



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, June 21, 2017
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Sarah Garner
Carmela Hamm
Gerry Laporte
John Peck
Tova Solo
Sara Steinberger
Mark Turnbull
Andrew Wenchel
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED: Joan Lawrence, Chairman
Mitchell Zink

STAFF: Cynthia Liccese-Torres, Historic Preservation Coordinator
Rebecca Ballo, Historic Preservation Planner

ROLL CALL & CALL TO ORDER

The Vice Chairman called the meeting to order at 7:30 pm. Ms. Ballo called the roll and determined there was a quorum.

APPROVAL OF THE MARCH 15, APRIL 19, and MAY 17 2017, MEETING MINUTES

Ms. Ballo explained that the March and April draft meeting minutes had been prepared by a transcription service and had been lightly edited for clarity by the HP staff. The May meeting minutes had been compiled entirely by staff. The Vice Chairman asked for any comments or corrections to any of the minutes. Mr. Dudka requested that for March and for April, the minutes be edited again to remove extraneous statements such as "you know" from the record. Mr. Dudka also explained that there were a few sentences he did not recall stating and would provide those to staff at a later time (soon) for editing. There were no further edits or comments. The Vice Chairman called for a motion on the March minutes. Mr. Craig moved to approve the March minutes with Mr. Dudka seconding. The motion passed 9-0-1 with Mr. Turnbull abstaining (Ms. Steinberger had not yet arrived). Mr. Turnbull then moved to approve the April minutes and Mr. Craig seconded. The motion passed 10-0. Lastly, Ms. Solo moved to approve the May minutes and Mr. Turnbull seconded. The motion passed 9-0-1 with Mr. Woodruff abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Vice Chairman reviewed the public hearing procedures. He stated there were five items on the consent agenda. Mr. Turnbull moved to approve the consent agenda as submitted. Ms. Hamm seconded the motion and it passed unanimously, 10-0 (Ms. Steinberger did not arrive until 7:45 pm).

CONSENT AGENDA:

1. Timothy Horner
3900 Lee Highway
CoA 17-12 (HP1700022)
Cherrydale Volunteer Fire House Historic District
Request to install a new flag pole.
2. Heather Hanson
3303 21st Avenue North
CoA 17-13 (HP1700023)
Maywood Historic District
Request to replace the wood-shingle shed roof with asphalt\ shingles.
3. Jason Desplechin
2338 North Fillmore Street
CoA 17-14 (HP1700024)
Maywood Historic District
Request to replace an existing stone walkway with pavers.
4. Joseph & Terri Soler
3213 23rd Street North
CoA 17-15 (HP1700025)
Maywood Historic District
Request to install a fixed frame awning on the back porch.
5. Ginger Brown
5151 14th Street North
CoA 16-16C (HP1700027)
Broadview Historic District
Request to amend CoA 16-16 in order to install two vents.

DISCUSSION AGENDA:

1. Diane Probus (on behalf of Arlington County Board)
400 North Manchester Street
CoA 17-11 (HP1700017)
Reevesland Historic District
Request to install fencing and secure the milk shed.

DISCUSSION AGENDA ITEM #1: 400 NORTH MANCHESTER STREET

The Vice Chairman welcomed Department of Parks and Recreation (DPR) staff, Ms. Diane Probus and Mr. Lyndell Core. The DPR staff described the CoA items for consideration: the installation of new safety fencing and plywood sheeting attached to the milk shed. Mr. Core stated that the wall of the milk shed was starting to buckle. There is a grave concern it will collapse if repairs are not undertaken. He only has sufficient budget to maintain the building, but not to rehabilitate it.

Ms. Liccese-Torres gave the staff report. She stated that the proposed actions are appropriate, temporary, and will have no adverse effect on the historic building.

Mr. Dudka gave the DRC report. He stated that DRC wished to refer the matter directly to the full HALRB, as the proposal deals with issues of public safety and long-term sustainability of the structure, and not solely architectural appropriateness.

There were no public speakers for this item.

The Vice Chairman called for discussion. Mr. Craig stated that there is a concrete water tank in the attic. He stated the idea of a fence is nice, but the real concern, if he understands DPR staff correctly, is that a kid could get into the building regardless and the tank would fall. He stated this is an accident waiting to happen. The concrete trough should be removed ASAP. When the building is restored for interpretive use, a fiberglass tank could be reconstructed and installed instead. Mr. Wenchel stated that he agrees with everything articulated by Mr. Craig. Mr. Wenchel reminded the group that he worked on this project as an historical architect during his time with Milner & Associates. He stated that the concrete water tank was originally used to generate water pressure for washing the milk equipment. But it is actually a time bomb that is literally destroying this structure. He realizes there are braces on the building, but the tank is moving down and has been for years and years. Something must be done to address this. He agrees this is a disaster waiting to happen.

Mr. Core replied that he respects the experience and passion of the HALRB members, but that he does not have the funds in his budget. At this time, DPR just wants to manage its risk and install a fence.

Mr. Wenchel stated that the HALRB ought to make a recommendation to the County Board that the tank should be dealt with immediately. He stated that it would not take much for the building to collapse given what he sees in the images. This is the County's responsibility and they have a duty to address it.

There was some discussion about whether the assigned carryover funds [for the Reevesland property] could be used to remove the tank. The DPR staff replied that those funds were set aside for work to prepare the URD lot [with the Reeves farmhouse] for sale. Mr. Laporte stated that if this was a private owner, the County would cite them for demolition by neglect. The building has been stabilized for over 13 years and something must be done.

Mr. Turnbull stated he has no issue approving this CoA, but that the HALRB should also send a letter to the County Board asking that funds be granted to remedy the safety hazard immediately.

Mr. Laporte moved to approve the CoA as submitted. Mr. Craig seconded and the motion passed unanimously 11-0.

There was further discussion about a separate motion to send a letter to the County Board. The Vice Chairman asked DPR staff if they agreed that the water tank is an immediate safety hazard. Ms. Probus replied affirmatively. Mr. Turnbull moved that the Chairman/Vice-Chairman send a letter to the County

Board, copying the County Manager, asking that funds be found immediately to address the safety issues of the milk shed. At a minimum, the building must be stabilized, and then eventually rehabilitated. The HALRB strongly advocates for the immediate removal of the concrete water tank in the attic as it presents a safety hazard and is leading to the active destruction of the building and its imminent collapse. Mr. Laporte seconded the motion. The motion passed unanimously.

REPORTS OF CHAIRMAN, STAFF, AND STANDING COMMITTEES:

Ms. Steinberger gave an update on the work of the WWI Task Force. She stated they would have space at a shared table at the County Fair in August. She asked that as the dates approach, HALRB members consider signing up for a shift to staff the table to promote historic preservation and local history.

Ms. Ballo gave an update on the Stratford Commemorative Committee. The Committee has met five times and has a good framework in place to present to the School Board this Fall. There was discussion, led by Mr. Peck, about requesting that the original “Stratford Junior High” lettering on the front of the school either be found or replicated for use on the property. Individual HALRB members will sign on to a letter Mr. Peck agreed to draft for the School Board making such a request.

Mr. Peck stated that he would bring the Washington-Lee High School marker to the HALRB for final approval in July.

Ms. Liccese-Torres announced that a full-time Management Intern will be hired for the HP Program for a one-year period beginning July 10. She then gave an update regarding an upcoming Ken Burns 10-part documentary series on the Vietnam War that will air on WETA starting September 17. There will be local and regional community events planned around the documentary; more details will follow.

Mr. Laporte stated that he has been appointed by the City Manager of Alexandria to serve on a committee that will study potential names to replace the “Jefferson Davis Highway” moniker on the Alexandria-Arlington portion of US Route 1. They have had one meeting to date and plan to have two more, with a final recommendation being made to the City Council in October or November.

The meeting adjourned at 8:42 PM.