



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 3, 2016
(makeup meeting for canceled January 20, 2016 meeting)
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Greg Holcomb
Gerry Laporte
Charles Matta, Vice Chairman
Tova Solo
Mark Turnbull
Andrew Wenchel
Richard Woodruff

MEMBERS EXCUSED:

Craig Deering
Joan Lawrence, Chairman
Kevin Vincent

STAFF:

Rebecca Ballo, Historic Preservation Planner
John Liebertz, Historic Preservation Planner

ROLL CALL & CALL TO ORDER

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

APPROVAL OF THE DECEMBER 16, 2015, MEETING MINUTES

The Vice Chairman called for a motion on the December 16, 2015, meeting minutes.

Mr. Holcomb moved to approve the minutes. Mr. Craig seconded the motion and it passed 5-0-4 (Mr. Woodruff, Ms. Solo, Mr. Turnbull, and Mr. Dudka abstained).

DISCUSSION AGENDA ITEM #1: 3435 8TH STREET SOUTH, CoA 15-27

The Vice Chairman welcomed Nicholas Evans, owner of 3435 8th Street South. Mr. Evans stated that the proposal calls for the removal of a 72-inch diameter oak tree at the front of the dwelling. He paid for a tree service and a professional independent arborist to evaluate the tree. The report is included in the application due to its risk of failure in normal weather conditions. The tree would cause significant damage to the ca. 1852 dwelling if it fell. Mr. Evans supported the number and species of replacement trees recommended by the County arborist.

Mr. Dudka provided the DRC report. The committee agreed that the tree needed to be removed, but felt that the relationship between the tree and the historic house should be acknowledged. The tree is approximately 115 years old and actually touches the wood steps to the dwelling. While the DRC does not normally request applicants place trees in particular places, in this case, the committee recommends that the tree in the front yard be similar in placement/species to the existing tree. The tree should be slightly offset from the front of the porch. The other two trees could be located elsewhere on the property.

Mr. Liebertz provided the staff report. He gave a brief history of the house and noted that the portico (that the tree adjoins) was constructed in the 1920s. Preservation staff and the County Forester conducted a site visit with the applicant to evaluate potential locations for the required replacement trees. The County Forester did not recommend planting a tree in proximity to the existing tree (see approved site plan for recommended planting locations). In addition, the home owners had a functional issue with planting a tree near the existing tree. The location serves as the primary yard for their children. The health of any new tree planted in this location would be jeopardized and it would severely limit the yard's recreational uses. Lastly, there is no purview within the *County Tree Ordinance* or *Maywood Design Guidelines* to require planting of trees in particular locations. Therefore, staff supports the removal of the tree and proposed replacement trees.

Mr. Liebertz added that the tree is on the notable tree list of the county (photographs and basic documentation were conducted). As requested by the DRC, Mr. Liebertz took additional photographs of the tree. The County Foresters also will examine the tree during removal in order to better estimate its age for the record.

Mr. Matta asked if the County Forester recommended a certain caliper tree. Mr. Liebertz responded that he had advised the applicant and recalled that it was a 2.5- to 3-inch caliper tree (as standard). Mr. Liebertz confirmed that the trees were shade trees and not ornamental trees. Mr. Craig stated that tree plantings of greater than a 3-inch caliper struggle to establish roots. These smaller calipers will actually grow faster.

Mr. Craig moved to approve the application. Mr. Woodruff seconded the motion and it passed unanimously.

DISCUSSION AGENDA ITEM #2: 2200 NORTH NELSON STREET, COA 15-25A

Mr. Liebertz represented the applicant who could not attend the HALRB meeting.

Mr. Dudka provided the DRC report. The committee had no comment on the proposed application and was satisfied with either orientation.

Mr. Liebertz provided the staff report. He stated that the construction/design of the shed was approved at the December 2015 HALRB meeting. Midway through construction, the applicant determined that the shed would be less visible from the public rights-of-way if it is turned 90 degrees. Therefore, he submitted for the proposed amendment. Staff supported either orientation.

Mr. Laporte asked if the neighbors were notified. Mr. Liebertz responded that standard notifications were sent to adjoining properties and placards were posted. Staff did not receive any phone calls or emails regarding the application. Mr. Fitzpatrick is also responsible for informing his neighbors of the project.

The HALRB discussed the language placed in the legal advertisement.

The Vice Chairman called for a motion. Mr. Woodruff moved to approve the application. Mr. Craig seconded the motion and it passed unanimously.

ZONING AMENDMENTS FOR PROPOSED STRATFORD SCHOOL LOCAL HISTORIC DISTRICT

Ms. Ballo provided a brief update regarding the proposed amendments to the Zoning Ordinance (ZO) regarding historic preservation. She stated that staff is amending three sections of the ZO in order to have the Stratford Junior High School designated as a local historic district. The sections to be amended include Sections 11.3, 15.7, and 18.2. The item went to a meeting of the Zoning Committee of the Planning Commission (ZOCO) on January 19, 2016. The request to advertise for the zoning amendments will be presented to the County Board on February 20, 2016. The Planning Commission will hear the item on March 3, 2016, and the County Board on March 12 or March 15, 2016. The ZO is being amended at the behest of the School Board and County Board. This amendment will allow the County Board to review all CoAs for school properties designated after January 1, 2016.

Ms. Ballo will provide a full presentation at the subsequent HALRB hearing.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

Mr. Liebertz stated that the Cambridge Courts Local Historic District was approved by the County Board. Arlington County now has 37 local historic districts. He stated that four new proposed historic districts are being researched by Preservation staff.

Ms. Ballo stated that commemorative events occurred yesterday at the Stratford School. She briefly discussed the daytime program for students and then the evening program.

Ms. Ballo outlined the process for the local historic district designation for Stratford Junior High School and discussed the progress of the design for the addition. The HALRB discussed the process to date.

The Vice Chairman discussed potential training programs for HALRB members. Ms. Ballo stated that the Virginia State Historic Preservation Office will be hosting regional training in Alexandria, Virginia, this March. Details will be provided when available.

The meeting adjourned at 8:40 PM.