



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, January 17, 2018
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood**

MEMBERS PRESENT: Charles Craig
Robert Dudka
Sarah Garner
Gerry Laporte
Joan Lawrence, Chairman
Sara Steinberger
Andrew Wenchel
Mitchell Zink

MEMBERS EXCUSED: Carmela Hamm
Mark Turnbull
Richard Woodruff, Vice Chairman

STAFF: Cynthia Liccese-Torres, Historic Preservation Coordinator
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 DECEMBER 20, 2017, MEETING MINUTES

The Chairman called for any changes to the December 20, 2017, draft meeting minutes. Mr. Liebertz stated that Mr. Turnbull had contacted him to request a correction to page 5, paragraph 10. Mr. Liebertz added the change would be made. Mr. Craig noted that he did not ask the question about bonus density on page 6, paragraph 9. Staff stated that the question would be attributed to the correct speaker. The Chairman called for a motion on the draft minutes. Ms. Steinberger motioned to approve the December 20, 2017, minutes with the stated changes. Ms. Garner seconded. The motion passed 7-0-1, with Mr. Zink abstaining.

CALL FOR PUBLIC SPEAKERS

The Chairman called for public speakers. There were none.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated there was one item on the Discussion Agenda.

DISCUSSION AGENDA:

1. Brian Irwin and Jessica Kulak
3301 22nd Street North
CoA 18-01 (HP1700059)
Maywood Historic District
An after-the-fact request to replace a second story dormer window.

Mr. Liebertz summarized the case at the applicant's request. He stated that the house at 3301 22nd Street North is a Dutch Colonial constructed ca. 1912 and is a contributing resource to the Maywood Historic District. He noted the following regarding the house: 1) It had a second-story bathroom dormer window on the east elevation that was subject to moisture damage; 2) This window had been replaced with an aluminum slider window prior to the formation of the local historic district in 1991; and 3) In 2000, the HALRB approved replacement of this window with a wood-frame, aluminum-clad window. Mr. Liebertz added that the applicants recently replaced this window with a vinyl window, which is a non-conforming material in the *Maywood Design Guidelines*. He said that the Design Review Committee (DRC) this month recommended approval of the application and requested the trim be painted to mitigate the appearance of vinyl. The DRC agreed that any in-kind replacement would have the same maintenance problems as today. Mr. Liebertz said that staff did not provide a recommendation regarding this case. He noted that Chapter Five of the *Maywood Design Guidelines* states that no design review is necessary for repair or replacement of exterior elements using like material or design. He suggested that the board could consider the application as approving a non-conforming window with another non-conforming window of matching design. Mr. Liebertz recommended that the HALRB discuss the unique circumstances and history of this window, its location, and applicable standards from the design guidelines.

Mr. Dudka summarized the DRC's conclusions. He stated that the applicants had to replace the non-conforming aluminum-clad window because it had rotted. He noted that the DRC informed the applicant at the committee meeting of several ways to protect the window from moisture from the inside. He added that the HALRB in the past had approved cellular PVC materials for use in areas with frequent water problems and painting the synthetic trim is required per the guidelines. Mr. Dudka stated that the DRC found the painted vinyl replacement acceptable in this particular case.

Mr. Laporte stated that he agreed with the result, but disagreed with the conclusion that aluminum-clad and vinyl window materials are both non-conforming. He stated that an aluminum-clad window is still a wood window.

Mr. Liebertz responded that the design guidelines prohibit aluminum or aluminum-clad windows. Staff advised the HALRB to avoid implying that vinyl is appropriate in bathrooms as neither the guidelines nor staff is supportive of such a recommendation.

Ms. Steinberger asked staff to clarify that the installation of the aluminum-clad window occurred prior to the inclusion of the house as a contributing resource in the Maywood Local Historic District. Mr. Liebertz responded that the original wood window had already been replaced by 1991 when the district was formed. In 2000, the HALRB approved the recently removed aluminum-clad window.

Ms. Steinberger stated she was supportive of approving the vinyl window given that the window had been replaced multiple times before the local historic district was established.

The Chairman called for more questions. There were none.

The Chairman called for a motion to approve the vinyl window given the unique factors of the case, the window's location, and prior approval of a non-conforming window prior to formation of the Maywood Local Historic District. She added that this approval would not set a precedent to allow vinyl or aluminum, which are not appropriate materials per the design guidelines. The Chairman further noted that the window must be painted per the DRC's recommendation.

Mr. Zink seconded the motion and it passed unanimously 8-0-0.

DISCUSSION ITEM: 4333 ARLINGTON BOULEVARD – RED CROSS/TRENTON STREET, SITE PLAN #446

The Chairman welcomed the applicant and informed the board that copies of a letter received from the Arlington Oaks Condominium Association were available for the board to read.

Mr. Liebertz provided a staff update. At the December 2017 HALRB meeting, the board requested that the applicant present more details about the site context. The HALRB had shared concerns about architecture, including a lack of compatibility with the adjacent Buckingham National Register Historic District and Whitefield Commons. The applicant had already presented at two Site Plan Review Committee (SPRC) meetings and a third was scheduled for January 22, 2018.

Jeremy Arnold of Bonstra Haresign Architects presented the context of the site, a before-and-after comparison, and a view of the current larger scale elevations. Rob McClenan of Bonstra Haresign Architects presented changes to the detailing on the buildings. Jeremy Potter of WC Ralston presented the revised plan for the townhouses.

Mr. Potter presented on the townhomes. Per the HALRB's comments at the December meeting that the design's color scheme was incompatible with surrounding buildings, the design team replaced the dark trim with white trim around the doors, windows, and dormers. The color scheme now uses lighter colored bricks. The window pattern is more traditional and uses six-light grilles in the top.

The Chairman asked if the townhouses were essentially four stories.

Mr. Potter replied that they were three stories with a loft built into the roof. A full gable appears on the ends of the building.

Mr. Arnold continued with a discussion on the multi-family building. Beginning on the Arlington Boulevard side, the design team reduced the amount of brick wall at the ground level to benefit the pedestrian experience. They modified the window proportions to make them more horizontal to match windows in adjacent buildings. All windows have sills at the same level. The dark brick from the Arlington Boulevard side has been used to mimic shutters. The design will continue the use of stucco at the upper story.

Mr. Arnold said that at the service drive, the design team lowered the courtyard to make a direct line of site for pedestrians approaching the building uphill, which the team believed will make the courtyard more visually accessible. He added that plantings will appear around the building, which will obscure some of the ground level brick.

Mr. McClenan stated they will push out the quoining at the corners by half an inch.

Mr. Arnold explained the design team improved the design of the loading and parking entrances with the rest of the building design. Additionally, the team changed the dark gray paneling at the rear of the building to light gray stucco to be more compatible with Whitefield Commons.

Mr. Arnold presented a cut-through view of the site to reveal the changes in grade, as the board had requested at the December meeting. Mr. Liebertz commented that staff still finds this view unclear, as the current view does not correctly show the retaining walls, parking lots, and other landscape elements.

Mr. Arnold responded that there are multiple grade changes occurring in the same area, so it was difficult to show all of these in a single view. He noted the presentation shows a perpendicular view of the building that accurately represents the site conditions.

Mr. McClenan agreed that the drawing is accurately drawn, but additional sections would be completed to improve clarity.

Mr. Wenchel noted the building still seems quite large and offered the following suggestions:

- 1) If the building was lowered more, the amount of visible wall would be reduced. The current plans present basically a five-story front, which is very visible from Route 50. The existing Red Cross building is scaled to the rest of the neighborhood, but the new building is still quite large.
- 2) One thing the designers might consider is putting more stucco on at least one more story of the North Trenton Street side to reduce the amount of brick and make the building seem less massive.
- 3) Another issue is that there is no good site plan [provided in the materials].

- 4) The corner of Arlington Boulevard and North Trenton Street has a lot of mature trees, which help set the scale of the neighborhood. If the façade on the corner was reduced and the existing trees allowed to remain, the corner would be much improved.

Mr. Arnold replied that they will discuss trees further at the next SPRC meeting.

Mr. McClenan commented that the edges of the redeveloped property will be enhanced with a wide grass strip with plantings between the sidewalk and roadway. He hopes this will enhance the pedestrian experience.

Mr. Arnold said trees will be replaced in-kind.

Mr. Wenchel said that pushing the building back and preserving the trees on the corner would do a lot to “soften” the presence of the new building. Mr. Arnold responded that the design of the building facing Arlington Boulevard relates well to that road. The sides facing North Trenton Street and North Thomas Street are smaller in scale to be compatible with the neighborhood, associated context, and traffic.

Mr. Wenchel added that the Red Cross building has more horizontal elements that the new design could also incorporate. Mr. Arnold replied they could consider this.

The Chairman echoed Mr. Wenchel’s comments on the horizontality. She stated that the dark red brick on the facade still was too overpowering. Mr. McClenan pointed to the sample board to show the red brick and stated that the renderings do not present as much variation in texture or color than the actual materials have.

Mr. Wenchel repeated his comment that adding stucco to another story would reduce the massiveness of the building. Mr. McClenan responded that they would consider it.

Mr. Craig pointed to the new proposed elevation of the townhouses on page 7. He remarked that the current design has too many height changes. Mr. Craig suggested that it would be better to combine sets of three townhouses at the same height. This also would make the building appear more distinctive. Adding hipped roofs to the gable ends could also make the building relate to the neighborhood building. Additionally, using more color schemes from the surrounding buildings could help situate the building better.

Mr. Potter responded that adding color schemes from the buildings across the street would certainly help and that combining the buildings into three sets of three units would simplify the design. Mr. Craig added that using a beltcourse of a different color across the buildings would help unify them better.

The Chairman asked if the townhouses would be the same on both sides of the street.

Mr. Potter replied they would be.

[8:36 PM: Ms. Ballo entered].

Mr. Dudka commented that although lowering the building by five feet has helped, the Arlington Boulevard facade is still too large, and might rival the cathedral across the street. He added that it would be helpful for the design to break up the rear elevation by developing a pre-cast concrete string course into a cornice-like feature. Mr. Arnold replied that using a header course where every third brick or so is recessed half an inch could be effective. Mr. Dudka agreed, and added that the header course should stand out from the wall.

The Chairman stated that the designs have been much improved.

Mr. Liebertz said that since there are still numerous outstanding design issues, the HALRB should request an additional meeting to review updated drawings and section cuts. He recommended asking the design team to return to the HALRB for a final presentation.

The Chairman asked if that was feasible.

Sara Mariska, attorney from Walsh-Colucci and representative for the developer, Wesley Housing, asked what the timing would be for another presentation.

Ms. Ballo replied that the applicant would still need to present at a fourth SPRC meeting on February 1. The next HALRB meeting is February 21.

Ms. Mariska replied they were amenable to presenting again.

Mr. Dudka added that the site plans do not show the Red Cross building, which is being torn down. He noted that it would be helpful to have this to compare the new building to the existing one.

Kamilah Macafee, Wesley Housing, informed the board that the Chatham building, the eight-story condominium adjacent to Arlington Oaks, sits twenty to thirty feet above the buildings around it. There is precedent for that much of a height differential on Arlington Boulevard.

The representative from Arlington Oaks, speaking from the audience, responded that the Chatham building had a lot of open space around it, unlike the proposed building, which is quite massive and out of character with the surrounding buildings.

The Chairman requested that the speaker complete a speaker slip at the next meeting and formally submit any comments.

Mr. McClenan said that the North Trenton Street elevation is not much taller than the surrounding buildings because of the topography.

Mr. Craig asked if there was a park across the street from the site and if more trees could be planted there as a buffer.

Mr. Arnold replied that the park will not be affected by the new development. There is not a significant number of trees in that park.

Mr. Wenchel repeated his point that preserving the trees on the corner of Arlington Boulevard and North Trenton Street would help hide the building. Mr. McClenan replied that they would take another look at what they could do to preserve the trees on the site.

Ms. Ballo mentioned a walking tour of the site is planned with the SPRC on January 20 and all are welcome to attend.

COMMITTEE REPORTS

Ms. Ballo gave an update on the Planning Commission meeting she had attended earlier in the evening. There were no issues raised regarding historic preservation. Only positive remarks were made about the HALRB and the Market Common Site Plan.

Mr. Fisher informed the board about the new historic marker being designed for the Alcova Historic District. A draft of the marker will be presented at the February HALRB meeting for review. Staff aims to have the marker installed in Spring 2018.

Ms. Steinberger updated the board on the World War I Task Force activities. The HPP staff worked to submit a grant application with the help of the Task Force for \$2,000 towards new interpretive signage at the Clarendon War Memorial. The Task Force will be notified in March or April if the grant proposal was accepted. She noted that the voting for the new Arlington County car decal (which includes a WWI-themed submission) is underway and that results should be announced shortly.

Ms. Liccese-Torres reminded the board members to submit their annual financial disclosure forms to Hope Halleck in the County Board Office by the February 1 deadline.

CHAIRMAN’S REPORT

The Chairman reminded the board that two members have resigned: Ms. Solo has retired from the board and Mr. Peck has taken a job in another state. She noted that Ms. Garner will take Ms. Solo’s place on the Maywood Design Guidelines Committee.

Mr. Wenchel will represent the HALRB on the Red Cross Site Plan walking tour this Saturday and at future related meetings.

The Chairman stated that more architects are needed on the board. If board members know of anyone who might be a good addition, the Chairman asked them to submit a recommendation on their behalf.

The Chairman gave an update on the Housing Conservation District (HCD) study and generally discussed its relationship to the Westover local designation request.

The meeting adjourned at 9:05 PM.