



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, July 20, 2016
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Charles Craig
Carmela Hamm (teleconference)
Gerry Laporte
Charles Matta, Vice Chairman
John Peck
Mark Turnbull
Andrew Wenchel
Mitchell Zink

MEMBERS EXCUSED:

Robert Dudka
Joan Lawrence, Chairman
Tova Solo
Sara Steinberg
Kevin Vincent
Richard Woodruff

STAFF:

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

ROLL CALL & CALL TO ORDER

The Vice Chairman called the meeting to order at 7:30 pm. Mr. Liebertz called the roll. He noted that Ms. Hamm has teleconferenced into the meeting and determined there was a quorum.

APPROVAL OF JUNE 15, 2016 MEETING MINUTES

The Vice Chairman asked for any changes or corrections to the June 15, 2016, meeting minutes. The Vice Chairman noted a spelling error, "Mr. Solo," on the first page. Mr. Craig moved to approve the draft meeting minutes. Mr. Peck seconded the motion and it passed 6-0-2 (Mr. Turnbull and Ms. Hamm abstained).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Vice Chairman reviewed the public hearing procedures regarding speaker slips. He stated there were two items on the consent agenda and called for a motion. Mr. Laporte moved to approve the consent agenda. Mr. Zink seconded the motion and it passed unanimously (8-0).

CONSENT AGENDA:

1. Sarah Pizzo & Adrian Maholchic
2320 North Edgewood Street
CoA 16-14 (HP1600039)
Maywood Historic District
Request to replace four aluminum dormer windows with wood casement windows and install two skylights.
2. Melissa Paul
2911 22nd Street North
CoA 16-15 (HP1600040)
Maywood Historic District
Request to install a skylight, roof plumbing vent, and wall vents.

The Vice Chairman asked Mr. Liebertz to discuss the Administrative CoAs. Mr. Liebertz provided a short summary of each and stated that all of the requests adhered to the subject guidelines and were approved by staff. Mr. Laporte asked about the policy regarding fences in Maywood. Mr. Liebertz replied that fences are regulated by the Maywood Design Guidelines. There are several designs and styles of fencing that have been determined appropriate for the historic district that staff can administratively approve.

ADMINISTRATIVE COA(S)

1. Gytis Kanchas
1821 North Rhodes Street, #263
ACoA 16-17 (HP1600036)
Colonial Village Historic District
Request to replace nine windows.
2. Traci McKeever
3312 21st Avenue North
ACoA 16-18 (HP1600037)
Maywood Historic District
Request to remove an 18-inch Pin Oak tree.
3. Adam Namm
3308 22nd Street North
ACoA 16-19 (HP1600038)
Maywood Historic District
Request to remove an 18-inch Red Cedar tree.
4. Tessa Fush
1853 Wilson Boulevard, #365
ACoA 16-20 (HP1600043)
Colonial Village Historic District
Request to replace two windows.
5. Dilyana Dimova
1736 North Rhodes Street, #290
ACoA 16-21 (HP1600044)
Colonial Village Historic District

Request to replace five windows.

6. Georgia Peddie
3628 21st Avenue North
ACoA 16-22 (HP1600045)
Maywood Historic District
Request to install a wood picket fence.
7. Peter Fitzmaurice
3320 23rd Road North
ACoA 16-23 (HP1600046)
Maywood Historic District
Request to remove a 19-inch Silver Maple tree.

DISCUSSION ITEM #1: BENJAMIN ELLIOTT’S COAL TRESTLE

The Vice Chairman welcomed Shannon Crossley and F. Thomas Lee (Samaha Architects) on behalf of the Northern Virginia Regional Park Authority, owners of Benjamin Elliott’s Coal Trestle. The Vice Chairman announced there was one public speaker for this item and welcomed Bernard Berne to address the board.

Mr. Berne stated that he submitted several editorial comments/clarifications to the Historic Preservation Program (HPP) staff. He emphasized that there are a number of other tracks related to the W&OD in existence and that the electrification of Arlington occurred in the first quarter of the twentieth century. He requested that a reference be made to steam engines. Mr. Berne also suggested that the graphic on the historic marker with the superimposed piers/tracks be replaced by an actual photograph of the trestle. The Vice Chairman thanked Mr. Berne for his comments.

Mr. Liebertz provided a short summary description of the Benjamin Elliott’s Coal Trestle. He explained that the historic marker is a courtesy review by the HALRB. The proposed location of the historic marker falls outside of the purview of the board since it will be located outside the actual boundaries of the historic district. Mr. Liebertz added that staff reviewed the marker and considered the graphic an interesting interpretation of the site. It allows the viewer to contrast the existing and historic (prior to demolition of 50 percent of the piers) condition of the marker with no visual obstructions.

Shannon Crossley introduced the project and presented several scaled drawings depicting the location of the observation platform, size and design of the signage, and proposed fencing along the platform. Mr. Lee presented the structural/restoration component of the project.

Mr. Peck objected to the proposed handrail and mesh insert. Mr. Lee replied that the railings were selected so as to be as unobtrusive as possible to allow for the trestle to be the centerpiece. Ms. Crossley commented that the material is sturdy, but visually unobtrusive.

Mr. Berne (public speaker) asked the consultants if the salvaged tracks were going to be reset in their historic location. Ms. Crossley responded that the salvaged tracks will be set into (and flush with) the concrete observation deck. Mr. Lee said placing the tracks back on the trestle would be a less honest interpretation of the site (and the demolition of 50 percent of the trestle).

The Vice Chairman asked the applicants about the slope. Ms. Crossley stated that the observation deck will be a turned down slab on grade pad. The maximum exposed from the turndown is 16”. The Vice Chairman asked if the tracks were to be built into the slab. Ms. Crossley stated that the tops of the tracks

will function/appear like a control joint. The Vice Chairman expressed concerns this could cause problems for individuals in wheel chairs. The applicant replied that the difference would be minimal at ¼-inch.

Mr. Berne requested that the applicants install a small sign stating that the rails were from this trestle. The applicants said this could be considered. Mr. Peck added that it is important to recognize original historic material.

Mr. Peck commented that readers may be confused about the orientation of the site plan in regard to the direction that the viewer would be looking. He thought it may not be that obvious to the typical reader. Ms. Crossley suggested overlaying the concrete pad onto the graphic (as a dotted line) and adding an arrow. Mr. Laporte recommended a “you are here” notation. Mr. Craig stated that viewing the marker from the actual observation platform may remove questions regarding orientation of the site plan. Mr. Lee replied that they will consider amending the site plan on the marker.

The Vice Chairman asked for clarifications regarding the actual location of the display. Ms. Crossley explained the location of the display on the drawings. She stated that it will be off to the corner of the observation deck so there is an uninterrupted view of the trestle from the trail.

Mr. Berne asked if the existing chain link fence/gate would be retained or removed. Mr. Lee stated that the fence/gate will be removed as part of the project. Mr. Berne objected to the removal of the gate/fence stating that it is a historic component of the trestle.

Mr. Laporte had questions relating to the W&OD railroad. The staff and the consultant stated that there are numerous historic markers in close proximity to the trestle that discuss the W&OD Railroad, East Falls Church Station, and East Falls Church.

Mr. Craig recommended flipping the historic map/site plan drawing on the marker. Ms. Crossley stated that flipping all of the original text would prove difficult. Mr. Lee stated that it is possible, but adding an indicator or notations showing where your view is coming from would correct this problem.

Ms. Liccese-Torres commented that the historic map required a source caption and date. She believed that it is the Franklin Atlas ca. 1942. Mr. Laporte added this will explain the use of this map and allow readers to better interpret the streets, businesses, etc. Mr. Liebertz stated that the map notes the trestle under the ownership of the Robert Shreve Fuel Company, who is not discussed on the historic marker. Mr. Lee responded that they will consider flipping the map and removing select text to eliminate confusion.

Mr. Matta stated that Darren Hannabass, a former member of the HALRB, made numerous contributions to the documentation of the trestle. He requested that those findings be shared with Samaha Architects. Mr. Liebertz stated that the report by Mr. Hannabass is part of the designation report already shared with the applicant.

Samaha Architects thanked the review board for its comments.

DISCUSSION ITEM #2: COLUMBIA PIKE FORM BASED CODE

Ms. Ballo provided the update on behalf of Jennifer Smith, Planning Division, CPHD. The Planning Department has been working over the last year to update both of the County’s Form Based Codes. The Form Based Code for commercial properties was written ten years ago and the Form Based Code for neighborhoods was written three years ago. There are several proposed administrative changes in definitions, references, sections of code, etc. Planning staff created a comprehensive clean-up with minor

edits and updates. The Form Based Code Advisory Working Group and the Zoning Committee of the Planning Commission are supportive of the proposed changes. Ms. Ballo asked the HALRB to read the changes related to historic preservation and submit any comments to staff at a later date. There are no substantive changes to the historic preservation sections. The language is simply shifting in location. These changes will not alter the intent or processes regarding historic preservation. The Vice Chairman requested that all HALRB members review the language and provide any comments for the next meeting.

Mr. Laporte questioned the deletion of the definition “Historic Preservation.” Ms. Ballo responded that currently the definition is more of a description of the process than an actual definition. The process for historic preservation has been incorporated into the text instead of in a definition. Mr. Laporte agreed with shifting the process from the definition to the main text.

REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES

The Vice Chairman stated that Mr. Laporte finalized the HALRB’s letter regarding the World War I Centennial. Ms. Liccese-Torres responded that the letter will be submitted to the County Board. Mr. Laporte asked what has occurred at the staff level. Ms. Ballo stated that the DES planner for the Clarendon Circle project will speak before the HALRB at the August 2016 hearing. Ms. Ballo added that future action regarding the World War I Centennial will likely be triggered by the letter.

Ms. Liccese-Torres briefly discussed the proposed Westover Local Historic District request. Staff notified all of the property owners within the National Register Historic District (the boundary stated in the designation request) about the local designation request. The Planning Department will host a community meeting tomorrow evening at Swanson Middle School (7-9PM) regarding the proposed designation. The purpose will be to discuss the history of the neighborhood, explain the designation process, and answer any questions. The HALRB Chairman has agreed to be part of the formal presentation. The Vice Chairman asked staff to discuss the pulling of the first request and later submission of the second request. Ms. Liccese-Torres stated that the individual who first requested local historic district designation rescinded his letter due to recent action taken by the County Board and CPHD. The second request was submitted shortly thereafter. Ms. Liccese-Torres reminded the HALRB that all meeting materials and notices of upcoming meetings will be posted on the project website.

Ms. Liccese-Torres discussed the proposed Virginia Women’s Monument to be located in Richmond, VA. Famous Virginians will have statue and the monument will incorporate the names of prominent women in Virginia’s history. Mr. Matta asked if this was an open competition. Ms. Liccese-Torres stated that the design and artist already have been selected by means of a competition. She welcomed additional questions and distributed nomination forms to propose names to be included on the monument.

Mr. Liebertz stated that the Vice Chairman requested two HALRB members to volunteer for the Four Mile Run Study. Ms. Liccese-Torres elaborated that the County is undertaking a small area plan along Four Mile Run (near Nauck and Shirlington) to study different uses of buildings and park planning. An advisory working group has been appointed by the County Board and they already held one or two walking tours. An architectural survey within the study area will be completed by the consultant team. The Vice Chairman agreed to represent the HALRB, but requested that a second member volunteer to alternate attendance. Ms. Ballo stated that the HP staff could direct board members to which meetings they should attend.

Ms. Ballo announced that the County Board approved the Stratford Junior High School Local Historic District Designation on June 21, 2016. The CoA and Use Permit application (for the proposed new addition) are scheduled to be heard by the County Board in Winter 2016/2017.

Ms. Ballo discussed the Wilson School site, mentioning the County/APS arrangement with Penzance for the Fire Station. The historic preservation details relating to the commemoration of the original school will be discussed in greater detail when APS submits their Use Permit application in August/September 2016.

Ms. Ballo stated that the Rappahannock Coffee project will return to HALRB in the Fall of 2016 for an amendment to the CoA.

The Vice Chairman adjourned the meeting at 8:37 PM.