



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

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## **MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD**

**Wednesday, May 17, 2017  
2100 Clarendon Boulevard  
Lobby Rooms Cherry and Dogwood**

### **MEMBERS PRESENT:**

Charles Craig  
Robert Dudka  
Sarah Garner  
Gerry Laporte  
Joan Lawrence, Chairman  
John Peck  
Tova Solo  
Sara Steinberger  
Mark Turnbull  
Andrew Wenchel  
Mitchell Zink

### **MEMBERS EXCUSED:**

Carmela Hamm  
Richard Woodruff, Vice Chairman

### **STAFF:**

Cynthia Liccese-Torres, Historic Preservation Coordinator  
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 MARCH 15, 2017, AND APRIL 19, 2017, MEETING MINUTES**

Mr. Liebertz explained that the meeting minutes for the March and April hearings were being transcribed and were completed earlier this week. The minutes will be available for review at the next HALRB meeting.

### **RECOGNITION OF CHARLES MATTA, FORMER HALRB MEMBER**

The Chairman recognized Mr. Charles Matta, a former Vice Chairman of the HALRB, who served the board for six years. The Chairman presented him with a certificate and a framed photograph of Fairlington. Mr. Matta thanked the board and staff and read his comments that he stated to the County Board.

**PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)**

The Chairman reviewed the public hearing procedures. She stated there were four items on the consent agenda. Mr. Turnbull moved to approve the consent agenda as submitted. Mr. Laporte seconded the motion and it passed unanimously, 10-0 (Mr. Peck did not arrive until 8:20 pm).

**CONSENT AGENDA:**

1. David and Julia Taylor  
3314 22<sup>nd</sup> Street North  
CoA 17-07 (HP1700014)  
Maywood Historic District  
Request to replace the existing driveway with stone pavers and the walkway with flagstone.
2. Jeremy Stroh & Karla Castro  
3209 Old Dominion Drive  
CoA 17-10 (HP1700015)  
Maywood Historic District  
After-the-fact request to alter the existing walkway and replace a retaining wall.
3. Lyndell Core (on behalf of Arlington County Board)  
400 North Manchester Street  
CoA 14-07A (HP1700016)  
Reevesland Historic District  
Request to reauthorize CoA 14-07 for the placement of the 21 garden beds for three years.
4. Chuck Vaughn (on behalf of Colonial Village Board of Directors II & III)  
CoA 16-03A (HP1700018)  
Colonial Village Historic District  
Request to reauthorize CoA 16-03 to replace the asphalt shingle gable roofs.

**DISCUSSION AGENDA:**

1. Diane Probus (on behalf of Arlington County Board)  
400 North Manchester Street  
CoA 17-11 (HP1700017)  
Reevesland Historic District  
Request to demolish the concrete block garage, renovate the driveway and add parking spaces, and construct a grass paver access drive to the milk house.

**DISCUSSION AGENDA ITEM #1: 400 NORTH MANCHESTER STREET**

The Chairman welcomed Department of Parks and Recreation (DPR) staff. Ms. Diane Probus, DPR staff, presented the proposal for necessary site and landscape alterations to complete the Unified Residential Development (URD) approved by the County Board. This proposal includes the renovation of the driveway, addition of parking spaces for 2.5 cars, installation of concrete walkways, installation of a grasscrete access drive to the milk shed, and demolition of the non-historic garage. She added that the landscape changes would not diminish the view sheds of the house from the public park. Ms. Probus presented a brief PowerPoint.

Ms. Probus added that the non-historic garage is a non-conforming building. Ms. Probus noted that the garage does not contain any rusticated concrete blocks in response to the Design Review Committee's question about the salvage of materials.

Ms. Probus explained the County would record a historic preservation easement on the property and that the sale would include a performance contract to ensure the timely preservation of the dwelling. After the approval of the CoA, DPR will implement the changes required per the URD and contact a real estate professional in consultation with Historic Preservation (HP) staff.

The Chairman noted that there were two public speakers. The first public speaker was Sandra Kalscheur. Ms. Kalscheur stated that there were no photographs of the historic milk house. The milk shed has a fence and exterior bracing to keep the building from collapsing. There are concerns with vandalism and DPR staff has always responded quickly. The milk house doors have been pulled away (allowing access) and the north wall is collapsing. County personnel have asked for additional metal fencing to be installed, but the staff stated that a study first would need to be completed. She questioned the appropriateness of building an access drive to a structure that may imminently collapse. Ms. Kalscheur stated that the garage is part of the historic nature of the property. Built by Nelson Reeves, the garage salvaged materials from the dairy barn.

The Chairman called the next speaker Judy Messabny. Ms. Messabny stated that her house backs up to the driveway to Reevesland. She is concerned about the impact of construction on the surrounding properties. Ms. Messanie asked about restrictions of park facilities to the public.

The Chairman welcomed DPR staff to address any questions presented by the speakers. Kathy von Bredow, Landscape Architect, DPR, discussed the proposed public access to the milk house. Ms. von Bredow stated that the access drive and easement would be for maintenance. This access would allow trucks and maintenance equipment to access this corner of the park.

The Chairman stated that the questions from the public relate to the stability of the milk house and what impacts the construction process would have on surrounding property owners and users of the park. Ms. Probus replied that the improvements would entail the same requirements as any other permit (posting hours, creating adequate detours, etc.). The Chairman requested that DPR staff consider additional outreach to the surrounding property owners.

Ms. von Bredow stated that the access drive would allow mowers and other small equipment to access the corner of the property where the milk shed is located.

Mr. Laporte asked about the question related to why DPR would expend funds on building the access drive prior to rehabilitating the milk house. Ms. Probus responded that DPR is aware of the structural instability of the milk shed. She added that additional fencing would protect members of the public. Mr. Liebertz added that there is a bevy of options regarding rehabilitation of the milk house. He stated that the installation of the grasscrete would be a later phase of this project to ensure that the County is not building a road to nowhere. The additional time also would allow for further long-term planning regarding this structure.

Mr. Laporte asked if money has been appropriated for building the access drive to the milk house. Ms. Probus replied that there is money allocated from funding from FY2013 to pay for the creation of the URD. There is approximately \$400,000. Ms. Probus stated that the County Board set aside the money to prepare the house/landscape for the creation of the URD. Mr. Laporte confirmed that the decision to

allocate the money for the URD was made by the County Board. Ms. Liccese-Torres confirmed the County Board's motion.

Peter Golkin, an adjacent neighbor in the audience, shared concerns about the entire project. He noted that the County required that the Reevesland Learning Center (RLC) install raised garden beds to minimize disturbance of the soil due to the potential for archaeological artifacts. Mr. Golkin questioned how the County would permit the disturbance of soil for the driveway and access drive. He shared concerns that the County would allow for the demolition of the milk house and the misuse of available funds.

Mr. Liebertz presented the staff report. Staff finds that the application meets the Secretary of the Interior's Standards #9 and #10. He noted that the concrete blocks in the garage are smooth on the interior and not rusticated as suggested in the 2004 Milner study of the dwelling. Therefore, HP staff does not recommend the salvage of the blocks.

Mr. Craig presented the DRC report. He seconded the comments made by Mr. Liebertz. He also noted that the committee requested that the pavers be a dark color and reviewed by HP staff.

Mr. Dudka asked HP staff about the possibility of archaeological investigations. He agreed with the public speaker that the HALRB prevented the RLC from disturbing soil [for the garden beds]. Mr. Dudka asked DPR staff to discuss the ground disturbances required by the proposal. Ms. von Bredow responded that there would be at least 4" of disturbance.

Mr. Liebertz stated that the HALRB has stipulated in the past (such as at the Dawson Terrace Historic District) that any type of excavation/ground disturbance requires archaeological monitoring. He added that this would be an appropriate condition for this site. Mr. Liebertz noted that there have been archaeological studies completed at Reevesland in the form of standard test pits. He stated that requiring archaeological monitoring would protect potential artifacts. Mr. Laporte responded that the paving in front of the Ball-Sellers House [several years ago] did not require an archaeologist on-site, but simple notification of contractors and an HP staff member on-call. Mr. Liebertz responded that staff has moved away from that option since staff is not professional archaeologists. Other jurisdictions require Phase One archeological surveys of all property owned by the municipality. In order to raise our professional standards, the HP staff has recommended that the HALRB require archaeological monitoring and completion of a technical memorandum.

Mr. Dudka asked DPR staff if the disturbance for the driveway/drive could be placed on top of the existing grade and then grade it out. Ms. von Bredow would not recommend such an approach. Ms. Probus stated that DPR would support the hiring of an archaeologist to monitor excavation activity. Mr. Dudka added that the HALRB should stipulate the depth of ground disturbance be minimized to the greatest extent.

Mr. Craig asked DPR staff how frequently County vehicles would utilize the access drive. Ms. Probus anticipated weekly maintenance of the area.

Mr. Laporte asked if the access drive would be limited to County staff. Ms. Probus confirmed that the public would have no right to access the property owner's driveway or lawn. She added that the driveway would be for the single-family use.

Mr. Laporte asked how the performance contract would be enforced. Ms. Liccese-Torres replied that the performance contract would require that the purchaser has the financial means and technical expertise to preserve the dwelling. This contract would be included with the sale. She added that the performance

contract is still in its draft phase internally. Mr. Liebertz stated that the historic preservation easement would include additional stipulations that would be legally enforceable.

Mr. Laporte asked what would need to be completed to record the URD. Ms. Liccese-Torres stated that the proposed work [in this CoA application] would need to be completed prior to recording the URD.

Mr. Laporte disagreed with the HP staff's assessment that the garage does not contribute to the significance of the local historic district. The garage assists with telling the story of the Reeves farmland. He stated that the record of the HALRB's proceedings should not agree with the staff. Mr. Liebertz responded that the period of significance for Reevesland includes the operation of the dairy farm. He added that the garage postdates the dairy operation, and therefore, should be considered a non-historic building to the local historic district.

Mr. Dudka agreed with Mr. Laporte regarding the garage. He requested that the HALRB deny the demolition of the garage until there is a plan to preserve the milk house. Mr. Dudka shared concerns that examining the milk house in the future may lead to its demolition by neglect. Ms. Probus added that the garage is a non-conforming building and may impact the recording of the URD. Ms. Liccese-Torres noted that the building is rather close to the lot line.

The board members asked questions about the milk house and the allocated funds. Mr. Liebertz stated that the only substantial stabilization of the milk house occurred in 2004 and those measure are now failing. The Chairman stated that the HALRB does not have the authority to re-allocate funds. Mr. Dudka contended that the HALRB has the authority to permit or not permit the demolition of the garage contingent on a plan to rehabilitate the milk house.

The Chairman suggested separate motions for each of the proposed CoA items. The Chairman moved to approve the driveway renovation and construction of a parking pad for 2.5 spaces contingent upon archaeological monitoring. Mr. Wenchel seconded the motion. The motion passed 11-0-1 (Ms. Solo abstained).

The Chairman moved to approve the construction of a grasscrete or alternative paver access drive and the tree removal and replacement (two white oak trees) contingent upon archaeological monitoring. Mr. Craig seconded the motion. The motion passed 11-0-1 (Ms. Solo abstained).

The Chairman moved to approve the demolition of the garage. Mr. Craig seconded the motion. Mr. Wenchel, who[formerly] worked on the property with John Milner, stated that the garage has no architectural or historic merit and is incongruous with the farmhouse. The motion passed 6-3-2. The Chairman, Mr. Craig, Mr. Peck, Mr. Wenchel, Ms. Garner, and Mr. Zink voted in favor; Mr. Dudka, Mr. Laporte, and Ms. Solo opposed; and Mr. Turnbull and Ms. Steinberger abstained.

The Chairman stated that the HALRB shares the community's concern with respect to the milk shed. The HALRB decided to write a letter sharing their concern to the County Board. Ms. Liccese-Torres stated that DPR and HP staff are in coordination regarding the milk shed.

#### **DISCUSSION: VIRGINIA TECH – LEGACY BUSINESSES PROJECT**

Ms. Liccese-Torres welcomed a professor and students from Virginia Tech's Alexandria campus. She noted that this is the second collaboration with Dr. Elizabeth Morton in a planning studio. Dr. Morton's students studied legacy businesses on Lee Highway and in Nauck where development appears imminent and where there is an affection for local businesses. Dr. Morton presented an overview of the project and other similar projects completed within the United States, and two students discussed their findings in

Arlington County. The students showed a sample web page created for the project [<https://www.legacybusinessarlington.com/>] and a sample interview from the owners of the Lebanese Taverna. The HALRB asked the students a number of questions and congratulated the students on a successful studio project.

**DISCUSSION: WASHINGTON-LEE HIGH SCHOOL HISTORIC MARKER**

Mila Albertson, President of the Washington-Lee Alumni Association, and John Peck, Washington-Lee Alumni Association, prepared the proposed historic marker. Ms. Albertson and Mr. Peck discussed the history of the school and the creation of the marker. Mr. Liebertz said that a number of staff’s preliminary comments already were sent to Mr. Peck. These comments addressed the size of the text, length of the timeline, and inclusion of space for the County logo.

In response to questions from Ms. Albertson, Mr. Liebertz stated that the standard size for this type of historic marker is 24”x36”, but that each marker can be customized based on the content and proposed installation location.

The HALRB made several preliminary recommendations. In particular, board members suggested that the chronology of demolitions and additions be clear within the main body of the text and the timeline. The two aspects of the historic marker should coalesce. Ms. Steinberger recommended the removal of the centennial in 2025 from the historic marker since that indicates a future event.

The Chairman moved to provisionally approve the marker pending future comments and the proposed location. The Chairman requested that HALRB members submit any additional comments to the Chairman and HP staff. The goal would be to submit comments prior to the next meeting of the Washington-Lee Alumni Association.

**REPORTS OF CHAIRMAN, STAFF, AND STANDING COMMITTEES:**

Mr. Liebertz stated that VDOT would present the proposed W&OD Trail Bridge improvements at the June 21, 2017, HALRB meeting.

The Chairman summarized the upcoming local historic district designation hearing for the APS Education Center and David M. Brown Planetarium. She invited Ms. Nancy Iacomini to discuss the item with the HALRB (she made the designation request). The Chairman reminded the HALRB that the Zoning Ordinance was recently amended [last year] to exclude the HALRB from the designation process for school facilities. Therefore, the County Board will be hearing the item on May 23, 2017. Ms. Liccese-Torres stated that the HP staff prepared a preliminary assessment of the resource, but did not compile a complete local historic district designation report. The County Board will be deciding whether to send the designation request forward. There is a limited window for the HALRB to provide comments or questions. Ms. Iacomini discussed the various proposals that the School Board currently is considering for the location of additional student seats, including at the Education Center site. The HALRB discussed the local historic district designation and decided to send a letter of support for the designation to the County Board.

Mr. Liebertz presented the demolition of a contributing house at 638 North Kenmore Street in the Ashton Heights National Register Historic District for the construction of a new dwelling. The County Board would need to approve the proposed house as it requires a use permit due to the nature of the particular lot. In the past, the HALRB has submitted letters to the County Board stating that the establishment of National Register Historic Districts were paid for with public funds and that the demolition of contributing dwellings diminishes the integrity of the districts. He noted that the use permit conditions would require HABS-level photograph documentation and salvage. The HALRB decided to send a letter.

Ms. Liccese-Torres stated that the other two items (WWI Task Force and Form Based Code Working Group) could be discussed next month.

The meeting adjourned at 10:08 PM.