



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 15, 2017
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Carmela Hamm
Gerry Laporte
Joan Lawrence, Chairman
Sara Steinberger
Richard Woodruff, Vice Chairman
Mitchell Zink

MEMBERS EXCUSED:

John Peck
Tova Solo
Mark Turnbull
Andrew Wenchel

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. Mr. Liebertz called the roll and determined there was a quorum.

APPROVAL OF THE JANUARY 18, 2017, MEETING MINUTES

The Chairman asked for any changes to the draft meeting minutes. She called for comments or a motion on the January 18, 2017, meeting minutes. Mr. Woodruff moved to approve the minutes as submitted. Mr. Craig seconded the motion and it passed, 6-0-1 (Mr. Zink abstained; Ms. Hamm had not yet arrived).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedures. She stated there were two items on the consent agenda. Mr. Woodruff moved to approve the consent agenda as submitted. Mr. Zink seconded the motion and it passed unanimously, 7-0 (Ms. Hamm had not yet arrived). There were no questions or comments regarding the Administrative CoAs.

CONSENT AGENDA:

1. Peter Connell
2411 24th Street North
CoA 17-02 (HP1700003)
Fort C.F. Smith Historic District
Request to remove three pine trees.
2. Ballston Retail
235-317 North Glebe Road
CoA 16-20A (HP1600059)
Buckingham Village Historic District
Request to replace six windows.

ADMINISTRATIVE COA(S):

1. Lucinda Beline & Gail Perfetti
2907 23rd Street North
ACoA 17-01 (HP1700001)
Maywood Historic District
Request to install a generator.
2. Jie Bai
1760 North Rhodes Street #345
ACoA 17-02 (HP 1700002)
Colonial Village Historic District
Request to replace the existing windows.

DISCUSSION ITEM: DAWSON TERRACE PARK

The Chairman welcomed Wilfredo Calderon (Communications Specialist) and Joshua Serk (Landscape Architect) from Arlington County’s Department of Parks and Recreation (DPR). Mr. Liebertz provided background information regarding the Dawson Terrace Historic District and the recent rehabilitation of the historic dwelling on the property (Dawson-Bailey House). He noted that all of the park is within the local historic district boundary. The DPR will be undertaking a Capital Maintenance Project for the Dawson Terrace Park. DPR staff consulted with the Historic Preservation Program (HPP) staff on the proposed design and attended two Design Review Committee (DRC) meetings. He added that the DPR will be seeking a letter of support for the conceptual project as presented. The applicants will return to the HALRB with permit drawings at a later date to receive their CoA.

Mr. Serk presented the scope and details of the project. He stated that proposed improvements include a new playground, athletic courts, walkways, picnic areas, fencing, landscaping, ADA-improvements to parking, signage, and lighting. Mr. Serk discussed how the placement and design of these components respect the Dawson-Bailey House. He detailed the passive paths on the east side of the basketball court as requested by the community and noted that all of the paths are ADA-accessible. He stated that a fence will be located behind each of the basketball goals. He noted that the application depicts a chain-link fence, but DPR will propose a green screen to more appropriately buffer the courts from the historic building. Mr. Serk stated that the courts will have new light poles with LED lighting. Lastly, Mr. Serk discussed the preliminary stormwater management plans.

Mr. Liebertz complimented DPR's sensitivity to the historic district and consideration of view sheds of the house. He added that archeological investigation would be included with this project. The HPP staff recommends archaeological monitoring of the site during excavation, recovery and analysis of artifacts, and preparation of a technical memo. Previous standard test pits within the area of disturbance have revealed artifacts and more than 2,500 artifacts were recently unearthed as part of the renovation of the - historic house.

Mr. Laporte asked that all historic documents regarding the site be shared with the archaeologists so they are aware of the location of any former outbuildings or other site elements. Mr. Liebertz replied that all such records will be shared with the archaeologist prior to any work.

Mr. Dudka acknowledged the arrangement of the site and complimented how it protects the historic building. He added that the plant wall will appropriately buffer the courts from the historic house.

Ms. Steinberger asked about the types of plantings that will be on the fence and how they will appear during the different seasons. Mr. Serk suggested a number of native plants/vines. Mr. Craig recommended against the use of Trumpet Vine due to its invasive nature and size of its trunk. The Chairman shared similar maintenance concerns regarding Wisteria and Honeysuckle. Mr. Craig stated that ivies would be evergreen (present all-year).

The Chairman noted that the HALRB supports the project, but agreed that the chain-link fence would be inappropriate and thanked the applicant for considering other fencing types. Mr. Serk stated that the proposed green screen fence has been installed at James Hunter Park (in Clarendon) if the board wanted to see an example of this fence type. The Chairman stated that the board will send a letter of support to DPR staff.

DISCUSSION ITEM: ROBERT BALL SR. FAMILY BURIAL GROUND DESIGN GUIDELINES

The Chairman noted that the HPP staff will present first followed by the applicant, and then the board will hear the single public speaker. Ms. Ballo introduced the proposed local historic district design guidelines created by HPP staff and distributed to the applicant and the Ball family. She discussed the outline, format of the document, appendices, and other aspects of the guidelines. The Ball family supported the presented document. The intent is to send the design guidelines forward with the local historic district designation to be heard by the County Board later in February.

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 the Kinhaven School, commercial food preparation and cafeteria facility for the homeless, and preservation and stewardship of the Robert Ball Sr. Family Burial Ground. Mr. Carter outlined the historic preservation components of the proposal.

The Chairman called the public speaker, Bernard Berne. Mr. Berne stated that the site should not be a historic district due to its proposed reduced size and lack of historic integrity. He noted that a new fence should be unlocked to allow for public visitation of the graveyard. Individuals or vandals could simply climb the fence if it is locked, so locking it provides no real protection. He added that the existing county historic marker should be returned to the site. Mr. Berne continued that the building's overhang should not be located over the local historic district as it is incompatible.

Ms. Ballo responded that the historic marker would not be located within the boundaries of the local historic district, but there will be a site plan condition to direct HPP staff and DES to site the marker on the adjacent corner across North Stafford Street. With respect to the gate, Ms. Ballo stated that the Ball

family requested that the gate remain locked for security purposes. There are concerns that the cemetery area with the overhang could become a potential nuisance. For these reasons, HPP staff supports the gate. She added that the HPP staff wrote the design guidelines so that the building can encroach into the air rights of the historic district, but that it will not be increased without approval by the HALRB and the County Board.

Mr. Laporte asked questions about the boundaries of the proposed local historic district. Mr. Lunger responded that the boundaries would be located outside of the building wall. Mr. Laporte raised questions about why the ramps would not be part of the historic district. Mr. Lunger stated that the ramps would be located over the garage and that there would be a public access easement within this area. Ms. Ballo added that public access would always be guaranteed for the ramp areas. The sole reason for these easements is to view the backside of the cemetery and the Tiffany window.

Mr. Dudka requested a more detailed boundary because the columns appear to be within the boundary of the wall. Ms. Ballo stated that the plat submitted to HPP staff encompassed the entirety of the wall and all of the open grass area shown as the cemetery area. She added that the columns should be outside and adjacent to the historic district. Mr. Lunger confirmed that the boundary would be outside of the wall, but inside of the columns. Mr. Carter stated that there will be 18” of clearance outside of the historic district boundary so as not to encroach within the historically-sensitive area.

Mr. Dudka asked whether the lights on the side of the columns are within the local historic district. He shared concerns about future replacement of the lighting. Ms. Ballo responded that the lighting for the Tiffany window would possibly encroach into the space of the historic district boundary. She added that there is HPP staff review of any lighting relating to the window. Mr. Lunger noted that the applicants would have to return to the HALRB for any exterior renovations including lighting.

Mr. Dudka asked how future owners could alter the property. Mr. Lunger replied that the site plan conditions require that any changes return to a legislative process, meaning County Board review and approval. Ms. Ballo added that the architecture, commercial signage, and other similar elements would all return to the County Board. She added that there could be no stronger protection for this area than the proposed local historic district designation, site plan, and easements.

Ms. Steinberger had questions about signs hanging from residential windows above the historic district. Ms. Ballo responded that any such signage would violate zoning regulations. Mr. Craig added that there were no balconies above the district.

Mr. Woodruff requested that the HALRB letter to the County Board be distributed to the board members.

Mr. Laporte asked if the footstone for Francis E. Dyer (currently kept within the church) is included within the design guidelines. Ms. Liccese-Torres replied that it is part of the design guidelines and listed in the appendices.

Mr. Woodruff asked staff to elaborate about an in-kind repair to the fence and wall. Ms. Ballo discussed what an in-kind replacement consists of in respect to this material.

Ms. Steinberger discussed the maintenance/restoration recommendations in the guidelines. She questioned if staff should include specifics on the types of brushes, washes, and other cleaning materials. Ms. Ballo stated that the materials noted are not brand specific due to their wide availability.

The Chairman noted that the proposed guidelines are comprehensive. Ms. Ballo stated that the County Board would decide on the local historic district designation and the design guidelines on February 28, 2017.

REPORTS OF CHAIRMAN, STAFF, AND STANDING COMMITTEES:

Mr. Liebertz stated that the local historic district designation request for the Hermitage, located at 4025 North Randolph Street, would be presented to the HALRB at the March meeting.

Ms. Liccese-Torres noted that the WRAPS meeting and Stratford CoA for the new addition would be heard by the County Board in March 2017.

Ms. Liccese-Torres stated that the members of the County’s World War One Task Force have been appointed by the County Board. The first meeting will be held on March 3, 2017. The task force will convene until 2018. Ms. Steinberger and Mr. Zink will represent the HALRB and Ms. Liccese-Torres will provide some staff support.

Ms. Liccese-Torres reminded the HALRB about the upcoming historic marker dedication for the Hall’s Hill Segregation Wall planned for February 26, 2017 at 2:30 pm.

Ms. Liccese-Torres discussed a second partnership with the Virginia Tech’s Graduate Program in Planning in Old Town. Dr. Elizabeth Morton, Virginia Tech, will collaborate with the HPP and Arlington Economic Development to document legacy business within Arlington County. They will define the term “legacy business” for Arlington County and conduct oral history interviews with long-time business owners. The students will focus on Nauck and Lee Highway. Mr. Woodruff asked about the final product. Ms. Liccese-Torres stated that an end goal would be to create some sort of directory and recognize these businesses, but this is only a first step in the process. Arlington Economic Development is a willing partner in this effort.

Ms. Liccese-Torres reminded the board about another upcoming training opportunity through the Virginia Department of Historic Resources.

The Chairman congratulated and recognized Mr. Kevin Vincent for his years of dedicated service to the HALRB.

The Chairman provided an overview of the policy documents related to the HALRB: Zoning Ordinance, HALRB by-laws, Maywood Design Guidelines, and other federal guidance (Secretary of the Interior Standards for Rehabilitation and Preservation Briefs).

The meeting adjourned at 9:45 PM.