



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, June 20, 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
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED: Carmela Hamm
Mark Turnbull

STAFF: Cynthia Liccese-Torres, Historic Preservation Coordinator
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 MAY 16, 2018, MEETING MINUTES

The Chairman called for any changes to the May 16, 2018, draft meeting minutes. There were no changes. Mr. Laporte moved to approve the draft minutes and Mr. Craig seconded the motion. The motion passed unanimously, 8-0-0.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

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

1. Ballston Retail LLC
Buckingham Village Shopping Center
CoA 16-20D (HP1800024)
Buckingham Village Historic District
A request to install rooftop mechanical equipment.

2. Sean Cogley & Elizabeth Spatz
3606 21st Avenue North
CoA 18-10 (HP1800023)
Maywood Historic District
A request to replace a three-tab asphalt shingle roof with an architectural asphalt shingle roof.

The Chairman called for any questions or comments on the Consent Agenda items. There were none. Ms. Steinberger moved to approve the Consent Agenda. Mr. Woodruff seconded and the motion passed unanimously, 8-0-0.

The Chairman stated there was one Administrative CoA (ACoA):

1. Rajiv Sagar
1721 Queens Lane, #102
ACoA 18-09 (HP1800020)
Colonial Village Historic District
Request to install eight new replacement windows.

The Chairman asked staff to present information on the ACoA. Mr. Liebertz explained that the applicant sought to replace his windows with Paradigm single-hung windows. In a similar case, staff and the DRC looked at another type of vinyl window at DRC this month, but it did not meet the design guidelines. Staff, therefore, is approving only the Paradigm window for the Colonial Village Historic District at this time.

REPORTS OF THE CHAIRMAN, STANDING COMMITTEES, AND STAFF

Chairman’s Report: Welcome to potential HALRB candidates

The Chairman asked the five potential HALRB candidates in attendance to introduce themselves. The Chairman thanked the candidates for their introductions.

Visit from County Board Liaison, John Vihstadt

The Chairman welcomed County Board Member and HALRB Liaison John Vihstadt.

Mr. Vihstadt thanked the candidates for their interest in the HALRB. He asked the candidates who wanted to pursue a position on the HALRB to send an email to him or his assistant to arrange a time to meet. The next time the County Board will make commission appointments will be at the recessed meeting on July 17.

Mr. Vihstadt asked the board and staff to introduce themselves to the candidates. Mr. Vihstadt then introduced himself.

Mr. Vihstadt explained his role as liaison to the HALRB and other groups, such as the Virginia Association of Counties. He encouraged the candidates to become involved with an Arlington County board or commission. He then summarized a recent HALRB appeal to the County Board, and thanked the Chairman and Ms. Liccese-Torres for their representation to the County Board on this case. Mr. Vihstadt also praised the Arlington County World War I Commemoration Task Force for its work.

Mr. Vihstadt asked about major items that the County Board might be considering in the next three to six months.

The Chairman provided an update on the activities of the Maywood Design Guidelines Committee. The Committee and staff are working to modify the language of the guidelines and simplify the CoA application form. Until the application form is available online, the paper form will be simplified.

Ms. Liccese-Torres said the Maywood Design Guidelines Committee will need to present the proposed changes to the DRC and HALRB for approval, then seek approval from the County Board. She said staff anticipates presenting the final product to the County Board at the beginning of 2019 at the earliest.

Mr. Vihstadt asked how the committee has progressed so far. The Chairman replied that attendance was lower than anticipated, but the attendees have contributed positive suggestions. Mr. Liebertz sends the committee the updated drafts electronically, which allows everyone to review and comment on materials informed before each meeting.

Mr. Woodruff added that the committee was focused on simplifying the CoA application process. He said there is a lot of support for the Maywood Historic District in the Maywood neighborhood due to control on demolitions and incompatibly-designed new homes or additions. One of the largest challenges the staff and HALRB has is conveying the positives of local historic districts to other historic neighborhoods in Arlington. Mr. Woodruff added that there seems to be a lot of misinformation about what local historic districts do.

Mr. Vihstadt asked the board how realtors typically characterize Maywood. The Chairman responded that a realtor recently sold a home in Maywood that had had very few changes to the original building. The realtor was very knowledgeable of the local historic district requirements. She said that other realtors, however, have been less helpful informing new residents.

Mr. Vihstadt asked if the board had thought about conducting outreach to realtors. The Chairman agreed that may be a good idea. She said there are some realtors who live in Maywood. Additionally, there has been a large number of Maywood houses on the market recently, and many have sold very quickly.

Mr. Vihstadt said the County has been working with realtors to educate them about the neighborhoods and schools in Arlington County.

A candidate for the HALRB suggested presenting realtors with material from historic preservation economist Donovan Rypkema. The Chairman thanked the candidate for her suggestion.

The Chairman recalled that some people who attended the 2016 public meeting at Swanson Middle School regarding the proposed local historic district designation of the Westover neighborhood incorrectly believed that designation would decrease property values.

Mr. Vihstadt reminded the board that there are five vacancies on the HALRB. He reported that last month the County Board reapproved Mr. Wenchel for another term. He said that the County Board consistently seeks to replenish its boards and commissions so there is a variety of perspectives present. Simultaneously, however, a board like the HALRB has benefitted from the longevity of some of its members, who have been able to provide professional and technical expertise. He again thanked the candidates for their interest in the HALRB. Mr. Vihstadt asked the HALRB to reach out to the County Board with any questions regarding the mission of the HALRB or the direction of the County.

Mr. Craig added that the Design Review Committee and HALRB often work closely with applicants to help them find the right designers and contractors. Issues, however, arise when individual unqualified in historic preservation propose or perform alterations to buildings. Mr. Vihstadt commented that it can be a challenge for a homeowner to find the right contractor sometimes.

Mr. Vihstadt informed the board that the Arlington County Fair will occur August 15-19, 2018. He asked board members to consider volunteering for the fair.

He asked the Chairman if the HALRB has appeared at the County Fair before. The Chairman replied that the HALRB had volunteered at the County Fair in the past, but not recently.

Mr. Vihstadt encouraged members of the board to help staff a table and provide information about the HALRB to County residents, some of whom may be interested in joining the board.

Continuing with updates on HALRB items, the Chairman said that Mr. Wenchel has recently been involved with the Fire Station 8 History and Legacy Working Group. This effort recently ended. Mr. Vihstadt said that the County Board recently heard from Noah Simon, Chairman of the Working Group.

Mr. Liebertz informed Mr. Vihstadt that Historic Preservation staff has been working on several requests for local historic district designations. These efforts will continue to move forward when a new staff member is hired. Work on the designation of Mount Salvation Baptist Cemetery continues and Mr. Fisher has assisted with genealogical research for the project. In addition to the Westover request, there also are requests for a house in Ashton Heights, a house in Virginia Square, and a Civil War fort.

Mr. Vihstadt asked if there would be a historic marker for the Mt. Salvation Cemetery. Ms. Liccese-Torres responded that eventually there could be a marker, but the designation report takes priority. Mr. Vihstadt asked if the designation report would be done by the fourth quarter of 2018. Ms. Liccese-Torres responded that it likely would not be. Mr. Liebertz explained that currently there are approximately 45 known headstones in the Mt. Salvation Cemetery. Historic research has expanded the number of known burials to approximately 110 persons. Staff wants to ensure research is conducted in a sensitive and comprehensive manner to identify the location of potential graft shafts to the greatest degree possible.

The Chairman asked Ms. Liccese-Torres to give an update on the new markers for the Nauck Town Square. Ms. Liccese-Torres said the current banners in the square will be removed and five new permanent markers will be installed. The HALRB reviewed drafts for these markers twice. The markers likely will be installed within the next few months.

Mr. Vihstadt thanked the board members for the updates, as well as their service.

Summary of the May 2018 HALRB meeting, CoA appeal to the County Board, and Update of Maywood Design Guidelines

The Chairman summarized the board's findings at the May 2018 HALRB public hearing regarding the local historic district designation of the garden apartments in Westover. She said that the board voted to defer a decision on the local historic designation while the Housing Conservation District (HCD) study is pending. The Chairman also stated that the HALRB already voted in November 2016 to not consider the commercial area of Westover as part of the designation request, so that will not be taken up again.

The Chairman explained that the Devine family in the Maywood Historic District appealed to the County Board over the HALRB's April 2017 decision to deny a CoA to allow them to replace their original stamped tin shingle roof with an asphalt shingle roof. Under the Arlington County Zoning Ordinance and the Code of Virginia, the HALRB is not empowered to consider cost. Its main priority is to consider architectural compatibility. When there are architectural materials available that the HALRB finds to be architecturally compatible, then cost can be a factor for consideration.

Lastly, the Chairman stated that the Maywood Design Guidelines Committee held its fourth meeting this evening. The committee has considered many elements that can be moved from a CoA process to an ACoA process. The Chairman asked Mr. Woodruff to give an example. Mr. Woodruff gave the hypothetical example of a request to return to original wood windows after the applicant had installed metal frame windows. Assuming there was enough documentation to demonstrate the house originally had wood windows, instead of going through the HALRB to obtain a CoA, the applicant could go through staff to obtain an ACoA.

Mr. Vihstadt asked the Chairman to explain what Phase 2 of the revisions to the *Maywood Design Guidelines* would look like. The Chairman replied that the committee had not fully defined what a next phase would include. Some residents seem to favor an ACoA process for almost every type of request, while others felt that the guidelines do not need to be revised at all.

Mr. Vihstadt said that he attended a Maywood Civic Association meeting at the Cherrydale Masonic Lodge. He said it was clear that the community wanted the guidelines to be examined for ways to move requests from the CoA to the ACoA process, as well as perhaps to consider financial costs involved in making certain changes to the exterior of buildings in the local historic district. He suggested that the HALRB consider these requests in the future.

The Chairman said that the guidelines committee has focused on getting the current revisions before the County Board for approval. After this, there should be a test period to see how the revised guidelines work in practice before considering any additional revisions.

Staff and Other Reports: WWI Task Force update; Staffing

Ms. Liccese-Torres asked Ms. Steinberger to give an update on the World War I Task Force. Ms. Steinberger said that the Task Force has been very active. November 11, 2018 will be the culmination of activities. On Thursday, June 28, the Task Force will host a free fundraiser at the Navy League Building to help fund the interpretive signage grant project for the Clarendon War Memorial. The event will begin at 5:30 pm and last about two hours.

Mr. Vihstadt asked about the upcoming presentation “Mud and Hooves: The British Regular Cavalry in the First World War.” Ms. Steinberger said the event would take place at 7 pm on June 27 at the Central Library. She also mentioned the well-attended presentation on June 14 by historian Zack Wilske on the impact of immigration on World War I and Arlington.

Ms. Liccese-Torres explained the interpretive signage grant project the Task Force and staff have been working on. Multiple interpretive panels will be installed near the Clarendon War Memorial. One will be about the impact of World War I on Arlington at that time. Another will be about the history of the Memorial itself and will contextualize the segregated names listed on the Memorial. Other panels will highlight the impacts of the other wars commemorated on the monument, from World War II to Iraq and Afghanistan. Staff plans to bring rough drafts of the World War I and Clarendon War Memorial panels to the HALRB next month for review. The goal is to install both panels before November 11.

Mr. Laporte asked if the County planned to change some of the curb infrastructure around the intersection near the Memorial. Ms. Liccese-Torres said Historic Preservation staff has been working with DPR and DES staff, as well as the American Legion, to understand how the signage would fit with the use of and other plans for the space. She informed the board that staff wanted to present rough drafts of the first two panels in July, for manufacture in August. Staff would present the other panels in the coming months.

Mr. Woodruff asked if staff knew when construction at the intersection of Clarendon Boulevard, Wilson Boulevard, and Washington Boulevard would occur. Mr. Liebertz said that it is anticipated for late fall 2018.

Ms. Liccese-Torres provided several updates on the Historic Preservation Program staffing. She announced to the board that Mr. Liebertz recently had been promoted to the position of Principal Historic Preservation Planner. She thanked Mr. Liebertz for his ongoing contributions to the

program. Mr. Liccese-Torres also notified the board that Mr. Fisher’s one-year term as the Historic Preservation Management Intern will be expiring at the end of this month.

Ms. Liccese-Torres and the Chairman presented Mr. Fisher with a gift and thanked him for his contributions to the program.

The meeting adjourned at 9:30 PM.