



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, February 17, 2016
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Greg Holcomb
Gerry Laporte
Joan Lawrence, Chairman
Tova Solo
Andrew Wenchel
Richard Woodruff

MEMBERS EXCUSED:

Charles Matta, Vice Chairman
Mark Turnbull
Kevin Vincent

STAFF:

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

APPROVAL OF MEETING MINUTES

Staff stated there were no meeting minutes available for review due to the rescheduling of the last meeting. The minutes from the February 3, 2016, HALRB meeting will be considered at the March HALRB meeting.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedures regarding speaker slips. She stated there was one item on the consent agenda and called for a motion. Mr. Laporte moved to approve the consent agenda. Mr. Woodruff seconded the motion and it passed unanimously.

- CONSENT AGENDA:**
- 1) 3322 23rd Street North
Christine Robinson
Maywood Historic District
HALRB Case 15-24 (HP1500041)
Request to install a two-strip concrete driveway.

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS (ACoAS)

- ADMINISTRATIVE COA:**
- 1) 2325 North Van Buren Court
Karen Sullivan
Eastman Fenwick House Historic District
ACoA Case 16-01 (HP1600001)
Request to replace the existing garage door.
 - 2) 4187 Wilson Boulevard
Kimberly Oliver
Colonial Village Historic District
1847 Wilson Blvd, Unit 5-360
ACoA Case 16-02 (HP1600004)
Request to replace the existing non-historic windows.

The Chairman asked staff for any comments regarding the ACoAs. Mr. Liebertz stated that the new garage door at the Eastman-Fenwick Historic District and the replacement of the non-historic windows at Colonial Village both adhered to the respective design guidelines. Staff had no additional comments.

INFORMATION ITEM #1: ZONING ORDINANCE AMENDMENTS FOR PROPOSED STRATFORD SCHOOL LOCAL HISTORIC DISTRICT

Ms. Ballo presented the Historic Preservation Program (HPP) staff report regarding the proposed zoning ordinance amendments. The amendments affect three sections of the Zoning Ordinance (ZO): 11.3 (Historic Preservation Overlay Districts), 15.7 (Certificate of Appropriateness), and 18.2 (Definitions). Staff is undertaking this initiative at the behest of the County Board. The County Board passed a motion in December 2015 that directed the County Manager and staff to amend the ZO in order to create a new process for the review of CoA applications for properties owned or ground-leased by Arlington Public Schools (APS). The County Board also will receive exclusive authority for the historic district designation of APS properties. Ms. Ballo then described the amendments to each section of the ZO. She noted that the HALRB will still maintain its advisory role in all relevant matters, but all CoA cases will be exclusively heard by the County Board. Historic Preservation staff will continue to maintain its role in completing the staff reports and working with the applicant.

The proposed amendments were reviewed by the Zoning Committee of the Planning Commission (ZOCO) on January 19, 2016. ZOCO members had questions regarding whether the amendments were giving preferential treatment to APS and whether the Code of Virginia allows for the proposed changes. Ms. Ballo discussed why the County Attorney believes the proposed amendments are allowed by the state code and listed the existing precedent in Virginia. Mr. Woodruff asked how staff addressed the question of preferential treatment. Ms. Ballo responded that Arlington Public Schools our co-equals in local government, so it is a question of how the board determines to deal with itself.

The Request to Advertise for the ZO amendments will go to the County Board this Saturday, February 20, 2016. The item is scheduled to be heard by the Planning Commission on March 3, 2016, and by the County Board on March 12, 2016.

Ms. Ballo added that both APS staff and their attorney have provided feedback on the proposed amendments.

Mr. Woodruff asked how future historic district designations and design guidelines would be authored for APS properties. Ms. Ballo responded that the overall process for both the designation requests and design guidelines will remain largely intact, but it will be the County Board, not the HALRB, who takes action on the items. The HALRB will be able to hear items as part of the regular public hearing process. Ms. Ballo added that Swanson Middle School will remain under the authority of the HALRB (the proposed ZO amendments will only affect APS properties designated after January 1, 2016). She noted that the Memorandum of Understanding between the School Board, County Board, and HALRB will be revisited at a later date.

Mr. Laporte submitted to staff a number of technical corrections to the proposed amendments. He had concerns regarding provisions for the County Board to recommend something to itself. Ms. Ballo stated that she would review his suggested changes.

Ms. Solo commented on the section relating to the adoption of design guidelines that appears to remove the role of the HALRB. Ms. Ballo responded that the language has simply been shifted from the existing ZO, but that she would take her suggestion under consideration.

Mr. Wenchel shared concerns that the County Board's motion failed to mention the architectural merit of Stratford Junior High School.

INFORMATION ITEM #2: STRATFORD SCHOOL DESIGN

The Chairman welcomed Carl Elefante (Principal) and Katie Irwin (Associate) of Quinn Evans Architects. Mr. Elefante and Ms. Irwin introduced themselves and provided a brief update on the proposed design of the new addition to Stratford School. Mr. Elefante presented a PowerPoint that outlined the proposed "West Addition." He noted that the site design of the west scheme is still under review due to issues with fire access. The alternatives presented are inadequate and further discussion with the Arlington County Fire Department (ACFD) will be required. He stated, however, that the road layout should maintain consistent moving forward, but the form/function of the road (open to traffic or just fire emergencies) remains unclear. Ms. Lawrence asked about the retention of the existing road access to the park property. Mr. Elefante responded that the access will remain, but it is insufficient for the ACFD.

Mr. Elefante discussed the preservation of the rear pathway from Old Dominion Drive to the school. There is no current design, but an interpretive element likely will be planned for this location. The point of entry for the walkway and proposed driveway match, allowing for the retention of historic view sheds.

Mr. Elefante outlined the proposed building design. The materials of the new addition will not match the existing materials, but they will be compatible. The differentiation of the massing and functions of the existing building will be highlighted on the new addition. He explained the new addition will have a brick base, metal cladding, curtain wall elements, and channel glass. The new design attempts to meet the

proportional systems of the existing building. He discussed the location and use of the different building elements.

Mr. Elefante stated that the 1994 addition to the Stratford School (located between the historic building and proposed addition) will be re clad to match the addition. He suggested that the remaining sliver of the 1994 building would appear to be incongruent with both the historic building and new addition.

Mr. Elefante discussed the locations for historic interpretation. The interpretive program is being developed parallel to this plan, but Quinn Evans is creating locations that will allow for the opportunity to include interpretive materials.

The Chairman thanked the Quinn Evans team for its presentation and opened the discussion for the HALRB. Mr. Dudka stated that he had seen the massing, but this is the first time he has viewed the proposed materials.

Ms. Solo congratulated the architects on the proposed massing that respects the existing school and commended the architects for determining the original location of trees at the site. She asked the architects about the potential for future additions. Mr. Elefante responded that there are no plans for any additional phases of construction at the Stratford site. There has been a determination that this will be a complete site.

Ms. Solo asked the architects about the repair and exposure of the existing glass blocks at the historic school. Mr. Elefante stated that the budget may limit the overall repair of such items within the historic building. Quinn Evans is taking the approach to use the layout and function of the building as it stands. The biggest program change is to the media center. Money will be spent to refresh existing spaces. A high priority will be removing the drywall cover on the glass block that negatively impacts the flow of light into interior spaces; there are questions about how to do this and maintain energy/thermal efficiency, etc.

Mr. Dudka agreed that the proposed massing complements the existing building. He commented that the rendering fails to accurately represent the materials. The scale of the copper sheets is rendered at a much larger scale than the actual materials. Similarly, the dark brick base is smoother and smaller in scale. Mr. Dudka had concerns about the cladding of the 1994 addition to match the proposed addition. This space should be a clear hyphen that breaks the historic section of the building from the addition. This hyphen could have a different building material that blends the two periods of construction. He added that the cantilevered massing of the second and third floors introduces a new strategy and recommends adding a column/pilotis. Mr. Elefante added that the rendering is not yet complete and the design of these elements is still under consideration. Mr. Dudka appreciated that the preservation of the view from Old Dominion to the school is critical for historic interpretation.

Mr. Craig agreed with Mr. Dudka's assessment. He had questions related to the design of the re clad 1994 addition. He suggested that there be fenestration on the first, second, and third stories of this addition. Mr. Elefante stated that Quinn Evans will further study the treatment of this section. Mr. Dudka suggested they consider redesigning this 1994 section to better complement the historic building rather than the new addition. Mr. Elefante added that as the treatment of this section is further studied, the fenestration will be altered to better meet the interior program.

Mr. Craig asked about the location of the perforated screen to be utilized for interpretation. Mr. Elefante discussed the location of the perforated screen, how it will be treated, and challenges that the architects will continue to study.

The Chairman stated that the demarcation between the historic building, the 1994 addition, and the new addition is rather stark and needs additional study.

Ms. Ballo discussed the existing building's use of ashlar cut stone at the base and traditional heavy base that carries throughout. She asked if the black brick on the addition carries the same visual weight of the ashlar cut stone base on the historic building. Mr. Elefante replied that the brick visually has weight because it is dark, but the historic building has a sense of gravity that the addition will not have. The addition will appear to be floating. This is more an expression of the development of architecture since the 1950s. Burkett (the original architect of the school) incorporated elements of modern design as well.

Ms. Ballo suggested that the 1994 addition be treated as an interpretive space rather than worry about architectural cladding here. This could be a space to feature African American history, history of the H-B Woodlawn program, or other decorative elements.

The Chairman thanked Quinn Evans for the presentation.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

The Chairman stated that the HALRB soon will be adding new members. Craig Deering recently submitted his resignation due to the Stratford School designation and the proposed ZO. The Chairman introduced Carmela Hamm (in attendance in the audience), who has applied for the HALRB, and noted that she will be meeting with other interested candidates. The Chairman stated that Kevin Vincent remains on the HALRB, but will be traveling over the next couple of months. Mr. Laporte reminded the group that the number of members affects the numbers required for a quorum.

The Chairman discussed the Lee Highway Community Visioning Report and recent community presentation by the consultant. She notified the HALRB that there is an opportunity to make online comments into the draft document. Ms. Liccese-Torres stated that any comments for this round of public review are due tomorrow [NOTE: the comment review period has since been extended until the end of March]. Mr. Woodruff asked how the report treats historic preservation. Ms. Liccese-Torres responded that the report summarizes the public's opinion from numerous charrettes, etc., but historic preservation never ranked very highly. Therefore, historic preservation supporters will need to continue to advocate and ensure that existing preservation strategies are included in the draft plan. Ms. Ballo reminded everyone that this is not a County sector plan, but an initiative spearheaded at the request of the Lee Highway Alliance (more along the lines of a Neighborhood Conservation plan). The current draft very strongly reflects the citizen input to date. Mr. Woodruff noted that the report looks a lot like the Columbia Pike reports. The board discussed a number of historic buildings and businesses along Lee Highway. Ms. Solo had concerns that Hall's Hill/Highview Park is not adequately represented in the report.

Ms. Liccese-Torres announced that the Preservation staff has been working with the Cultural Affairs Division [in Arlington Economic Development] who received a grant from the Virginia Foundation for the Humanities to create an educational brochure about the history of Little Saigon in Clarendon. The foundation awarded \$9,000 to the project. The brochure will be unveiled in the fall as part of a community event.

Ms. Liccese-Torres announced that the Courthouse Manor and Wakefield Manor preservation easements were recorded last month. Ms. Ballo added that now seven historic properties throughout the County have historic preservation easements. The HALRB requested that all of this information be posted and easily accessible online.

The meeting adjourned at 9:35 PM.