



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, September 20, 2017
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT:

Charles Craig
Robert Dudka
Sarah Garner
Carmela Hamm
Gerry Laporte
Joan Lawrence, Chairman
Mark Turnbull
Andrew Wenchel

MEMBERS EXCUSED:

John Peck
Tova Solo
Sara Steinberger
Richard Woodruff, Vice Chairman
Mitchell Zink

STAFF:

Cynthia Liccese-Torres, Historic Preservation Coordinator
Rebeccah Ballo, Historic Preservation Planner
John Liebertz, Historic Preservation Planner
Kyle Fisher, Historic Preservation Management Intern

COMMITTEE REPORTS:

At 7:30 pm, the Chairman called for reports from staff while waiting for a quorum.

Ms. Ballo provided information on several upcoming conferences related to historic preservation. The Preservation Virginia Conference is upcoming October 6 in Petersburg. The Southeast Chapter of the Society of Architectural Historians will hold a conference in Lynchburg, Virginia from October 11-14; she will be presenting a paper on Arlington County's garden apartments. She reminded the Board that everyone is required to complete one training component as part of CLG requirements for the year. Ms. Ballo stated she would send her presentation to interested persons on the Board.

Ms. Liccese-Torres updated the Board on the activities of the World War I Task Force, including the successful presence at the Arlington County Fair in August. She also reminded the Board of the new PBS documentary "The Vietnam War" by Ken Burns and Lynn Novick, now airing, for which Arlington's local connection to Little Saigon will be featured in WETA's online promotional material for the film.

The Chairman mentioned the recent passing of Dr. Leonard Muse, longtime Nauck resident and owner of the historic Green Valley Pharmacy, and her desire to send a letter to the family on behalf of the HALRB. She also reminded the Board of the upcoming HALRB officer elections in November, and asked members to consider serving on the nominating committee.

ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:37 pm. Mr. Liebertz called the roll. There was not a quorum at this time. The Chairman asked that the first discussion item begin since two more Board members were on their way.

DISCUSSION ITEM: REQUEST FOR NAMING OF THE COUNTY OFFICE BUILDING IN HONOR OF ELLEN M. BOZMAN

The Chairman called for speakers.

John Milliken, of 1818 S. Arlington Ridge Road, distributed and read a statement in support of naming the Arlington County office building at 2100 Clarendon Boulevard in honor of Ellen M. Bozman, a longtime Arlington resident, member of the County Board, and community activist.

[Andrew Wenchel arrived at 7:44 pm].

Joan McDermott, of 3601 N. Kensington Street, a former HALRB member, also provided a statement in support of naming the County office building in honor of Ellen M. Bozman.

Lastly, Ms. Charlene Bickford provided a brief statement concurring with Mr. Milliken and Ms. McDermott.

The Chairman called for any additional speakers and any questions.

[Robert Dudka arrived at 7:49 pm].

Ms. Liccese-Torres notified members that copies of the community petition sent to the County Board were available on the table in the back of the room.

Mr. Laporte requested more information regarding the County’s policy on the naming of buildings.

Ms. Liccese-Torres briefly summarized the policy. She further explained that the County Board Chairman asked that the HALRB consider the petition at its September meeting and then send a recommendation to the County Board.

The Chairman summarized the request by the County Board, then asked for additional questions. She then moved that the HALRB recommend to the County Board that the Arlington County offices at 2100 Clarendon Boulevard be named in honor of Ellen M. Bozman. Mr. Turnbull seconded the motion and it passed unanimously 7-0-0 (Ms. Hamm had not yet arrived).

APPROVAL OF THE AUGUST 16, 2017, MEETING MINUTES

The Chairman called for a motion on the draft August minutes. Mr. Laporte notified the Board he had submitted proposed revisions to the August minutes to Mr. Liebertz. Mr. Liebertz stated he had received the proposed revisions and they will be made as requested. Mr. Laporte moved to approve the minutes with

the proposed revisions and Mr. Turnbull seconded. The motion passed 6-0-1 (Mr. Turnbull abstained and Ms. Hamm had not yet arrived).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated there were three items on the consent agenda. Item 1 was pulled by a member of the public, so the Board considered only items 2 and 3 at this time.

CONSENT AGENDA:

1. Keith & Georgia Peddie----PULLED FOR DISCUSSION
3628 21st Avenue North
CoA 17-19 (HP1700024)
Maywood Historic District
Request to alter the windows and door on the front elevation, build a new porch, and replace the existing asphalt driveway.

2. Aruna Viswanatha
2332 North Fillmore Street
CoA 17-21 (HP1700038)
Maywood Historic District
Request to replace two basement windows on the front of the house.

3. Asghar Shahmoradi & Maryam Amiryan
2337 North Fillmore Street
CoA 17-22 (HP1700039)
Maywood Historic District
An after-the-fact request to replace the stone pathway with a brick paver pathway.

Mr. Turnbull moved to approve the CoAs for Consent Agenda items 2 and 3. Mr. Craig seconded the motion and it passed 7-0-0 (Ms. Hamm had not yet arrived).

DISCUSSION AGENDA

The Chairman began with the first item that had been removed from the Consent Agenda. She asked the project’s designer Heidi FitzHarris, who represented the application at 3628 21st Avenue with CoA 17-10, to give a brief description of the proposed designs.

The DRC did not have any comments as they had placed the proposal on the consent agenda.

The Chairman stated that there was one public speaker.

PUBLIC SPEAKER: Joseph DeBor, 3630 21st Avenue North: Mr. DeBor gave a brief presentation stating that the proposed changes to 3628 21st Avenue North are contrary to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and would constitute an infringement on the privacy of the DeBor family.

The Chairman then asked for the staff report.

Mr. Liebertz stated that staff had found the house to be a non-contributing resource to the Maywood Historic District. He added that the proposed changes are compatible with the *Maywood Design Guidelines*. Staff recommended approval.

Ms. Garner inquired about the proximity of the new porch to the DeBor house. Ms. FitzHarris responded it was 16 feet.

Mr. DeBor notified the Chairman that another speaker was present.

PUBLIC SPEAKER: Hilary Lord, 3630 21st Avenue North

The Chairman called Ms. Hilary Lord, of 3630 21st Avenue North, to address the Board.

Ms. Lord provided a statement that she also found the proposed changes to 3628 21st Avenue North to be inappropriate given the unique side porch and raised elevation and an infringement on the privacy of her home and quality of life in Maywood.

Mr. Laporte asked staff about how much the proposed changes would negatively affect the existing historic fabric of the house at 3630 21st Avenue North. He suggested that perhaps the Board should treat the house as if it were an historic structure if enough historic material was extant.

Ms. FitzHarris responded that only the foundation was original. Some of the roof trusses dated from the 1970s.

Mr. Liebertz stated that various records show the house has been modified to such a degree since its initial construction that the historic integrity no longer exists. Furthermore, the Board only considers whether the building is contributing or non-contributing. The staff recommended treating the building as a non-contributing resource.

Mr. Craig moved to approve CoA 17-19. Mr. Turnbull seconded the motion and it passed 7-0-0 (Ms. Hamm had not yet arrived).

DISCUSSION AGENDA (CONTINUED)

1. Keith & Georgia Peddie
3628 21st Avenue North
CoA 17-19A (HP1700042)
Maywood Historic District
Request to remove a 17-inch (dbh) pine tree from the property.
2. Asghar Shahmoradi & Maryam Amiryan
2337 North Fillmore Street
CoA 17-22A (HP1700043)
Maywood Historic District
An after-the-fact request to replace the windows.

Discussion Agenda Item #1

Ms. Heidi FitzHarris explained the request to remove a 17-inch pine tree from the property at 3628 21st Avenue North. The soil around the tree is poor, a nearby retaining wall is compromised, and the tree limits the southern exposure. The homeowner has planted more trees since purchasing the home and would be willing to plant additional ones if this tree were removed.

Mr. Liebertz provided the staff's recommendation that the tree should not be removed based on the analysis of the County Forester and the *Maywood Design Guidelines*. The County Forester's noted that the tree should not be removed since it is healthy. If it were removed, the County Forester recommended the planting of two additional trees. For these reasons, HPP staff recommended denial of the CoA request.

The DRC did not review the application.

The Chairman asked the applicants if the tree had been affected by flooding from nearby apartment construction.

Ms. Peddie stated that the tree is beginning to lean enough to pose a danger to their property. The roots and poor soil surrounding the tree have made a large portion of the Peddie's yard difficult to use.

Mr. Craig moved to deny CoA 17-19A and Mr. Wenchel seconded. The motion passed 5-1-1, with Ms. Lawrence opposed and Mr. Turnbull abstaining (Ms. Hamm had not yet arrived).

Mr. Liebertz commented to the applicants that he will request the county arborist reexamine the tree in approximately two months to ensure it is not a danger to the property.

Discussion Agenda Item #2

The Chairman welcomed the applicants. Mr. Shahmoradi provided a statement saying only the wood window sashes had been replaced with vinyl. He provided before and after pictures.

Mr. Liebertz summarized the case and recommended denial based on the fact that vinyl is not a window material that is allowed by the *Maywood Design Guidelines*. Despite the 2-year lapse in time, there is no established limitation regarding when a violation can be issued.

Mr. Wenchel asked if only the sashes had been replaced. Mr. Shahmoradi replied yes.

The Chairman mentioned the DRC had found out that Mr. Shahmoradi had not received information from his realtor at the time he purchased the house that it was in a historic district. Mr. Shahmoradi confirmed that he was unaware his house was in a historic district until several months after he made the purchase and replaced the window sashes.

The Chairman stated that it was rare for the HALRB to receive such a late after-the-fact request (over two years). It was unfortunate the homeowners did not know they were purchasing in an historic district and that two years had passed since the vinyl windows were installed. The HALRB can take these factors into consideration. The Chairman moved that "based on the specific circumstances of this case, most notably the amount of time that has passed since the windows were replaced, and that HPP staff did not detect and was not informed of the window replacement, the after-the-fact request to replace the windows be approved." Mr. Turnbull seconded the motion.

The Chairman called for discussion.

[Carmela Hamm arrived at 8:22 pm].

Mr. Wenchel said it was unfortunate the homeowner was not informed by the seller what the *Maywood Design Guidelines* stated. It was likely that the contractor who installed the vinyl windows was also unaware of the home's location in an historic district. The homeowner was therefore stuck in a difficult

position. Mr. Wenchel recommended the Board send letters to contractors who frequently work in Maywood informing them of the local historic district design guidelines.

Mr. Craig argued that given the amount of time that had passed, it would be unfair to deny the request.

[Robert Dudka left at 8:22 pm].

The Chairman repeated the motion for the sake of Ms. Hamm. The motion passed unanimously 7-0-0.

The Chairman stated that this request was “based on the facts of this particular case and should not be considered a precedent for after the fact approval of window replacement.”

Mr. Shahmoradi asked for a map of the Maywood Historic District; Mr. Liebertz told him he would send that information.

DISCUSSION ITEM: ARLINGTON PRESBYTERIAN CHURCH HISTORIC MARKER

Ms. Ballo introduced the discussion item.

Ms. Laura London of the Arlington Partnership for Affordable Housing (APAH) presented a mock-up of a historic marker to commemorate the demolished Arlington Presbyterian Church at the intersection of Columbia Pike and South Lincoln Street. She discussed the potential placement of the marker on the original stone that was salvaged from the church and will be reapplied to the new façade. The marker measures 27 x 36 inches. She has searched for a sign manufacturer and is in conversation with a company in Erie, Pennsylvania. Text justification and typography are still under consideration.

The Chairman inquired about the sign’s height from the ground.

Ms. London said that was negotiable, though she would prefer to place it at pedestrian eye height.

The Chairman asked the Board to submit major editorial comments about the marker text to Ms. Ballo by Friday, September 22, 2017.

Mr. Craig inquired whether historic markers are required to be ADA compliant to ensure persons with handicaps could have access to them.

Ms. Ballo responded that such markers are not required to be ADA compliant.

Mr. Wenchel mentioned that the church used to face Columbia Pike and inquired whether there would be a depiction of the church on the marker as it was originally built.

Mr. Liebertz replied that the majority of the church’s existence had the steeple and entrance in the location depicted on the proposed marker. HPP staff considered either depiction of the church as appropriate for this marker.

Mr. Laporte agreed with staff’s recommendation.

Several Board and staff members offered minor editorial changes to the proposed text.

Ms. London mentioned that the church cornerstone was saved and opened; the original artifacts will be donated to the National Presbyterian Archives in St. Louis, MO.

The Board commented that it appreciated the helpful information and cooperation of APAH with this project.

PRESENTATION: PUBLIC SPACES MASTER PLAN (POPS)

Irena Lazic, a planner with the Department of Parks and Recreation (DPR) and project manager for the Public Spaces Master Plan, and Erik Beach, Planning and Comprehensive Studio Director in DPR, presented updates to the Public Spaces Master Plan pertaining to historic preservation.

The current plan was adopted in 2005. The updates have been ongoing for approximately 18 months. Public meetings were held in 2016 and July 2017. The DPR staff also conducted surveys and stakeholder and focus group interviews. The updates strive to address how Arlingtonians can have access to public spaces into the future. Historic preservation falls under Section 3 of the plan that discusses resource stewardship. Section 3.7 discusses capitalizing on existing historic resources in public spaces and evaluating the potential of protecting additional historic resources.

The Chairman commented that the team responsible for the POPS Master Plan seemed to be moving in the right direction.

Ms. Ballo commented that some of the County’s historic resources are in public parks (e.g., Fort Ethan Allen and Reevesland), although the countywide architectural survey did not take into account County-owned historic resources. There is more that can be done to document cultural resources on County land.

Mr. Laporte asked how the Arlington Public Schools (APS) fit into the POPS Master Plan.

Ms. Lazic replied that DPR staff completed an inventory and counted the number of public spaces owned by APS, but did not evaluate them significantly. Mr. Laporte commented that it was unfortunate APS had not in the past worked closely with DPR to integrate education with outdoor public spaces. Perhaps more can be done to foster this cooperation in the future.

Ms. Liccese-Torres asked what the timeline was for the implementation of the next phases of the Master Plan and the deadline for members to provide commentary.

Ms. Lazic responded that two advisory committee meetings are scheduled for this October. A meeting with the County Board is tentatively scheduled for December. A second round of public meetings will likely occur in January or February. DPR staff will return to the HALRB at that time. A final Master Plan will likely be released in late winter or early spring 2018.

The Chairman asked if a letter of support from the HALRB would be helpful.

Mr. Beach replied that waiting until the next draft is released in late winter 2017 would be most effective.

PRESENTATION: PUBLIC ART MASTER PLAN

Ms. Elizabeth Carriger, a Project Manager with Arlington’s Public Art Program, and Ms. Angela Adams, the Director of the Public Art Program, gave a presentation on the new Public Art Master Plan.

The current plan is 13 years old. As much has changed since the adoption of the first Master Plan in 2004, the updated plan will take those changes into consideration.

Contractor Todd Russey has been working on the update since last year. An internal and external working group have been formed. Through recommendations that Arlington Public Art receives this fall, they will prepare a draft Master Plan update that likely will be presented early next year. Recommendations will come from benchmarking of regional peer programs, assessment of the Public Art Program’s work plan and deliverables before and after the 2004 plan was approved, a Countywide public questionnaire, interviews with internal and external stakeholders, a community engagement initiative with local artist Sushmita Mazumdar, and public art tours with artist Graham Coreil-Allen.

Findings to date suggest that the County’s priorities have shifted away from public art to schools and transportation, that there is a public disconnect from much of the collection, and the public’s preferences have expanded to favor temporary place activation types of projects. Research has found there is a desire for art pieces in places where people gather, for locally-inspired pieces, for artworks that are well-situated in their environments and executed with a high-degree of skill, and for pieces that are surprising and whimsical.

The Public Art Program and Historic Preservation Program have long worked together. The new plan recommends integrating art with adaptively reused historic buildings, continuing walking tours of the County’s cultural landscape, collaborating better with planning initiatives like Four Mile Run Valley and Lee Highway, seeking ways to blend art with history for contemporary audiences (i.e., Little Saigon), and using archaeological collections as a resource for artists.

Ms. Adams stated there is a greater desire to partner with APS, who recently has sought advisement on work at the Stratford School. The Master Plan will address how to work with APS in a way that does not challenge them financially. Arlington Public Art wants to encourage developers to think of ways to incorporate art, enhance its role in the Phased Development Site Plan process, and anticipate new site plan projects since they are the “bread and butter” of public art financial support. Arlington Public Art will focus on the Rosslyn-Ballston corridor, the Route 1 corridor, and the Four Mile Run corridor. Lee Highway is a potential target area as well as the Potomac Waterfront, including the 18th Street corridor.

Mr. Craig inquired who is responsible for replacing the lights in the artwork on the bridge over Arlington Boulevard. Ms. Adams responded that VDOT is.

Mr. Craig suggested changing the language about using archaeological artifacts as a “resource” for artists to “inspiration” for artists.

Mr. Laporte inquired about the state of the County’s archaeological artifact collection.

Mr. Liebertz responded that the Historic Preservation Program wanted to make archeology a greater priority. In recent years, the HPP has collected several thousand artifacts. The program would like to devote more effort in the future to collecting, organizing, and interpreting its artifacts.

Mr. Craig asked about the durability of the piece “Dressed Up and Pinned” by Vivian Beer.

Ms. Adams stated that she is fairly confident the piece is durable. The Public Art Program is committed to maintaining its pieces and is currently using some dedicated funds given by the County Manager for maintenance of public artworks. They hope to release a draft of the Master Plan in October. They can return to HALRB if desired. They will continue to participate in the public aspects of POPS.

CHAIRMAN’S REPORT

The Chairman stated that Board members should be aware of upcoming meetings: the December meeting will be on the 20th, and the October meeting will have a full agenda. The month of November has a 5th Wednesday, so Board members should block out the 29th as it may be necessary to meet.

Ms. Liccese-Torres provided a brief overview of the upcoming October 18th meeting agenda. She made a proposal to begin the meeting at 7:00 PM, to which the Chairman agreed.

The Chairman noted the upcoming November retirement of Marlene Terreros, longtime County employee in the Historic Preservation Program. The Board would like to honor her for her contributions at the November meeting.

The Chairman reminded the Board of the need for a nominating committee to elect officers for the coming year.

The Chairman gave an update on the Maywood Civic Association meeting held on September 18, 2017, that featured County Board member and HALRB liaison John Vihstadt. A survey was e-mailed to Maywood residents preceding the meeting. The Chairman will email the results to the Board. Some of the questions on the survey seemed to indicate a misunderstanding of the Historic Preservation Program and HALRB. Of the 76 responses, the majority were critical of these. Most Maywood residents appear to like the fact that Maywood is an historic neighborhood; however, many also seem to want a form-based code approach to governing the historic district. Residents are also quite concerned about property-related costs in Maywood. The Chairman emphasized at the meeting that the Code of Virginia does not empower the HALRB to consider issues of cost in its decision-making. She informed the Board that there is certainly a need for updated *Maywood Design Guidelines* and a better way to channel more requests through the ACoA process.

Mr. Laporte, who also attended the Maywood meeting, affirmed that the meeting made it clear that the *Maywood Design Guidelines* need to be revisited carefully.

Ms. Ballo noted that HP staff had in the past conducted annual surveys soliciting feedback from residents in local historic districts about their experience with the Historic Preservation Program. Those surveys typically reflected a greater than 90-percent approval rating. Staff could in the future create a regular survey to solicit feedback from those most recently involved in the CoA review process.

Ms. Liccese-Torres stated that staff has proposed working with the Chairman and others on the HALRB, as well as volunteers from the Maywood neighborhood, to find a way to shift more requests from the CoA process to the ACoA process. There is also a need for greater staff outreach to Maywood to educate its residents about the history of their neighborhood and relevant aspects of historic preservation and the design review process.

The Chairman called for committee reports.

COMMITTEE REPORTS

Ms. Ballo updated the Board on site plan/development review work:

Market Common has a site plan project that will be coming to the HALRB in October because the Engraver’s Building is listed as an HRI Essential building and is called out for façade preservation in the

Clarendon Sector Plan. A site plan project for the Red Cross building and Whitfield Commons garden apartments (in Buckingham) will also be coming to the HALRB in October.

The Special GLUP + Washington Boulevard/Kirkwood Road study has yielded five meetings to date. The GLUP study area contains the locally-designated Ball Family Burial Grounds and there are several recommendations and scenarios that require HALRB input at this time. A presentation will be made to the HALRB in October.

The Columbia Pike Form Based Code architectural standards continue to be under review. Preservation staff has worked with Planning staff to take a comprehensive look at refreshing the architectural standards in both the commercial and neighborhood codes. These updates will be presented to the HALRB in October.

The meeting adjourned at 10:12 PM.