheme only.

The Chairman added that the C3 scheme has been on the table since the last addition was constructed in 2004, so it is not a new response to the issues at the site.

There was discussion as to whether or not a road through the site is a foregone conclusion. Mr. Chadwick stated that two options will be presented: one with a new driveway, and one without.

Mr. Dudka stated that both C2 and C3 make substantial changes to the context of the building and the site. C2 moves the field and creates a new entry plaza. He maintains that placing an addition on either end of the building would be a preferred option.

The Chairman asked if the entry plaza at C2 could be eliminated or shifted further to the south or west. Ms. Irwin stated they could examine that.

Mr. Craig asked if the new gym scheme for C2 would meet future needs. Mr. Chadwick replied that it would.

Ms. Ballo asked for clarification on the parent drop off area for C2. If a new driveway is not built, where would the drop off be located? Ms. Irwin replied that it would be back by the music wing.

There was more discussion about shifting the drop off area to the current DPR parking lot. Mr. Dudka asked if it could be located at the end of the C2 building.

Mr. Turnbull stated that C2 has some potential to work well.

Mr. Vincent stated that he thinks it would be a mistake to recommend C2 or C3, but would advocate building on either the west end, or the east end, or both. Mr. Woodruff agreed.

Mr. Chadwick stated there are serious budget issues still to be dealt with and that would likely inform the options as they progress.

The Chairman stated that during this process she was reminded of the axiom “First Do No Harm”, and that should be the HALRB’s guidance for the design of the new addition.

Mr. Woodruff asked APS staff about the cause of cost overruns for both the Stratford and Wilson projects. Mr. Chadwick discussed escalation costs, scope creep, and other factors.

The Chairman stated the HALRB would write a letter with their recommendation for the School Board. She thanked APS staff and the Quinn Evans team for their participation.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

Ms. Ballo said that staff will be bringing two local historic district designations (for the Hermitage and Cambridge Courts) forward to the HALRB this fall. Several site plan projects, including Arlington Presbyterian Church and Rappahannock Coffee, will be coming to the HALRB likely next month. Ms. Ballo also reminded members about two upcoming preservation conferences – the Preservation Virginia Conference in Richmond in October and the National Trust conference in DC in November.

The meeting adjourned at 10:30 pm.