



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201  
TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

*DRAFT*

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

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

**MEMBERS PRESENT:** Charles Craig  
Robert Dudka  
Sarah Garner  
Gerry Laporte  
Joan Lawrence, Chairman  
Tova Solo  
Sara Steinberger  
Andrew Wenchel  
Richard Woodruff, Vice Chairman  
Mitchell Zink

**MEMBERS EXCUSED:** John Peck  
Mark Turnbull  
Carmela Hamm

**STAFF:** Rebecca Ballo, Historic Preservation Planner  
John Liebertz, Historic Preservation Planner  
Kyle Fisher, Historic Preservation Management Intern

**ROLL CALL & CALL TO ORDER**

The Chairman called the meeting to order at 7:30 PM. Mr. Liebertz called the roll and determined there was a quorum.

**APPROVAL OF THE OCTOBER 18, 2017, MEETING MINUTES**

The Chairman called for any changes to the October 18, 2017, draft meeting minutes. She proposed several minor changes to the minutes. Mr. Woodruff motioned to approve the October meeting minutes with the proposed changes. Mr. Dudka seconded and the motion passed 7-0-3, with Mr. Dudka, Ms. Solo, and Ms. Steinberger abstaining.

**HONORING OF MARLENE TERREROS, RETIRING MEMBER OF HISTORIC PRESERVATION PROGRAM STAFF**

The Chairman made honorary remarks regarding Marlene Terreros, the HPP’s Historic Preservation Specialist, who will retire on November 16, 2017. She thanked Ms. Terreros for her service to the County as an inspector and preservationist for the past 22 years.

Ms. Terreros thanked the board and said it had been a privilege working for the County and with the HALRB. She also encouraged the staff and board to ensure the preservation of the Ball-Sellers House where she volunteered as a docent for years.

Mr. Woodruff also spoke on behalf of Maywood residents, expressing appreciation for Ms. Terreros’ service to the community.

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

The Chairman stated there was one item that had been moved from the consent agenda to the discussion agenda.

**DISCUSSION AGENDA:**

1. Ginger Brown  
5151 14<sup>th</sup> Street North  
CoA 16-16D (HP1700051)  
Broadview Historic District  
Request for the following amendment to CoA 16-16D: 1) alter the window trim detail on the new addition; 2) change the dimension (height) on a number of the new windows; 3) alter the design of the garden shed; 4) demolish a brick retaining (area way) wall and install a steel handrail near the west elevation of the house; and 5) other minor amendments.

Mr. Liebertz provided a description of the request to amend CoA 16-16D. The item was moved to the discussion agenda because the applicant requested to shift the windows on the west elevation by eight inches to the south after the Design Review Committee (DRC) meeting. Since the DRC did not review that change, the item was moved to discussion. Staff recommended approval of the application as submitted.

The Chairman called for questions or comments.

Mr. Dudka stated that the DRC found everything prior to this acceptable, and likewise finds this additional change appropriate to the historic district. Mr. Craig moved to approve the request to amend CoA 16-16D. Mr. Wenchel seconded and the motion passed unanimously, 10-0-0.

**DISCUSSION ITEM: AMENDMENT TO SECTION 11.3, HISTORIC PRESERVATION OVERLAY DISTRICT, ARLINGTON COUNTY ZONING ORDINANCE**

Ms. Ballo provided a second presentation to the HALRB for the proposed Amendment to Section 11.3, Historic Preservation Overlay District, of the Arlington County Zoning Ordinance (ACZO). The County Board charged the staff with drafting an amendment to the historic preservation overlay. The proposed changes would affect the process for nominating properties for consideration as local historic districts. In the proposal, only those individuals who have standing within the ordinance can submit such requests. Standing will be based upon the type of property that is requested for study. Single property requests would be narrowed to Arlington County residents or property owners. Multiple property requests could be

made by civic, condominium or homeowners associations living within the boundary of the proposed designation or by a petition signed by 25 percent or more properties, with each property given one vote.

Ms. Ballo stated that she had clarified some of the language of the draft amendment she presented at the October HALRB hearing using the editorial comments of the board. Line 6 was revised to add that the application would be submitted to the Zoning Administrator *and* the HALRB. Lines 22-24 were changed to say that the request must be submitted by 25 percent or more of the *properties* in the district. Ms. Ballo used the word “application” consistently throughout the document for clarity. General comments at the October HALRB hearing were overall favorable toward the proposed changes.

Mr. Dudka asked if an apartment building with multiple renters would be given only one vote.

Ms. Ballo replied that that was correct.

The Chairman asked Ms. Ballo to explain the process going forward.

Ms. Ballo stated that she had taken the draft amendment to the Zoning Committee of the Planning Commission (ZOCO) meeting on November 14, 2017. The committee asked whether the new amendment could be able to prevent frivolous nominations. Ms. Ballo responded that the new application and internal review process with the HPP Coordinator would add some time and level of effort to the submission process. These changes should be enough to discourage frivolous requests. Another question dealt with the potential for creating barriers to the nomination process by requiring too much information from those unfamiliar with the process. Staff, however, works closely with the community and would ensure that requestors received sufficient assistance to make a nomination.

The request to advertise the draft amendment has been placed on the consent agenda for the upcoming County Board meeting on November 18, 2017 (to advertise public hearings for the Planning Commission and County Board in December). The amendment is currently slated for the Planning Commission agenda for December 4, 2017. It would go to the County Board for consideration of adoption on December 16, 2017. No communication has been received to date from either Preservation Arlington or the Arlington Historical Society.

The Chairman stated that she has already written a letter to the County Board in favor of the amendment; the HALRB members should have received a copy.

#### **CHAIRMAN’S REPORT: SELECTION OF THE HALRB NOMINATING COMMITTEE**

While waiting for the Market Common Site Plan presenters to arrive, the Chairman informed the board about the need for one volunteer for a nominating committee who will nominate a HALRB president and vice-president for the upcoming year.

Ms. Steinberger and Ms. Garner asked the Chairman to provide more information about the nominating process.

The Chairman replied that the HALRB’s bylaws require a nominating committee that proposes members for chairman and vice-chairman for annual December elections. Ms. Steinberger volunteered to serve on the nominating committee.

The Chairman asked staff if the MARKS Housing Study proposal for Housing Conservation Districts (HCDs) will go before the Planning Commission on December 6, 2017. Ms. Ballo replied yes. The Chairman asked for a member to present the HALRB’s position to the Planning Commission regarding

HCDs. She explained that some members of the community have expressed a greater desire to be involved in the planning process for establishing the HCDs.

Ms. Ballo said that County staff developed the first phase of the HCD study as expeditiously as possible. There has also been public outreach over the past year. Furthermore, this is a multi-phase process with additional opportunities for community input.

## COMMITTEE REPORTS

### Survey: Designation requests status update

Mr. Liebertz informed the board about the recent request received from the owner of 131 North Jackson Street (in the Ashton Heights neighborhood) to consider the house for local designation. The property consists of two lots, so there likely will be different options to consider for the potential boundary of the district. Mr. Dudka asked if this request will consider one or two properties. Mr. Liebertz responded that that will depend on what the owners want to pursue.

Mr. Liebertz also reminded the board of some of the other outstanding designation requests for Mt. Salvation Baptist Church cemetery and 3500 14<sup>th</sup> Street North that will continue into 2018.

### Site Plan/Development Review: Red Cross Site Plan

Ms. Ballo provided an update on the Red Cross Site Plan. This site plan has the Whitfield Commons apartments. The project has had one SPRC meeting, with a second following on November 20. Some residents in Buckingham Village and Arlington Oaks want to see more information regarding the compatibility of the new building on Arlington Blvd. and Thomas St. as they relate to the surrounding historic buildings. There is also concern about loss of green space and affects to affordable housing.

## **DISCUSSION ITEM: MARKET COMMON CLARENDON PHASE II (SITE PLAN #339 AMENDMENT)**

Ms. Ballo reintroduced the discussion item. The Engraver's Building is listed as Essential in the Historic Resources Inventory (HRI) and is called out for building façade preservation in the Clarendon Sector Plan. The HALRB, therefore, is required to consider preservation of the building and the compatibility of new buildings with it. She asked the board to focus its comments on the massing, compatibility, and materials of the proposed design. She also requested that the board provide any comments that would be helpful as the application moves forward to the County Board in December 2017. The project has completed its SPRC review process.

Mr. Ben Keeney (architect with Antunovich Associates) presented new designs for the Market Common Clarendon Phase II project based on feedback from the October HALRB meeting and November DRC meetings.

The revised design borrowed some of the red brick from the Engraver's Building party wall. The north elevation above the Iota Building had a three-story, three-bay red brick façade, while the light colored brick influenced by the limestone north elevation of the Engraver's Building runs the width of the upper story of the building and cascades down the second and third stories of the west elevation. The columns connecting the cantilever to the roof of the Engraver's Building were eliminated to provide more space and make a true cantilever. No more than three materials have been introduced in the new building to simplify the design.

Mr. Keeney asked for the board's comments about the proposed massing.

Mr. Dudka commented that the DRC found that the revised massing was balanced appropriately with the historic Engraver’s Building. The revised design did not overwhelm the historic structures as the initial designs had and the option of the cantilever without columns over the Engraver’s Building was preferable. The DRC advised against the black metal panels on the cantilever.

Mr. Keeney addressed the rainscreens on the new design. The rainscreen finish typically has a 20-year warranty against UV deterioration. The material has a fire-resistant core.

The Chairman said that this round of designs was a significant improvement on past versions. It is balanced and gives more attention to the historic buildings. She had no objection to the metal materials proposed.

Mr. Craig affirmed that the massing was agreeable with the Engraver’s Building. He had no issue with the color of the rainscreen, but inquired about its colorfastness. He asked if there was an enamel coating available to protect the rainscreen.

Mr. Keeney said there are products that can give at least a 20-year colorfastness to the metal; there are also upgrades like micro-flake that could give it a sparkle.

Mr. Dudka said that the DRC’s emphasis on using masonry is to emphasize the “substantial” nature of the design. He noted that the enamel panels can also reference a mid-century historic design.

Mr. Craig said that there are also multi-colored metal panels on the market. He suggested that the colorfastness of the rainscreen could still be a problem. He noted that the massing was quite good, as well as the repetition of the brick on the façade.

The Chairman asked if there were any questions about materials.

Ms. Ballo asked about the material for the sills that wrap around the brick. Mr. Keeney said that it would be a stone-style product that would continue the band on the parapet cap.

Ms. Ballo pointed out the extra bay of windows on the penthouse and on the west side. She asked if there were any other added elements. Mr. Keeney responded that these were the only two changes.

Mr. Keeney presented a new design for the outdoor seating space beside the party wall of the Engraver’s Building. The new design extends the “trellis” feature along the party wall of the Engraver’s Building upwards at five intervals. He stated that this would allow for garden lights to be strung across the space between the party wall and the adjacent building and still leave space for delivery trucks to pass underneath. The “Conklyn’s Florist” historic signage will be removed intact from the rear of the Engraver’s Building and inserted in the rear wall of the mezzanine space on top of the Engraver’s Building.

Ms. Steinberger commented that the “trellis” design along the party wall made the alley more engaged, pleasant, and useful. She expressed concern that the loading zone behind the Engraver’s Building would be unpleasant to the outdoor seating area. She asked what kind of surface the alley would be. Mr. Keeney said it would likely be a stamped concrete.

Mr. Laporte asked if Antunovich Associates, Walsh-Colucci, and/or Regency Centers had talked with Conklyn’s Florist to see if they would be interested in supporting the research of the retail history at this location. He also asked staff if it would be possible to protect this sign through a Local Historic District designation or easement.

Ms. Ballo replied that the HALRB would finish its review of this particular project without such a consideration, but staff is speaking with the applicant about placing an easement on certain parts of the building. HP staff does review signage for all historic properties as noted in the Clarendon Sector Plan.

Mr. Matthew Allman, attorney with Walsh-Colucci for the applicant, said that any exterior change has to go through a review process even when there is an administrative change. These are reviewed by HP staff and the County architect. This is a site plan condition. He added that the sign section of the Zoning Ordinance was changed to allow historic signs to remain.

Mr. Dudka said that the Conklyn sign is a piece of art, rather than advertising signage, and should therefore fall not count towards building signage. The Chairman asked the board if there was consensus that the sign is art. The board agreed that the sign should be considered art.

Mr. Craig asked Mr. Keeney if the mezzanine and alley area designs were set regardless of the type of tenant. Mr. Keeney said that the applicant was interested in receiving permission from the HALRB to adapt the space in this manner, even if the tenant would not utilize the space as portrayed here. He added that it is quite possible that a tenant would use this design, however.

Mr. Dudka asked Ms. Ballo how the lighting should be affixed to the party wall. She responded that she would prefer it be anchored to the mortar and not the brick to prevent damage to the historic brick.

The Chairman asked how the trellis would be treated as a site plan condition given the tenant may not desire to have it. Ms. Ballo replied that this type of treatment was appropriate for activating the alley. The HALRB can enumerate what kinds of materials, lighting, etc. should be employed. The HALRB can then work with the applicant to create an acceptable site plan condition taking these elements into consideration.

Ms. Ballo asked for consensus from the HALRB that the proposed door in the party wall is permissible if it is a single-leaf, three-foot-wide door. The HALRB replied that such a door in the party wall is acceptable.

Mr. Dudka said the HALRB should specify that the door should be located at the rear of the party wall. Mr. Keeney asked if the HALRB would allow them the flexibility of placing such a door in the center of the party wall if the tenant so desired. Mr. Craig said the HALRB preferred the certainty of the current design that placed the door at the rear. Ms. Ballo reminded the HALRB that while the trellis could be removed easily, the location of the door would permanently affect the party wall. Mr. Dudka said another reason for placing the door at the back is that it would minimize impact to the majority of the wall. Ms. Steinberger said that putting a small door in the center of a large wall would appear irregular.

Mr. Laporte stated that the party wall was not part of the original HRI. Although many find it acceptable, the brick wall is not worth saving by the standards of preservation.

Ms. Ballo commented that the Clarendon Sector Plan only called out the building façade for preservation. The HRI, however, examined the entire structure and classified it as “Essential” because the whole building had been kept intact. Incorporating a small door at the rear of the party wall is a minor alteration that would cause minimal impact to the historic fabric. Any changes to an HRI Essential building should be minimal and conform to the highest historic preservation standards regarding avoiding adverse effects.

The Chairman stated that it would be helpful for the HALRB members to summarize their thoughts so she could write a more informed letter of support for the design.

The Chairman commented on the successful design of the cantilever. The party wall should be cut into as little as possible. The small door at the rear [of the party wall] is permissible. The lighting on the party wall is successful, but should be anchored in the mortar and not the brick.

Mr. Wenchel commented that the decorative elements (i.e., the trellis) on the party wall was a successful design to activate the space and that the wall should be preserved as much as possible.

Mr. Craig stated that the design as illustrated was successful. The architect should examine using an enamel rainscreen panel, although the current one was satisfactory.

Ms. Steinberger commented that she was supportive of the design. The architects successfully adopted the feedback of the HALRB and DRC into their revised design. She added that the location of the Conklyn Florist art works well with the new design. She recommended a historic marker for the sign to highlight and explain the Conklyn's sign. Ms. Steinberger agreed that the trellis design was successful and any new door on the party wall should be minimal in size and located toward the rear of the building.

Ms. Solo commented that she was overall supportive of the design. She added that outdoor dining space may not be the best use of the area beside the party wall and recommended a small pocket park.

Mr. Zink stated that the design elements on the exterior give life to the project.

Mr. Laporte had no additional comments

Mr. Dudka stated that he supported the design as it was presented.

Mr. Woodruff stated that the architect had made improvements on an already strong design. He added that the party wall design was maybe a little too fanciful with respect to the simple design of the building, but he supported it.

Ms. Garner agreed with the other comments and suggested that the Conklyn Florist sign be placed on street level to make it more visible. Mr. Dudka added that perhaps a historic marker about the sign be placed on street level.

The Chairman stated that she will write a letter of support on behalf of the HALRB.

## **COMMITTEE REPORTS**

### Staff and Other Reports: Maywood Design Guidelines committee

Mr. Liebertz provided an update on the Maywood Design Guidelines committee meeting that had occurred earlier this evening. HP staff will take the comments of the committee and work them into draft language for updated design guidelines.

The Chairman reminded the board of the materials for this Maywood meeting that had already been sent to them

Ms. Steinberger gave a brief update on the World War I Task Force. The Committee is looking for volunteers for a community panel to help select a World War I-themed vehicle decal designed by an Arlington student.

The Chairman stated she will be going to the County Board meeting on November 18, 2017, to share the HALRB's support for the Special GLUP + Washington Boulevard/Kirkwood Road study and the renaming of the Arlington County offices at 2100 Clarendon Boulevard in honor of Ellen M. Bozeman.

Mr. Liebertz informed the board that staff changed the way DRC reports are sent to applicants.

Mr. Laporte commented that it would be helpful if the County changed the HP website so that the most recent HALRB reports appear at the top of the page rather than the bottom.

The meeting adjourned at 9:13 PM.