



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

APPROVED
MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
Wednesday, April 4, 2018
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood

MEMBERS PRESENT: Charles Craig
Sarah Garner
Gerry Laporte
Joan Lawrence, Chairman
Andrew Wenchel
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED: Robert Dudka
Carmela Hamm
Sara Steinberger
Mark Turnbull

STAFF: Cynthia Liccese-Torres, Historic Preservation Coordinator
John Liebertz, Historic Preservation Planner
Serena Bolliger, Historic Preservation Specialist
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 FEBRUARY 21, 2018, MEETING MINUTES

The Chairman called for any changes to the February 21, 2018, draft meeting minutes. Mr. Laporte requested a revision to page 10, paragraph seven, and striking paragraph 14 on page 12. Ms. Garner requested a revision to page 12, paragraph 9. Mr. Woodruff made a motion to approve the February 21, 2018 minutes, with the changes as noted, and Mr. Laporte seconded the motion. The motion passed 6-0-0.

INTRODUCTION OF SERENA BOLLIGER, HISTORIC PRESERVATION SPECIALIST

Ms. Liccese-Torres introduced Serena Bolliger, the new Historic Preservation Specialist on staff who will perform inspections and engage in outreach for the program.

CALL FOR PUBLIC SPEAKERS AND EXPLANATION OF PUBLIC HEARING PROCEDURES

The Chairman called for any public speakers. She explained the procedures for public hearings.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman stated there were five items on the Consent Agenda:

1. Alison & Jarrod Tsukada
2330 North Jackson Street
CoA 18-04A (HP1800006)
Maywood Historic District
Request to replace the existing three-tab asphalt shingle roof with an architectural shingle roof and install a skylight.
2. Tom & Chrissi Gelson
2314 North Kenmore Street
CoA 18-03 (HP1800002)
Maywood Historic District
Request to demolish the deck on the rear of the property.
3. Barry Seymour
2332 North Fillmore Street
CoA 15-01A (HP1800008)
Maywood Historic District
Request to amend CoA 15-01 to remove references to exposed rafter tails.
4. Arlington County Board
2133 North Taft Street
CoA 16-28 (HP1800007)
Dawson Terrace Historic District
Request to demolish the existing courts and playgrounds and construct a new multi-use court, playground areas, landscaping, and other site improvements.
5. Ginger Brown
5151 14th Street North
CoA 16-16F (HP1800005)
Broadview Historic District
Request to amend CoA 16-16 to install a vent on the rear of the dwelling and change the dimensions of the siding on the greenhouse.

The Chairman called for any questions or comments on the consent agenda items. There were none. The Chairman mentioned that the Vice President of the North Highlands Civic Association notified her of their support for the Dawson Terrace proposal. Mr. Craig moved to approve the consent agenda and Mr. Woodruff seconded. Mr. Liebertz interjected to ask a member of the public if he had intended to speak on one of the consent agenda items.

Mr. Robert Simon, a board member of the Palisade Gardens Condominiums at 1821 21st Street North, spoke on the Dawson Terrace proposal. He remarked that he and others in the Palisades Gardens Condominiums: 1) wanted clarity about the impetus for the proposed changes to the playground at Dawson Terrace; and 2) wanted to better understand how the proposed changes to the playground would affect the number of people and vehicles near the playground.

Mr. Liebertz replied that the focus of the present board is the historic appropriateness of the proposed changes to the Dawson Terrace Historic District. Mr. Simon’s questions could be addressed better by the Department of Parks and Recreation (DPR), which was leading the project. Mr. Liebertz said he would forward the contact information for the appropriate DPR staff.

Mr. Joshua Serck of DPR introduced himself. He stated that the recent responses Mr. Wilfredo Calderon (also of DPR) provided regarding Mr. Simon’s earlier inquiries is the official response of the Department.

The Chairman thanked Mr. Simon for coming to speak. She then called for any additional speakers for the Consent Agenda items. There were none. The board voted unanimously 6-0-0 to approve the Consent Agenda.

The Chairman stated that there were two Administrative CoAs:

1. Eric McElory
1728 North Rhodes Street #275
ACoA 18-02
Colonial Village Historic District
Request to replace seven windows.

2. Jane Friedmann
1813 Queens Lane #155
ACoA 18-03
Colonial Village Historic District
Request to replace eleven windows.

There were no comments.

DISCUSSION AGENDA

The Chairman stated there was one CoA request on the Discussion Agenda.

1. Arlington County Board
400 North Manchester Street
CoA 17-11A (HP1800009)
Reevesland Historic District
Request to amend CoA 17-11 for minor alterations to the site improvements.

Mr. Liebertz explained the proposed amendments to CoA 17-11 pertaining to the Reevesland Historic District. The HALRB originally approved CoA 17-11 in May 2017, which permitted demolition of the garage, reconfiguration and resurfacing of the existing driveway, the construction of a new parking pad and walkways adjacent to the historic house, a grass-crete driveway and access to the milk shed, and removal of two trees. The DPR staff is now going through the permitting process and has requested immediate minor amendments to CoA 17-11. Mr. Liebertz summarized these modifications: altering the footprint of the paver parking pad and asphalt driveway; using different subsurface materials between the pervious pavers (gravel) and impervious pavers (concrete); and extending the width of the two-foot planting strip to three feet.

The Chairman asked if there were any public speakers on the Discussion Agenda.

Ms. Judy Massabny, an adjacent neighbor of the Reevesland Historic District, asked: 1) when the project is expected to begin; and 2) how long the project is expected to take.

Ms. Liccese-Torres responded that Ms. Massabny would have to ask DPR staff directly about their construction schedule. She believed, however, that the project is expected to commence in late spring or early summer 2018, and that the project is anticipated to take 6-8 weeks.

Ms. Massabny stated that the construction area west of the farmhouse will be fenced during construction. There are children who often access the property from the west entrance. She asked how they will be able to access the property during construction.

Mr. Liebertz responded that he would forward the contact information for Diane Probus, a Planner in DPR, to Ms. Massabny.

The Chairman asked the board if they had any questions.

Mr. Craig asked if there were any changes to the paver materials other than the style of pavers. Mr. Liebertz replied that there were not.

Mr. Wenchel asked what Arlington County planned to do with the historic milk shed on the property.

Ms. Liccese-Torres confirmed that the HALRB had not received a response to its August 2017 letter [to the County Board] regarding concerns about the milk shed. She said she believed that DPR staff was writing a letter in response. She also had heard that a County structural engineer might examine the milk shed. Ms. Liccese-Torres stated that the HALRB could send a follow-up letter to the County Board.

The Chairman asked for any additional questions. There were none. She called for a motion with respect to the Discussion Agenda. Mr. Craig made a motion to approve the amendments to CoA 17-11. Mr. Laporte seconded the motion. The motion passed 6-0-0.

DISCUSSION ITEM: COLONIAL VILLAGE WEST

Mr. Liebertz provided background on the discussion item. The properties to be renovated are outside the Colonial Village Local Historic District. This review is a courtesy review [because Colonial Village is listed as Essential on the Historic Resources Inventory (HRI)].

Laura Manville of AHC (owner of Colonial Village West), Mr. John Kershner of Zavos Architecture + Design, and Tom Wallinga of AHC introduced the project.

Ms. Manville explained that AHC has owned Colonial Village West, an affordable housing community with 70 units, since 1982. Their last renovation was undertaken fifteen years ago. This renovation will begin late summer 2018, and continue for about twelve months (or slightly less). Plumbing, windows, and roofs will be replaced and new LED lighting will be installed. AHC desires to reduce their operating and maintenance expenses to maintain affordability, which entails providing energy efficient upgrades. AHC seeks County involvement in the project for the issuance of tax-exempt bonds to pair with low-income housing tax credits. AHC is not seeking any additional County subsidy in the project. Ms. Manville noted AHC will not be applying for historic rehabilitation tax credits since the property value is too high to qualify. Colonial Village West has eight historic buildings and one building constructed in the late-1950s.

Mr. Kershner discussed the scope of work proposed for the renovation. Most proposed work is intended to assist with meeting energy codes and improving efficiency. All replacements will be in kind. Interior renovations are minor, and include new appliances, kitchen and bathroom fixtures, and lighting fixtures. A basement storage area will be converted to a new community space. On the exterior, windows, shutters, door surrounds, entry doors, and gutters and downspouts will be replaced. The flat roofs will be replaced and minor repairs will be made to the slate roofing fronting the streets. A new ADA ramp to the leasing office also will be installed, along with a new patio area, stairs, and railings. AHC also plans to make upgrades to the property's storm water management system and add dumpster enclosures.

The Chairman asked if the shutters on the buildings are functional. Mr. Kershner replied they are not.

Mr. Craig asked if the new doors will be steel. Mr. Kershner replied they would be solid core steel.

Mr. Craig asked if the door surrounds will be off-the-shelf or built in place. Mr. Kershner responded that they would be built in place.

Mr. Wallinga stated that AHC tested the buildings for asbestos, lead, and radon. The only lead on the entire building is found on the door surrounds. These will be replaced with composite material of the same style.

Mr. Craig asked if the decorative exterior lighting on the facades will be new fixtures. Mr. Wallinga replied yes. Mr. Craig asked what type of lighting the applicant was proposing. Mr. Wallinga replied that they likely will install ballasted LED lights.

Mr. Craig asked if the fixtures would have to be changed to replace the LED bulbs. Mr. Kershner said that this would probably be the case with the exterior lights, but not the interior lights. Mr. Craig said LED lighting can have inconsistent coloring despite having the same ranking on the Color Rendering Index.

Mr. Laporte asked if the proposed vinyl windows are of the same variety that the HALRB has approved for the Colonial Village [Local] Historic District. Mr. Liebertz replied they are different. The proposed windows will be 1/1 with simulated divided light.

Mr. Liebertz asked what materials would be used for the dumpster enclosures. Mr. Kershner said that they will be wood slats. Mr. Liebertz suggested they look at the dumpster enclosures approved for Buckingham Village Historic District as reference.

Mr. Laporte asked if AHC had a cost estimate for replacement windows with external muntins. Mr. Wallinga said he believed the windows with external muntins would cost approximately \$350,000 more. It will cost approximately \$300,000 to install the proposed vinyl, simulated divided light windows.

Mr. Liebertz said the applicant plans to replace the windows in kind.

The Chairman called for additional comments or questions. She moved to send a letter in support of the project. Mr. Laporte seconded the motion. The motion passed 6-0-0. The Chairman asked what the next step in the project timelines will be.

Ms. Manville replied that they will next go to the Housing Commission. A County Board meeting will be in May at the earliest.

The Chairman thanked the presenters.

DISCUSSION ITEM: PROPOSED LOCAL HISTORIC DISTRICT DESIGNATION FEES IN FY19 BUDGET

Ms. Liccese-Torres presented a short summary of the proposed local historic district designation fees for the FY19 County budget. She explained that the next County budget will commence July 1, 2018. The County is considering new fees for new requests to designate local historic districts. The fees are intended to recover some of the administrative costs related to new designations. She said that preservation related fees have been researched and discussed several times in the past 15-20 years of the Historic Preservation Program's history; the County Manager is now proposing the creation of such a fee. On April 9, Historic Preservation staff will present the fee proposal to the Planning Commission since the fees are associated with the Zoning Ordinance. Whether the HALRB is for or against the proposal, their comments may be submitted in writing to present to the County Board.

There was one public speaker on this item. The Chairman called Mr. Bernard Berne, of 4316 North Carlin Springs Road, to speak.

Mr. Berne stated that he has nominated several local historic districts in the past, and currently has several other nominations he is planning to submit. However, if the fees are put in place, he will no longer submit any future requests and feels that others also will not. He added that he believes that the implementation of the fees will be injurious to the Historic Preservation Program and the local designation process. He also advocated for having deadlines for when new designation requests would come before the HALRB, especially if a fee will be charged.

The Chairman reminded the board that she had sent them a letter from Nancy Iacomini, former chairman and member of the HALRB and current member of the Planning Commission, stating that she opposed the implementation of the fees.

The Chairman reviewed the proposed fee schedule. She called for comments and questions from the board.

Mr. Woodruff said he did not favor the fee. He asked how local historic districts could be designated if members of the public did not nominate them.

Mr. Liebertz replied that the HALRB and County Board could still nominate a local historic district on their own volition.

Mr. Craig said he did not favor the fee. If the applicant is required to provide materials describing why a particular property merits designation, staff should be able to eliminate improbable requests. He expressed doubt that staff is burdened by reviewing such studies. He understands the concept of paying fees, but thinks this fee would primarily prevent individuals from nominating properties, but not large groups.

Ms. Liccese-Torres clarified that the fees are different from the designation forms. Fees would not be submitted upon submission of the form, but rather at a later time when staff determines that the form is complete.

Mr. Craig said staff would be capable of reviewing nominations and notifying those who submitted them in a timely fashion.

Mr. Woodruff asked Ms. Liccese-Torres if she meant that the fee would not be assessed until after staff had deemed the applicant's documentation of the historic property complete. Ms. Liccese-Torres replied that the fee would not be assessed until after staff had reviewed the documentation and determined the application to be complete (which would occur prior to an HALRB hearing being scheduled).

Mr. Liebertz said staff would still continue to make their own designation reports for the nomination requests. The proposed new application form would help provide the staff and HALRB with basic information about the property that staff currently provides.

Mr. Woodruff asked when staff would bring an application to the HALRB. Ms. Liccese-Torres replied staff would only bring a completed application to the HALRB.

The Chairman raised the question of how a fee would save staff time if staff would still be working closely with the applicant to ensure they had a completed application.

Ms. Garner asked how many applications staff receives each year. Ms. Liccese-Torres responded that the most requests staff has received [in recent years] has been three; an average of one request is made each year.

The Chairman said the revenue generated therefore will be very minimal.

Mr. Craig said that nominations requiring more complex documentation would require more work from the applicant rather than the staff.

Mr. Woodruff asked how much a designation for a large number of properties would cost. Ms. Liccese-Torres replied that fees would be capped at a maximum of \$1,000.

Mr. Laporte said he did not understand the purpose of the proposed fee given that it would only generate a little amount of revenue.

Ms. Garner asked how many of the applications per year are improbable for designation. Ms. Liccese-Torres did not provide a number, but replied that nominations lacking owner consent tend to be more difficult to process.

Mr. Laporte questioned why a fee would be charged in the case of an owner who did not consent to having his or her property designated a local historic district. He added that such a charge would be more understandable if an individual property owner sought some kind of benefit from designating his or her own property, but it would penalize individuals like Mr. Berne who nominate others' properties for the public good.

The Chairman said there may be legal difficulty distinguishing between the benefits to property owners who nominate their own property and others who nominate a property that is not theirs. She argued that motivation for designating should not be a factor and why should someone have to pay for trying to preserve County history? She stated the revenue generated from the fees would not be of much assistance to the County.

Mr. Woodruff stated that the revenue benefit just is not clear. He said it would be more financially beneficial for the County to consider charging other fees instead, such as to developers who make presentations to the HALRB.

Mr. Laporte stated that perhaps fees would be more justifiable if staff received many improbable requests that required a lot of staff time.

Mr. Liebertz reminded the board that they agreed in November 2017 [which the County Board approved in December 2017] that at least 25 percent of property owners had to consent to initiate a request for a multi-property local historic district.

Ms. Garner stated that the negative impact on historic preservation would outweigh the benefit of the revenue that would be generated from the proposed fees.

Ms. Liccese-Torres reminded the board that there are two additional opportunities to comment on the proposal: the tax rate hearing on April 5 and the Planning Commission meeting on April 9. The County Board will take action on the FY19 budget proposal on April 21.

Mr. Woodruff asked staff in what form they wanted the board's comments. Ms. Liccese-Torres said that if the HALRB felt strongly one way or the other, the HALRB could submit a letter to the County Board. An HALRB representative could also attend the Planning Commission meeting.

The Chairman summarized that the HALRB seemed to be in agreement that the proposed fee schedule [for new local historic district designation requests] would have a detrimental effect on preservation in Arlington County, and that the amount of fees likely to be generated, in light of the number of requests currently received, would generate no more than a *de minimis* amount of revenue.

The Chairman called for additional comments or questions. There were none.

The Chairman moved to recommend that the County Board not adopt any fees for requesting local historic district designations. Mr. Woodruff seconded. The motion passed unanimously 6-0-0.

The Chairman asked for a representative to attend the Planning Commission meeting. Mr. Laporte volunteered to attend to share the HALRB's position.

The Chairman said she would circulate a draft letter to the HALRB on April 5 for their comments before submitting it to the County Board.

REPORTS OF THE CHAIRMAN, STANDING COMMITTEES, AND STAFF

Chairman's Report:

The Chairman thanked Mr. Liebertz and everyone else involved for working on the ongoing revisions to the *Maywood Design Guidelines*.

The Chairman asked about the status of the new Alcova historic marker. Mr. Liebertz and Mr. Fisher replied that they were working with the sign manufacturer to resolve some technical issues regarding formatting the file for production. [A spring unveiling ceremony is still on track.]

Ms. Steinberger will represent the HALRB at a County Board-sponsored commission training event on April 2. She will report back to the HALRB at the next meeting.

Committee Reports:

Survey: None.

Site Plan/Development Review: Kirkwood/Washington site plan

Mr. Liebertz informed the board that the applicant submitted their site plan to the County. Staff will inform the HALRB when they have more information.

Red Cross site plan

This project will go before the Planning Commission on April 9. The applicant is opposing: 1) the location of a sanitary sewer; and 2) a preservation easement on Whitefield Commons. Mr. Liebertz said the report to the County Board expresses the HALRB's support for the easement. The County Board will hear the site plan on April 21.

Staff and Other Reports:

Fire Station 8 History and Legacy Working Group

Mr. Wenchel summarized the discussions from his representation at the recent Working Group meeting. There has been a lot of testimony from the community about the significance of the Fire Station 8 building for the community's history. The firehouse's interior contains photographs and memorabilia from the history of Fire Station 8. The Working Group is currently discussing ways to make the interior of the new building display the community's pride. Mr. Wenchel said there are some building materials, such as glazed terracotta tiles on the interior and brick on the exterior of the fire station that could be salvaged and included in the new building. The committee will make recommendations to the County Manager before the end of May.

The Chairman thanked Mr. Wenchel for his participation. She asked for additional updates from staff.

Mr. Liebertz said the Chase Bank project proposal [former Walgreens site] will come before the DRC on April 5.

Ms. Liccese-Torres said Mr. Bernard Berne recently sent staff a new designation request for Fort Richardson. He said that he would withdraw his request if the owners of the property did not support it. Staff has added the request to the queue of designations to complete. Mr. Liebertz commented that the owner of the property, the Army-Navy Country Club, had expressed prior interest in preserving the Fort's history.

The Chairman informed the Board that Mitchell Zink will be moving out of the County and so has resigned from the HALRB. She asked the HALRB to nominate any individuals who may be interested in serving on the board, especially minorities, women, architects, and designers.

The meeting adjourned at 8:55 PM.