



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, January 18, 2017
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Carmela Hamm (teleconference)
Gerry Laporte
Joan Lawrence, Chairman
Sara Steinberger
Andrew Wenchel
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED:

John Peck
Tova Solo
Mark Turnbull
Mitchell Zink

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 7:32 pm. Ms. Liccese-Torres called the roll and determined there was a quorum. The Chairman welcomed Sarah Garner, a potential applicant for the HALRB.

APPROVAL OF THE NOVEMBER 30, 2016, AND DECEMBER 21, 2016, MEETING MINUTES

The Chairman asked for any changes to the draft meeting minutes. She called for comments or a motion on the December 21, 2016, meeting minutes. Mr. Craig moved to approve the minutes as submitted. Ms. Steinberger seconded the motion and it passed unanimously, 6-0 (Mr. Dudka abstained). The Chairman called for comments or a motion on the November 30, 2016, transcript for the Westover Local Historic District Designation public hearing. Mr. Craig requested that the word "Roseland" be changed to "Rosslyn" on page 31. Ms. Steinberger requested that her name be corrected throughout the document. Mr. Woodruff moved to approve the minutes with the changes noted. Mr. Craig seconded the motion and it passed 6-0 (Mr. Dudka abstained).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedures. She stated there was one item on the consent agenda. Mr. Laporte moved to approve the consent agenda as submitted. Ms. Steinberger seconded the motion and it passed unanimously, 6-0 (Mr. Dudka abstained).

CONSENT AGENDA:

1. Joseph and Barbara Lerner
2905 22nd Street North
CoA 17-01 (HP1600076)
Maywood Local Historic District
Request to install a shed.

ADMINISTRATIVE COA(S): None

DISCUSSION ITEM: WILSON SCHOOL USE PERMIT

Ms. Ballo provided a brief update. The HALRB heard the proposed interpretive plan last month and provided comments regarding the type of model, its location in the library, access to the model, and an exterior commemorative item (plaque) if the original cornerstone could not be found. Part of the design team has returned to share revised plans. The Wilson School Use Permit will be moving forward to the County Board in February 2017. The HALRB is reviewing the plans due to the charge in the WRAPS plan that the HALRB and APS collaborate on an interpretive plan at this site that commemorates the historic Wilson School as part of the new construction plan.

Jack Chin (Lead Architect, Leo A Daly Architect) introduced the proposed changes to the interpretive plan. The design team agreed to a single model of the original school on a pedestal that is approximately 2'x 2'. The design team shifted the proposed location of the model to the front of the library allowing for greater visibility and access. The means by which this section of the library would be separated from the remainder of the library (so it could be closed off as requested by APS) is still under consideration. The model also would have nearby materials about the history of the site, maps, and information on H-B Woodlawn. The reuse of the tin ceilings remains in the three study/conference rooms depending on the amount of material that is successfully salvaged. Mr. Chin stated that the design team and APS are comfortable locating a plaque on the proposed area shown. Its final location would be dependent upon the materiality and size of the plaque, but it could be front and center on Wilson Boulevard.

The Chairman asked if the model could successfully capture the design of the original Wilson School. Mr. Chin stated that the model should capture the details, but the design team will need to weigh capturing the details and/or the monumentality of the building. At times, constructing a larger model often detracts from the finished product. The team is proposing an 1/8" scale. The cupola, portico, windows, and material differences would all be captured.

Mr. Dudka stated that the original construction drawings are available. He recommended a larger model and suggested a 3/16" scale or the metric equivalent. He added that if the base was 2x2, the model would be rather small. He then recommended that the team examine the original drawings to understand that there is a fair amount of detail on the drawings. Mr. Chin showed an example model. Mr. Dudka shared concerns about the size of the model; the idea of it as a center piece of an exhibit would be lost with such a small model.

Mr. Chin confirmed that the model would have very limited visibility from Wilson Boulevard, but the design team would continue to consider its placement for viewing the model from the exterior of the building. Mr. Laporte suggested the applicants consider how the model would be illuminated as it could positively impact its presence within the library.

Mr. Dudka, Mr. Craig, and the applicant discussed how the model would be wheel-chair accessible after school-hours when the security walls were in place. Mr. Chin stated that the design team is still studying these issues.

The Chairman asked if the design team considered materials for the model. Mr. Chin responded that the design team had not considered materials, but believed that wood would be the most appropriate and elegant material. Mr. Dudka agreed.

The Chairman asked if APS and the HALRB would discuss the location, materials, and subject of any historic markers at a later date. Ms. Ballo stated that the County could condition the markers as part of the approval of the final landscape plan. Ms. Steinberger stated that a visual link between such markers and the model may assist viewers in noticing the model from the exterior of the building.

Mr. Laporte asked if the design team considered pairing the historic tin ceiling tiles with matching new tin ceiling tiles to allow the material to be used in as many rooms as possible within the library. Mr. Chin and Ms. Ballo stated that there would be sufficient salvaged tin ceiling tiles to adorn the three study/conference rooms in the library.

The Chairman requested any final comments from the HALRB that would be included in a letter of support to the County Board for the Wilson School Use Permit. Mr. Laporte requested a greater commitment from APS that the model would be located at the center of the vestibule. Mr. Chin responded that the design team is committed to the area shown in the plan. A representative of APS stated that the HALRB should not fixate upon a particular location; they are committed to placing the model within a prominent location. The Chairman agreed that placing the model in a publicly accessible and visible location from Wilson Boulevard is essential. Mr. Laporte responded that other stakeholders may drive the model to an inappropriate location and requested the strongest possible language be included in the letter of support.

The Chairman asked the applicant how the model would be secured to the floor. Mr. Chin replied the design team has not explored the best option, but believed permanent and movable pedestals would be possible.

The Chairman thanked Mr. Chin and stated a letter would be sent to the County Board.

DISCUSSION ITEM: CENTRAL UNITED METHODIST CHURCH (CUMC) SITE PLAN

The Chairman welcomed the representatives of Central United Methodist Church. Attorney Richard Theodore Lunger III (McGuire Woods) and architect Doug Carter (Davis Carter Scott) introduced the project. Mr. Lunger described the five major functions of the design: affordable housing, rebuilding of the Central United Methodist Church, retention of Kinhaven School, commercial food preparation and cafeteria facility for the homeless, and preservation and stewardship of the Ball Family Burial Ground.

Mr. Carter started to discuss the details of the design. The Chairman requested that his presentation focus on the preservation of the Ball Family Burial Ground. Mr. Carter discussed how the 325-square foot area would be treated for historic preservation. The three items to be celebrated are the historic church, historic cemetery, and an historic Tiffany window. He explained the precedent for placing cemeteries within

arcades. The proposed design includes a 50-foot long arcade. Mr. Carter stated that the design team enlarged the 325-square foot proposed local historic district boundary and stretched the dedication to include a stained glass Tiffany window from the demolished Abbey Mausoleum and owned by Arlington County. Mr. Carter added that the burial ground would be enclosed by a fence, but would be accessible to family members and the community with permission. The arcade walkway also would allow access to the Tiffany window. Mr. Carter concluded with a discussion of the transparency (an Arlington County regulation) required for the windows on the first story. A film could be applied to the windows to provide privacy, but still maintain the sense of openness.

Ms. Ballo provided a timeline regarding the 325-square foot study area for local historic district designation of the burial ground. The County Board agreed to advertise approximately this size area for the discussion and that the designation request would be heard concurrent with the site plan. Mr. Lunger stated that the preservation required a major redesign of the project to accommodate the burial ground.

Ms. Ballo discussed the history of the Abby Mausoleum's Tiffany windows. The Department of the Navy demolished the mausoleum in 2001 and offered the stained glass windows to the County as part of the Section 106 process. All but one of the stained glass windows have since been restored and installed in County facilities, except for the largest window depicting Jesus Christ. It is, however, an extraordinary piece of art. The County has sought an institution to partner with unsuccessfully for many years, but the applicant has agreed to restore and install the window as part of this site plan project for the public art contribution. The design team believed that placing the window near the proposed historic district would be an appropriate gesture toward the community as a benefit.

The applicants discussed how the window would be highly visible but protected from potential damage. Mr. Carter stated that the window may be protected by means of a bullet-proof glass.

Mr. Carter added that the area would celebrate four historic elements that could be discussed in historic markers/plaques.

Mr. Woodruff asked questions about the reuse of the existing retaining wall. Mr. Lunger and Mr. Carter responded that a section of the existing retaining wall would be retained and other elements salvaged for the extension of the wall to the north and the south as shown in the design.

Mr. Lunger stated that the 325-square foot area would consist of real grass. He stated that there is an overhang from the building, but the shade-tolerant grass would receive a half-day of light and thrive in this location.

Mr. Laporte asked about the gates on the fence. Mr. Lunger stated that the Ball family requested a fence with gates to protect the cemetery site, but the design team created an accessible route to walk behind the burial ground and view the Tiffany window. The gate would allow for care and maintenance of the lawn and burial ground.

Ms. Steinberger confirmed that any new historic marker(s) would be reviewed by the HALRB. She asked the applicant about other artifacts at the site. Mr. Lunger stated that an archaeological team would be onsite for the excavation process. Once the items are recovered, we will discuss how to treat these materials in consultation with Historic Preservation staff and the HALRB.

The Chairman excused herself from the meeting and asked the Vice Chairman to proceed with the meeting. She added that the solution presented is an appropriate treatment of the historic resources.

Mr. Craig asked the applicant to discuss the need for the overhang over the burial ground. He suggested different configurations that could eliminate overhead interference with the proposed historic district. Mr. Carter responded that the program for the building would not allow for further alterations to the design. He added that losing the units above the burial ground could jeopardize the project for tax credits. He disagreed that the placement of memorials within arcades does not have historical precedent. Mr. Carter suggested that the design team create a publicly accessible memorial to all the historic resources on the site.

Ms. Ballo provided additional information about the units located above the burial ground. She recommended the applicant provide a detailed response about how moving the walls around could diminish the bedroom count. There appear to be solutions that could make the proposal whole in terms of units without cantilevering over the burial ground. Mr. Carter stated that those number are not available. Mr. Craig stated that he is not convinced that the project could not proceed forward without cantilevering over the burial ground and objected to this element of the design. Mr. Lunger responded that the design team has considered this aspect of the design in great detail, but the project has diminished from 138 units to 119 units to accommodate the cemetery and other requirements. Representatives from Bozzutto stated that there are no further options regarding the design of the building in respect to receiving required tax credits. As designed, the bedrooms and the units are the smallest possible for this location.

Mr. Craig shared concerns regarding the viability of the grass. He requested the applicant consider removing one additional story above the building.

Mr. Laporte requested information regarding the footstone located within the church building. Mr. Lunger confirmed that the stone would be reinstalled within the cemetery.

Mr. Dudka shared concerns about the glass wall and Tiffany window behind the burial ground. This 325-square feet of grass is a small, simple space that would be overwhelmed by the stained glass windows. This is a simple space. He recommended a solid wall with potentially smaller windows that do not draw focus away from the historic cemetery. He suggested moving the Tiffany window farther down from the cemetery.

Mr. Lunger discussed the retail requirements and transparency requirements for Ballston retail across from the Metro. He added that the design team considered placing the Ball Family stained glass window in the proposed location of the Tiffany window. Mr. Dudka stated that the transparency requirements are incompatible with historic preservation efforts. Ms. Ballo stated that the transparency requirement is multifaceted and involves the work of staff from other Divisions within CPHD and DES for interpretation. She added that in its original location the Tiffany window had always overlooked the deceased and therefore it would be an appropriate location for the window to overlook one of Arlington County's founding families. Mr. Dudka stated that the historic preservation impulse should be to retain the simplicity of the cemetery. There should not be a visual connection between the church and the cemetery. Mr. Dudka feared that the Tiffany window would appear to be the centerpiece/purpose of this historic district and not the cemetery. The Vice Chairman agreed that the elements would not fit together.

Ms. Steinberger applauded the pairing of the Tiffany window with the cemetery. She added that the Ball family burial ground existed before the church in an open field/woods. She stated that this site allows for the retention of the grave site and seamlessly molds it into a modern façade that is respectful of the past. She suggested that a plaque/marker could discuss how all of these elements come together. Mr. Dudka disagreed and stated that if a design needs to be explained by a plaque then the design is not successful. He noted that the site should not be a museum of historic elements with each part competing with one another for supremacy. Mr. Dudka stated he would be more sympathetic to the installation of the stain glass window dedicated to the Ball family. Mr. Laporte elaborated on the difference between a family

cemetery and a church cemetery. He recommended that the design teams ensure that the proposal respects the history of the site as a family cemetery.

The Vice Chairman suggested that the HALRB write a letter of support to the County Board that includes issues noted in the discussion: 1) location of the Tiffany window in respect to the burial ground; 2) incongruent regulations regarding treating the space as retail space instead of a church and cemetery; and 3) the potential impact of the cantilever over the cemetery. Ms. Ballo noted that the Chairman also stated that the project is moving in a positive direction.

The Vice Chairman thanked the design team and complimented them on their overall progress.

REPORTS OF CHAIRMAN, STAFF, AND STANDING COMMITTEES:

Ms. Liccese-Torres discussed the proposed World War I Task Force. A draft scope for the Task Force has been created and the County Board intends to appoint community members to the committee in January 2017. HALRB members Ms. Steinberger and Mr. Zink have agreed to serve on the committee. An Historic Preservation Program intern will assist Ms. Liccese-Torres with creating content for this committee.

Ms. Liccese-Torres briefed the board on the Stratford Interpretive Committee. She outlined the purpose of the committee established by the APS Superintendent. The committee will advise the School Board on how to interpret the events surrounding desegregation at the school. The preservation staff will serve as staff liaisons. An exhibit designer will be hired to shape how the story of integration at Stratford will be told.

Ms. Steinberger discussed the Washington Boulevard/Kirkwood Road Special GLUP+ Study. At the last meeting, the committee discussed expanding the study area, reviewed different modeling regarding the space, and discussed timing for future meetings.

Ms. Ballo stated that the WRAPS implementation process (numerous projects) will all go to the County Board in February 2017.

The Vice Chairman adjourned the meeting at 9:20 pm.