



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Neighborhood Services Division

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## MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Wednesday, October 21, 2015  
2100 Clarendon Boulevard  
Lobby Rooms Cherry and Dogwood

### MEMBERS PRESENT:

Joan Lawrence, Chairman  
Charles Craig  
Craig Deering  
Robert Dudka  
Gerry Laporte  
Tova Solo  
Kevin Vincent  
Andrew Wenchel  
Richard Woodruff

### MEMBERS EXCUSED:

Charles Matta, Vice Chairman  
Greg Holcomb  
Mark Turnbull

### STAFF:

John Liebertz, Preservation Planner  
Rebecca Ballo, Preservation Planner

### ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:37 pm. Mr. Liebertz called the roll and determined there was a quorum.

### APPROVAL OF THE SEPTEMBER 16, 2015, AND SEPTEMBER 30, 2015, MEETING MINUTES

The Chairman called for a motion on the September 16, 2015, meeting minutes. There were no corrections or additions. Ms. Solo moved to approve the minutes. Mr. Woodruff seconded the motion and it passed 7-0-2 (Mr. Wenchel and Mr. Craig abstained).

The Chairman called for a motion on the September 30, 2015, meeting minutes. There were no corrections or additions. Mr. Craig moved to approve the minutes. Mr. Wenchel seconded the motion and it passed 7-0-2 (Mr. Woodruff and Ms. Solo abstained).

**PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)**

The Chairman reviewed the public hearing procedures regarding speaker slips. She pulled the sole item on the consent agenda due to a neighboring owner’s objections.

- CONSENT AGENDA:**
- 1) 2313 North Jackson Street  
Theresa Wyatt  
Maywood Historic District  
HALRB Case 14-13B  
Request to amend CoA 14-13A in order to modify the retaining walls and relocated the a/c units.

**PULLED AGENDA ITEM #1: 2313 NORTH JACKSON STREET**

The Chairman asked the historic preservation staff to introduce the project on behalf of the applicant. Mr. Liebertz stated that the neighboring owner objected to the proposed location of the a/c units. The subject units would be parallel to the front of the neighbor’s house due to the deep setback. Mr. Liebertz contacted the representative of the property owners and requested that they screen the a/c units with shrubbery or fencing. All parties agreed that shrubbery would be a sufficient compromise and these elements were added to the proposed site plan.

The Chairman called for a motion on the item. Mr. Vincent moved to approve the CoA with the modifications. Mr. Laporte seconded the motion and it passed unanimously.

**LOCAL HISTORIC DISTRICT DESIGNATION: CAMBRIDGE COURTS**

The Chairman outlined the process for the local historic district designation. She requested individuals who desired to speak on the matter to fill out a speaker slip and submit the form to staff. She directed the public and HALRB to the proposed historic district designation report and the design guidelines.

Mr. Liebertz presented the local historic district designation. He presented a PowerPoint presentation and outlined the public outreach to date, the architectural and historic significance of the property, and the five designation criteria satisfied by the proposed local historic district. Mr. Liebertz stated that the Cambridge Courts Local Historic District meets Designation Criteria A, B, E, G, and K as listed in Section 11.3.4.A.4 of the Arlington County Zoning Ordinance (ACZO). He proceeded to discuss the draft Design Guidelines and noted that these guidelines were a collaboration between the Cambridge Courts Condominium Board and HP staff.

The Chairman asked for additional public speaker slips.

The first public speaker was Gary Young, President of the Cambridge Courts Condominium Association. Mr. Young thanked the HP staff and the HALRB for their efforts. The board learned new information from the report. He noted that the residents are proud of their property and it qualifies for historic preservation. The owners are interested in preserving the property in its current state. The board seeks their consideration and appreciates their effort. Ms. Solo then asked Mr. Young several questions related to the history of Cambridge Courts.

The second public speaker was Lorraine Bailey. She has lived at Cambridge Courts since its conversion to condominiums in the 1980s. She asked the Chairman several questions: 1) What are the benefits of local historic district designation to property owners; 2) Will there be any property tax ramifications; and 3) Who makes the ultimate decision regarding this designation?

The Chairman stated that the ultimate decision to approve or not approve the designation request is made by the County Board. The HALRB recommends to the County Board whether to designate a property as a local historic district. She stated that there would be no change in your property taxes directly related to historic preservation. She noted, however, that studies have shown that historic preservation has increased the value of properties over time. Lastly, the Chairman stated that through local designation the community benefits from the inherent value of preserving places and community. Historic preservation will not prohibit changes, but will help manage future alterations. She added that she is a resident of Maywood, a local historic district, and that it is the only neighborhood without teardowns. At the same time, the houses have changed and expanded in ways that are sensitive to the historic buildings.

Ms. Solo added that historic designation often allows opportunity for owners to apply for tax credits and grants when making improvements and alterations to the building.

Ms. Bailey asked if the County Board will seek input from property owners. The Chairman stated that the Planning Commission and County Board hearings are public meetings where public participation is valued.

The third public speaker was Mr. Ken Keyak. He associated himself with Mr. Young's comments.

The fourth public speaker was Mr. Charles Phillips. He thanked the HP staff and the HALRB for their efforts.

Mr. Liebertz stated that the HP staff received two opposition letters. Frank Elena and Marie Laurie, of 4856 30<sup>th</sup> Street, were in opposition to the historic district. A second individual from the same address also sent a letter of opposition. James Taylor, a property owner at Cambridge Courts, sent an email opposing the historic district due to decreased real estate values and associated restrictions (particularly with the a/c unit and heat condensers).

Mr. Liebertz added that the Condominium Board and staff reworked the draft design guidelines for the a/c units and heat condensers to clarify the language and ensure a straightforward and quick review process.

Mr. Vincent asked if the first two letters in opposition provided a rationale or simply stated that they opposed. Mr. Liebertz responded that they were simply brief comments written on the public notification letter sent by staff. Mr. Vincent asked staff to read the remarks on the letter. Mr. Liebertz quoted the two letters: Letter #1: "Voting no. Not Interested. These are ordinary brick buildings. Ridiculous, another level of bureaucracy." Letter #2: "Ridiculous waste of your time. No, not interested."

Mr. Young remarked that the opposition from the residents who oppose the project is due to concerns that the government is taking over our lives. There is a false sense that the HALRB will tell residents what color to paint walls and where to plant shrubs. He stated that this is not the purpose of the designation. This [designation] is simply a protection of the existing space. We will be protected from developers buying up the property and building a high-rise apartment. Certain residents struggle to understand that we are simply designating the property. Designation will improve property values and create a better investment.

Ms. Bailey (the first public speaker) stated that she fails to see how the designation will benefit the community and is in opposition.

The Chairman opened discussion for the board. Mr. Vincent commented that he is currently residing at Cambridge Courts while his single-family dwelling is under renovation. He praised the community for requesting historic district designation and valuing this unique garden apartment complex. This will save this great property for future generations. This is a great opportunity for Arlington County to enhance the community and its wonderful landscape. He commented on how the layout lends itself to a sense of community.

Mr. Dudka stated that he lives down the street from Cambridge Courts. He praised the complex's architectural value and its high-quality design in comparison to other garden apartment complexes. He noted the location of a bike path/park along the northern edge of the property and that the surrounding community has views of the complex.

Mr. Craig stated that the buildings were well designed. He values the buildings' convenience due to its two-to three-story configuration and its proximity to Washington, D.C. He added that with designation, the community will benefit from the experience of the architects and designers on the HALRB who will ensure that the community is properly respected and will provide design advice to the condominium board/property owners.

Ms. Mary McQuarrie, a resident of Cambridge Courts at 2813 Arlington Boulevard, requested to make a comment. The Chairman granted the request. She noted that Arlington County has lost many of its historical buildings. Cambridge Courts presents green space, genuine buildings, historic value, and a sense of home. There is wildlife and old trees that all add to the sense of community. Cambridge Courts is a prime location that needs to be protected and preserved from potential investors and developers.

Mr. Laporte associated himself with the other board members' positive comments. He stated it is a great place worth preserving. The condominium association should be complimented for taking the lead in requesting historic district designation and that it should serve as a model moving forward to other condominiums in the County. Preserving Cambridge Courts will be seen as a community effort to save a community resource.

A resident of 1737 North Queens Lane at Colonial Village requested to speak. The Chairman granted the request. She supported the historic designation of Cambridge Courts. As a resident of Colonial Village, she appreciated the value that local designation has provided to Colonial Village. She noted the affordability of Cambridge Courts and the ability to raise a family in such a warm, engaging community. The green spaces that Colonial Village and Cambridge Courts offer are unique and convey a different sense of place than single family housing and apartment towers.

Mr. Wenchel noted the historic and architectural value of the complex and supported the proposed historic district designation.

Ms. Solo commended the condominium association for requesting historic district designation. These historic garden apartments are critical to the County and are in danger of being lost to development. She hoped that the next representative of HALRB would be an owner from one of these locally designated properties.

Mr. Young stated that he hopes the Cambridge Courts Historic District sets the standard for other garden apartments (such as Fairlington) to request local historic district designation from the County.

Mr. Liebertz thanked the condominium board, particularly Charles Phillips and Gary Young, in helping the HP staff craft the local historic district designation report and the design guidelines.

The Chairman discussed her experiences with the local historic district designation process for Maywood. In her opinion, individuals who once were in opposition to the historic district have realized over time the value of the local historic district designation. She praised the design of the buildings and landscape of Cambridge Courts. Preserving this site will protect a significant and valuable County asset.

Mr. Woodruff commended Mr. Liebertz and the judgement of the condominium association. He asked who completed the excellent tree survey. Mr. Liebertz stated that Vincent Verweij, the County Forester, evaluated all of the trees on the site and authored that section of the report.

Ms. Bailey asked the HALRB if there were considerations to designate other historically significant garden apartments in Arlington County. The Chairman stated that the HALRB only considers local historic district designations as they are proposed. Ms. Ballo added that there are a number of similar properties that are listed in the National Register of Historic Places or that are protected by historic easements.

The Chairman made the following motion: The HALRB finds that the Cambridge Courts Local Historic District Designation meets Designation Criteria A, B, E, G, and K as outlined in Section 11.3.4.A.4 of the ACZO and that Local Historic District Designation is recommended for the property as described in the Designation Report. Mr. Vincent seconded the motion and it passed unanimously.

The Chairman moved to approve the Design Guidelines as presented to the HALRB. Mr. Woodruff seconded the motion and it passed unanimously.

The Chairman outlined the upcoming process and public hearings. Mr. Liebertz noted that the Planning Commission and County Board hearing will be in December 2015 and January 2016. The condominium board and the owners will be notified in advance.

**DISCUSSION ITEM: COLONIAL VILLAGE WINDOW GUIDELINES**

The Chairman welcomed representatives of Colonial Village: Mike Amatto, President of the Colonial Village III Condominium Board; Chuck Vaughn, Legum & Norman, Manager of Colonial Village II and III; and Ryan McGraw, Revolution Windows. Colonial Village III and a portion of Colonial Village II are located within the local historic district boundary. The Chairman asked Mr. Vaughn to provide additional background for new members of the HALRB.

Mr. Liebertz provided background information on Colonial Village. He stated that the existing windows date primarily from the conversion of this portion of the complex from apartments to condominiums. He discussed the current design guidelines that require a very specific window: an aluminum-clad wood window with certain specifications. Unit owners have objected to the cost of installing these specific windows and many have neglected to replace the deteriorated windows due to these concerns. Mr. Woodruff asked staff to comment on the material of the original windows. Ms. Ballo responded that the original windows were constructed of wood.

Mr. Liebertz stated that staff was approached by Colonial Village III to amend the guidelines to allow for a different type of window material. He commented that the National Park Service (NPS) and the approved National Register Multiple Property Documentation (MPD) on garden apartment complexes in Arlington County considers windows to be a less important architectural element when evaluating the National Register eligibility of garden apartments. The Virginia State Historic Preservation Office and the NPS have approved state and Federal historic tax credits for projects using vinyl windows to replace previous replacement windows. Vinyl windows are never an acceptable substitute when original wood windows still exist. The proposed vinyl windows replicate the appearance of the historic window to the greatest possible extent. Therefore, the HP staff supports amending the existing window guidelines for Colonial Village to allow for greater flexibility to the unit owners.

Mr. Woodruff asked staff how they arrived at the conclusion that the windows are not a character-defining feature of the complex. Mr. Liebertz replied that the MPD evaluated all garden apartment complexes in Arlington County. That analysis determined that replacement windows were not critical in determining if there was a lack of architectural and historic integrity for garden apartments. Character-defining features included of garden apartments include their height, massing, pathways, landscape, relationship to thoroughfares, etc.

Mr. Laporte added that Colonial Village was not listed as a historic district solely based on its classification as a garden apartment, but asked why its classification as a garden apartment should allow for the guidelines to be amended. Mr. Liebertz responded that staff would be of a different opinion if the existing windows were original to the complex, but the current windows date primarily to the 1980s. The guidance given from the state and Federal level indicates an acceptance of alternative/synthetic materials at these complexes.

Ms. Ballo stated that over 90 percent of all the garden apartments in the County have replacement windows. The garden apartments, their history with the Federal Housing Administration, and the different iterations of design between 1934 and 1954, resulted in a National Register significance that did not focus on individual architectural elements such as windows. In regards to the existing (ca. 2002) window guidelines, the former Historic Preservation Coordinator worked closely with the community. There was a concern that the synthetic windows of that period lacked the craftsmanship to mimic historic windows and it would be noticeable. Therefore, a wood-clad window made more sense at that point in time. The quality of synthetic windows, however, has greatly increased in the last 15 years. She reiterated the Federal and state guidance regarding the appropriate use of vinyl windows in garden apartment complexes. Staff believes that the vinyl replacement windows will look appropriate.

Mr. Dudka stated that there is a difference between determining whether the windows are a key element in regards to designation and then preserving the complex after it has been designated. Mr. Dudka suggested that the windows are a key element of the Georgian Revival complex. He added that we need to regard the original wood windows as the standard moving forward and evaluate how proposed windows replicate that appearance. Mr. Woodruff responded that the HALRB requires the installation of wood windows in Maywood and fails to see why this historic district would be treated differently. The Chairman stated that this is limited to garden apartments due to the evaluation of the State Historic Preservation Office and National Park Service relating to window replacement. She does not believe that this evaluation will apply to single-family neighborhoods such as Maywood. Mr. Liebertz discussed the creation of a cohesive district in Maywood where many of the historic dwellings retain their original wood windows.

Mr. Dudka confirmed that the windows would be replaced by individual owners over time. He was concerned about the HALRB approving a single manufacturer/type of window that may or may not be available in the future. Mr. Liebertz stated that the purpose of tonight's meeting is to see if the HALRB would be comfortable amending the guidelines to approve synthetic materials. The representatives have brought a sample window that will serve as a prototype for the design guidelines. The design guidelines will not specify a specific window brand, but will simply list the elements, specifications, profiles, etc., that must be met to qualify for replacement. As a result, these guidelines should be applicable for the foreseeable future.

Mr. Vincent asked staff if property owners at Colonial Village could currently replace their existing windows with pure wood windows. Mr. Liebertz responded that all windows were required to be clad with aluminum. Mr. Vincent recommended that the HALRB does not require only wood windows moving forward. Mr. Woodruff agreed, but stated that the windows of a garden apartment are visible and character-defining features of the buildings.

Ms. Ballo responded that there are other concerns to consider such as maintenance and repair. When Colonial Village II and III were rental apartment units, the management company had employees repair, maintain, and paint the windows. As condominiums, however, the repair is the responsibility of the owners. Repainting and repairing wood windows on upper stories would be costly and difficult to coordinate. For maintenance purposes, clad windows and synthetic windows make more sense at these complexes. She reiterated that the synthetic windows at Arlington County's most important garden apartments (Colonial Village, Buckingham, and Fairlington) have met the highest preservation standards.

Ms. Lawrence asked the applicant if any property owners have requested installing wood windows. Mr. Vaughn replied that no wood windows have been requested. He stated the existing windows are energy inefficient and drafty. Mr. Amatto commented that owners should have the choice to install either wood or alternative material windows so long as there is a consistent exterior appearance. He added that the windows are a key part of the complex.

Mr. Vincent stated that the owners who agreed to historic preservation were of the understanding that they would not be required to install wood windows. He added that the guidelines should allow home owners to return to the original wood window configuration. Mr. Amatto stated that the Condominium Board desired a window that would maintain the aesthetic appeal and lower costs. He believed that the sample window meets both criteria.

Mr. McGraw presented the Paradigm window sample outlined in their proposal (hybrid single-hung, vinyl-sash, one-over-one window with six-over-six simulated divided lights). He noted that the window is the same window installed at Buckingham. He discussed the issues of simulated divided lights and glass thickness. The Paradigm window lacks a screen bevel that often characterizes a vinyl window. He noted that the grid is  $\frac{3}{4}$ " from end to end. The National Park Service approved this window at numerous projects, including the Dahlgreen Apartments in Washington, D.C. Mr. McGraw discussed the ease of maintenance with the window.

The Chairman asked the board to discuss the proposed window as a template for the new guidelines. Mr. Laporte asked for a specification for the windows. Mr. Liebertz stated that the guidelines, to be written by staff, will not require the Paradigm window, but a window that has a matching exterior appearance. Mr. Dudka described it as a form based code for windows, similar to the current specifications. He shared his concerns regarding different iterations of similar windows that could create a hodge-podge appearance.

The Chairman asked for a straw vote regarding the characteristics of the Paradigm window (all the board supported the use of such a window). Mr. Vincent stated that the option for a wood window should be provided. He noted some concerns regarding maintenance. Mr. Craig responded that the construction of a wood window and vinyl window will not look the same. Mr. Vincent noted that the charge of the board is not just architectural review, but more importantly for historic preservation. He suggested that all wood window applications require a Certificate of Appropriateness.

## **BLUE GOOSE HISTORIC MARKERS**

The Chairman introduced and welcomed representatives of the project: Megan Pierce and Kelly Shooshan, of the Shooshan Company; and Mark Benbow, History Professor at Marymount University. The applicant discussed the aspects of the project outlined in the site plan conditions and landscape plan. They are seeking HALRB approval on the design of the historic markers and the general scope of the content. The language will be crafted at a later date. Ms. Ballo stated that the purpose of the meeting tonight was to do a check-in, evaluate the schematics, and discuss the placement of the markers. Final approval of the text and context will occur at future meetings. She noted it would not impede the applicant's landscape plan approval.

Ms. Shooshan provided a brief background on the firm's work and commitment in Arlington County. They look forward to creating historic markers at the site. The Marymount project is slated to be completed by Fall 2017. She asked for the HALRB's insight and expertise regarding the markers (particularly the content).

Ms. Ballo stated that the H and other Planning staff recommend the proposed placement and design of the markers, but seek feedback from the HALRB. Staff seeks to reach a consensus in order to approve the final landscape plan. She asked the applicant to continue their presentation.

Ms. Pierce outlined the location of the six markers (including the retention and installation of the Lacey Car Barn Marker), the design of the four sculptural/historic markers constructed of recycled blue paneling from the building, and general content themes for each marker. The four sculptural markers had content related to the Blue Goose on one side and transportation/neighborhood history on the other side. The fifth marker proposed is a NPS-style table top marker.

Mr. Dudka requested the placement of a historic marker at the former entrance of the Blue Goose building. The applicant discussed the reorientation of the street alignment. Mr. Dudka commented that individuals experienced the Blue Goose from its entrance. The table-top marker should be in proximity to this intersection. Ms. Ballo stated that the table-top marker was placed near an outdoor café seating area and it would serve to activate the corner. The four sculptural/ historic markers worked as a set of sculptural pieces within the courtyard. She stated, however, the HALRB can recommend the placement of a marker at the former intersection. Mr. Dudka reiterated that the marker should be where individuals experienced the architecture of the Blue Goose. The historic marker should inform people that the building is no longer there.

Ms. Shooshan debated the location of the Lacey Car Barn marker and its disposition to its historic location. Mr. Dudka responded that the HALRB is focused on the historic building and the location of a table-top marker. Ms. Shooshan had concerns about altering sightlines and other security issues.

Mr. Dudka stated that he approves of the general design of the sculptural panels.

Mr. Laporte shared concerns about historical marker pollution on the site. Six historic markers is too many for the site and denigrates the importance of the story. Ms. Shooshan shared that the Shooshan Company demolished the first historic ballroom at Ballston in 1960. She is interested in sharing a number of other stories in Arlington County.

Mr. Laporte appreciated the sculptural appearance of the four markers in the Courtyard.

Mr. Liebertz asked for additional specifications on the panels (font size, spacing, photographs, etc.). The applicant noted that programming may be contingent upon the content goals.

Ms. Shooshan noted her security concerns regarding the panels and discussed the reasoning for translucent panels. She distributed demolished pieces of the original blue panels for the board to inspect. She briefly discussed how imagery could be incorporated on the panels.

Ms. Shooshan discussed the current draft content on the markers. Mr. Woodruff commented on the irony that a lot of the content is dedicated to an organization that demolished the historic building. Ms. Shooshan stated that there is a lack of content available for the Blue Goose and transportation history. Mr. Liebertz responded that there are other resources available that staff would be happy to share.

Mr. Vincent stated that less text on the sculptural/historic markers is better. These should be artistic pieces that focus on the aspects of the story so that individuals will want to learn more about the history of the site. The Chairman suggested considering utilizing QRC codes to link readers to additional information. Ms. Shooshan expressed concerns about utilizing technology that could become quickly outdated. Mr. Vincent agreed with Mr. Laporte's concern about the quantity devaluing the historic markers.

Mr. Craig stated that a table-top marker discussing the Blue Goose should be located near its former entrance at Glebe Road and Fairfax Drive. The Lacey Car Barn (cast-aluminum) marker could be located near the table-top marker as well.

The Chairman stated that the HALRB will recommend that the table-top marker location be changed. She enjoyed the sculptural arrangement of the four markers, but raised questions regarding the number of transportation markers. Ms. Shooshan reiterated that there is a lack of information on Lacey and the Blue Goose. Mr. Dudka added that the sculptural markers should have limited information with the majority of the information on the table-top marker located at Glebe Road and Fairfax Drive.

Mr. Vincent added that the draft text had too much focus on Marymount University.

Ms. Shooshan discussed the history of the Blue Goose. Mr. Benbow, History Professor at Marymount University, stated that he will be responsible for crafting the historic marker text. As a former CIA employee, he has access to additional resources and will be able to author a compelling story.

Ms. Ballo added that this site may be visited by regional and national architectural enthusiasts. The marker needs to sufficiently address its potential audiences. Mr. Dudka discussed the significance of the technology.

Ms. Ballo asked for a consensus from the board on the proposal. Mr. Vincent stated that the board generally approved the design and location of the four sculptural panels and recommended the relocation of the

table-top marker to the former main entrance of the Blue Goose. This marker will specifically relate to the history of the Blue Goose building. He added that the existing cast aluminum marker could be located near the table-top marker as well.

The Chairman added that text for the historic markers will be discussed at a later date. Ms. Shooshan asked for confirmation on the artistic nature of the design.

The HALRB and staff discussed the requirements of the table-top historic marker as per the site plan conditions. Ms. Shooshan requested staff assist in any administration change to the site plan conditions. Ms. Ballo will distribute a summary of the meeting to all parties.

#### **REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES**

Mr. Liebertz discussed a new proposed local historic district designation for 3500 14<sup>th</sup> Street North. The property owner will be attending the November DRC meeting for a courtesy review on a proposed addition. He also discussed the request for a historic marker for the Washington-Lee Alumni Association.

Ms. Ballo stated there were no new site plan development projects. She stated that AHC plans to place Key Boulevard Apartments on the National Register of Historic Places and seek historic tax credits to renovate the complex.

Mr. Liebertz stated that the HP staff is working with Arlington Independent Media (AIM) and local high school students to create a 20-minute documentary on Arlington County's Civil War forts.

Ms. Ballo discussed the upcoming Lee Highway Planning Study, specifically a charrette to be held in November. This is not a corridor plan, sector plan, or form based code plan, but a visioning process. The HALRB will need to have a representative participate in the process.

The Chairman discussed recent design proposals for the Stratford School site. Schools staff and their consultants recently proposed and advocated for a west addition to the building. The Chairman stated that the HALRB will vote to send the proposed local historic district forward to the Planning Commission and County Board at its November 18, 2015, hearing.

The meeting adjourned at 10:40 PM.