



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, September 16, 2015
2100 Clarendon Boulevard
Conference Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Joan Lawrence, Chairman
Charles Matta, Vice Chairman
Robert Dudka
Greg Holcomb
Gerry Laporte
Tova Solo
Mark Turnbull
Kevin Vincent
Richard Woodruff

MEMBERS EXCUSED:

Charles Craig
Craig Deering
Andrew Wenchel

STAFF:

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

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:35 pm. Mr. Liebertz called the roll and determined there was a quorum.

MEETING MINUTES FROM AUGUST 19, 2015

The Chairman called for a motion or comments on the draft August 19, 2015 meeting minutes. There were no comments. Mr. Turnbull moved to approve the meeting minutes. Mr. Dudka seconded the motion and it passed unanimously (7-0-2). Ms. Solo and Mr. Matta abstained.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedures regarding speaker slips. She stated that there were five 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. Turnbull seconded and the motion passed unanimously (8-0-1). Mr. Vincent abstained.

CONSENT AGENDA (CoAs):

- 1) 2338-2354 and 2406-2408 Columbia Pike
Four Mile Run Associates, LLC c/o B.M. Smith & Associates, Inc.
Columbia Pike Form Based Code Project
HALRB Case 14-11 (HP1400018)
Request to construct a new six-story mixed-use residential building incorporating the historic facades at 2338-2354 and 2406-2408 Columbia Pike.
- 2) 2343 North Fillmore Street
Vinai & Barbara Thummalapally
Maywood Historic District
HALRB Case 15-12 (HP1500022)
Request for partial demolition and construction of an addition, extended deck, and lower patio.
- 3) 2338 North Fillmore Street
Jason Desplechin
Maywood Historic District
HALRB Case 15-14 (HP1500025)
Request to add basement egress windows, new basement stairway, and egress door.
- 4) 2211 North Kenmore Street
Edith Marshall
Maywood Historic District
HALRB Case 15-15 (HP1500026)
Request to replace 16 windows with one-over-one wood-sash windows.
- 5) 3308 22nd Street North
Adam Namm
Maywood Historic District
HALRB Case 15-18 (HP1500029)
Request to remove a 28"-diameter Catalpa in side yard.

DISCUSSION AGENDA

- 1) 2204 North Kenmore Street
David & Maria Greene
Maywood Historic District
HALRB Cases 15-16 (HP1500027)
Request to demolish a non-contributing garage.

Discussion Item: Red Top Cab Site Plan

The Chairman welcomed the representatives of the Red Top Cab Site Plan. Matthew Roberts, attorney at the law firm of Bean Kinney & Korman, introduced the site plan on behalf of the Shooshan Company (the developers of the project). Ms. Ballo briefly discussed the single historic resource on the site. She noted that the building retains a high degree of architectural integrity and is a remnant of the mid-twentieth century commercial district in Clarendon. The building is ranked as Important in the Historic Resources Inventory (HRI). Any building ranked as Important in the HRI requires HALRB input as part of any development project. The HALRB will forward a letter to the County Board with comments related to the proposal.

Brian Scull, Director of Commercial Development for the Shooshan Company, presented the proposed site plan and the demolition of the HRI-Important building to the HALRB. His overview included the benefits of the development, the design of the building, and the realignment of surrounding streets. He noted that the neighborhoods supported the demolition of the historic resource and its inclusion into the site plan.

Ms. Solo asked the applicant about the proposed use of the building. Mr. Scull stated that the building will be primarily residential other than 4,000 square feet dedicated to retail.

Ms. Ballo noted that the developer will be asked to document the building and salvage any architectural elements prior to demolition. These materials will be donated to local non-profits, etc. Mr. Scull responded that the developer has no objections to these requests.

Mr. Matta asked if the utility lines will be buried. Mr. Scull confirmed that all utility lines will be buried underground.

Mr. Laporte asked if the project will be completed in two sections. Mr. Scull responded that both phases will be completed in six years (three years for each phase). The Red Top Cab company will continue to occupy the site until the start of development.

The Chairman supported demolition of the historic building. No other members of the HALRB objected. She stated that the HALRB will draft a letter of support for the site plan, but will recommend documentation and salvage of the existing building.

Discussion Item: Arlington Presbyterian Church

The Chairman welcomed the applicants. Kathy Puskar, attorney with the law firm of Walsh-Colucci, introduced the project on behalf of the Arlington Partnership for Affordable Housing (APAH) for the redevelopment of the Arlington Presbyterian Church site on Columbia Pike. The church was previously before the HALRB [in January 2014] for a proposed local historic district designation that the HALRB did not send forward to the County Board. As such, APAH has moved forward with plans for redevelopment as per the requirements of the Columbia Pike Form Based Code (FBC). Ms. Puskar provided an overview of the proposal. She noted that the FBC Advisory Working Group is considering an amendment to the FBC that will allow civic uses in retail spaces that would permit the church to potentially occupy a space in the new building.

The architect for the project presented the design elements of the proposed building. He discussed the residential and retail aspects of the project. He further noted that the proposal called for the reuse of the

church's stone veneer on a retail section of the new building at the corner of Columbia Pike and Lincoln Street.

Ms. Puskar noted that the church members have agreed to coordinate with the Center for Local History, at Arlington Central Library, to record oral histories and provide replications of historical documents located in the corner stone of the existing building. The church will be documented by means of existing drawings in the church archives and photographic documentation previously completed by EHT Tracerics, Inc. Additional photographs will be taken during demolition and construction. The church will salvage and donate architectural elements of the building that are not planned for retention. The developers are considering a plaque that can be placed on the property to document the history of the site.

Ms. Ballo stated that the building is unique as it is listed as a "noteworthy" historic property identified by the community in the Columbia Pike FBC and that suggested some level of preservation in the Plan; however, the FBC does not address this category at all. The staff interpretation is that it is meant to be a site-by-site evaluation. Taking that into consideration, staff proposed a number of preservation mitigation measures that have been proposed in other site plan applications. Staff asked that the church be documented to HABS-standards, but the applicant is proposing to use existing drawings and photographic documentation. Staff agrees that this will fulfill the intent of preserving the architectural history of the church.

Mr. Matta asked the applicant about the future of the daycare center located in the existing building. Ms. Puskar replied there is no intent to have the daycare return, but APAH is working with FunShine to find a new location offsite.

The Chairman confirmed that all units will be committed affordable units.

The Chairman asked how much of the stone from the church will be reused. Ms. Puskar did not have a percentage, but stated it will serve as a focal feature on the corner of the new building. The Chairman asked the applicant if they considered the reuse of other materials (i.e., Palladian windows). Ms. Puskar responded that the applicants considered it, but decided not to utilize the materials. The Chairman stated that she had hoped to see additional building elements in the proposal. The proposed building is a generic design that is replacing something unique to the Pike. The Chairman suggested that some of the historic memorabilia and photographs also be available in the lobbies and on site.

Mr. Matta asked if the design would be changed if the church decided to return. Ms. Puskar stated that the design would remain the same as the church would be in a storefront retail space. Mr. Matta stated it may be more appropriate to alter the design to accommodate the existence of a church. Ms. Puskar responded that the church itself decided to expand its mission and move beyond the typical form of a church. Ms. Jill Norcross, representative of and project manager for Arlington Presbyterian Church, stated that the church is not interested in a typical worship setting and has no issue with utilizing a retail space.

Ms. Solo asked about the open space on the property. Ms. Puskar stated that the proposal complies with the open space requirements in the Form Based Code. Ms. Solo commented that the space seemed limited.

Mr. Woodruff added that preserving any aspect of the church (i.e., the steeple) would create an unsightly amalgamation.

The Chairman noted that the HALRB supports the reuse of the stone, but would urge the applicant to consider more onsite interpretation than just a historic marker.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

Mr. Turnbull stated that he represented the HALRB at the Planning Commission hearing last week for the proposed Reevesland Unified Residential Development (URD). The Planning Commission voted to support the item (with amendments) and it will move forward to the County Board on Saturday, September 19, 2015. He noted that the recommendation proposes that the official recordation of the subdivision not proceed until directed by the County Board so as to allow for additional time for private groups to come up with alternatives.

The Chairman noted that she will be attending the County Board meeting to discuss the Affordable Housing Master Plan.

Ms. Solo provided information regarding the planning process for the Wilson School.

Mr. Liebertz noted that two local historic district designations (for The Hermitage and Cambridge Courts) will be brought forward to the HALRB in October or November.

Ms. Liccese-Torres provided an update on the Stratford School Local Historic District Designation. The HALRB discussed options moving forward and decided to hold an additional hearing on September 30, 2015, on the matter.

Ms. Ballo also reminded board 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.