



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

Wednesday, December 21, 2022, 6:30 PM

This was a hybrid public meeting held both in person and through electronic communication means.

MEMBERS PRESENT: Omari Davis, Vice Chair
Alexandra Foster
Gerald Laporte
Joan Lawrence
Kaydee Myers (non-voting due to recent appointment the day prior)
Mark Turnbull
Andrew Wenchel
Richard Woodruff, Chair

MEMBERS PARTICIPATING VIRTUALLY:
Robert Meden (personal, Mount Pleasant, SC)

MEMBERS EXCUSED: John Aiken
Robert Dudka
Carmela Hamm
Rebecca Meyer

STAFF: Cynthia Liccese-Torres, Historic Preservation Program Manager
Lorin Farris, Historic Preservation Planner
Serena Bolliger, Historic Preservation Planner
Mical Tawney, Historic Preservation Specialist

CALL TO ORDER & ROLL CALL

The Chair called the meeting to order. Ms. Liccese-Torres called the roll and determined there was a quorum.

EXPLANATION OF PUBLIC HEARING PROCEDURES

The Chair explained the in-person and electronic Historical Affairs and Landmark Review Board (HALRB) public hearing procedures. Mr. Woodruff described the logistics of participating virtually in the hybrid meeting via the Microsoft Teams platform and/or the call-in number.

INTRODUCTION OF NEW COMMISSIONER

The Chair introduced the newest appointee Ms. Kaydee Myers and invited her to speak to the group. Ms. Myers gave some information about her background and thanked the commission.

APPROVAL OF OCTOBER 19 AND NOVEMBER 16, 2022, DRAFT MEETING MINUTES

The Chair asked for comments or amendments on the draft minutes for October 2022. Upon hearing none, Ms. Lawrence moved to approve the minutes and Mr. Davis seconded the motion. Ms. Liccese-Torres

called the roll and the motion passed 8-0-1, with Ms. Myers abstaining. The Chair then asked for comments or amendments on the draft November minutes. Upon hearing none, Mr. Turnbull moved to approve the minutes and Mr. Woodruff seconded the motion. Ms. Liccese-Torres called the roll and the motion passed 8-0-1, with Ms. Myers abstaining.

**PUBLIC HEARING FOR CERTIFICATES OF APPROPRIATENESS (CoAs)
CONSENT AGENDA**

- 1) Leslie Aun and Buzz McLain
2501 N. Underwood St., CoA 22-20
George Crossman House Historic District
Request to install 4' black metal fence around front yard.

- 2) Anne Braghetta and Tim Huson
2101 N. Kenmore St., CoA 22-13A
Maywood Historic District
Request to screen existing rear porch.

- 3) Aaron Ebert
2709 Arlington Blvd., CoA 22-21
Cambridge Court Historic District
Request to install security cameras behind buildings.

The Chair asked for any concerns or questions about the consent agenda. Upon hearing none, Mr. Laporte moved to approve the consent agenda and Ms. Lawrence seconded the motion. Ms. Liccese-Torres called the roll and the motion passed 8-0-1, with Ms. Myers abstaining.

FORM BASED CODE PROJECT REVIEW: 2801 COLUMBIA PIKE, ELKINS BUILDING

Ms. Farris gave an overview of the subject Columbia Pike Form Based Code (FBC) project and reminded the commissioners of the HALRB's prior reviews. Ms. Sara Mariska, representative of the applicant, stated a FBC application has been filed with the County. She presented updated drawings and explained the two cycles of revisions which had already been implemented based on the HALRB's previous design recommendations.

In summary, the HALRB requested the project team provide an updated site plan to show the proposed building location, stepbacks, etc. While some commissioners expressed a preference for the earlier proposed 4' setback of the residential addition from the historic façade along both Columbia Pike and S. Walter Reed Dr., they accepted the newly proposed 3' and 4' setbacks respectively for floors three through seven given that any visual difference would be likely indiscernible. They also understood the proposed 5" vertical movement of the façade that will be needed to accommodate a higher sidewalk to allow speedier transit access and handicapped accessibility.

At the applicant's request, the HALRB also discussed the appropriateness of incorporating a transit canopy into the design instead of a large bus shelter that would necessitate moving the historic façade back several inches on the lot. The HALRB agreed that the historic façade should not be moved as such to accommodate a new transit station and felt a substantial shelter would be distracting to the facade. The Historic Preservation staff provided several local examples of Streamline Moderne-styled transit canopies for the Board to consider. As an alternative, Mr. Wenchel suggested using one of the existing storefronts

to create a recessed canopy effect as a transit waiting area. The commissioners expressed interest in Mr. Wenchel's idea and asked the applicant to explore options and return with additional concepts for a transit canopy that included incorporating the alcove concept and seating.

Ms. Lawrence objected to the notion that the latest design concept had been edited to complement the proposed adjacent new construction rather than the historic building façade at the base. She recommended the applicant return to the monochrome design presented in the second concept. The commissioners argued that the new banding in the third concept highlighted the verticality of the addition and recommended that the applicant pursue a design that accentuated the horizontality of the historic Streamline Moderne façade (possibly using complementary materials and colors to allow the upper stories to fade into the skyline). They also noted a preference for the continued cornice of the third design. Overall, the HALRB expressed that the project design still needed some refinement but was moving in a promising direction.

HISTORIC MARKER REVIEW: EVELYN REID SYPHAX

Ms. Bolliger presented a draft tabletop-style marker for Evelyn Reid Syphax, a long-time Arlington educator and leader. She explained that it had been requested by a member of the public who was a long-time friend of Dr. Syphax. The marker draft had been reviewed by her immediate family members, several of her friends, as well as Mr. Laporte and Ms. Hamm as the HALRB's Marker Committee. Mr. Laporte had submitted edits for the Board's consideration which Ms. Bolliger had shared with the commission in advance.

Mr. Laporte explained that the quantity of information was overwhelming and possibly better suited to a website resource of some kind. He recommended reducing the amount of text and images to make the marker more legible and engaging for a passing reader. He also recommended contextualizing the interpretation by adding more explicit information about the connection between the marker and the building [where the marker likely would be placed].

The question was raised if including a QR code would be appropriate to guide the reader to more detailed information online. Ms. Bolliger explained that QR codes have been considered for interpretive panels, but expressed reservations given how poorly some laminate markers in the County's portfolio have aged and the requirement for viewers to use a smartphone to access this technology.

The commissioners agreed that the proposed marker was word heavy, and that the language might be more appropriate for a website. They also agreed that since the Syphax name was not prominently displayed on the building that the connection should be explicitly stated on the marker. Ms. Liccese-Torres encouraged commissioners to send any additional comments to Ms. Bolliger before the next HALRB meeting so that staff could continue to make revisions based on the feedback received.

REPORTS OF THE CHAIR AND STAFF

Chair's Report

The Chair mentioned the recent letter that the HALRB sent to Planning staff regarding the Preliminary Concept Report for the ongoing Plan Langston Boulevard planning study.

The Chair asked if the Nominating Committee had a slate to present for the election of the HALRB's 2023 officers. As the representatives of the Nominating Committee, Ms. Lawrence and Mr. Meden nominated Mr. Davis for Chair and Mr. Aiken for Vice-Chair. There were no additional nominations

made from the floor. Ms. Liccese-Torres called the roll and the vote passed 8-0-1, with Ms. Myers abstaining.

Mr. Woodruff thanked the commissioners and staff for their support throughout his multi-year tenure as Chair.

Staff and Other Reports

Ms. Bolliger explained the historic marker application process and updated the Board on the list of marker requests staff currently has in the queue. She said the markers in progress had been submitted by members of the public, and topping the list were markers for the Hermitage Local Historic District (LHD), the most recently approved LHD of the Anderson House, and Marguerite and William Syphax. She further noted that staff hoped to perform a survey of the existing County markers to understand geographic and topical gaps and identify opportunities to expand the breadth of interpretation Countywide.

Ms. Liccese-Torres informed the HALRB that the designation request for the Anderson House, located at 3500 14th St. N., was approved by the County Board at its December 17, 2022, meeting; it is the County's 42nd LHD. She then provided a progress report on the ongoing effort to update the *Historic Preservation Master Plan*, explaining that much of 2022 had been spent reviewing the initial consultant drafts, considering comments from the interdepartmental staff team, and completing revisions based on those thorough comments. She said staff now is waiting on the graphically designed version of the updated draft plan from the consultant. She stated that staff hopes to share the draft plan with County leadership in the next few months and the public in Spring 2023. She also noted that the consultant would be providing an informational session to the HALRB next year on the proposed goals and recommendations, and Mical would be contacting commissioners in the coming months about opportunities to volunteer at various public engagement events being planned.

Ms. Liccese-Torres then announced the creation of the new Historic Preservation Fund, a competitive grant program that would support community and individual projects related to Arlington's history, built environment, and/or cultural heritage. She outlined the main parameters as follows:

Grant projects will:

- *Enhance the understanding of Arlington's history and historic character;*
- *Have significant impact on our community and advance cultural equity in Arlington;*
- *Result in distinctive, high quality, and meaningful cultural experiences in Arlington;*
- *Foster community partnerships and advance the vision and values of the Historic Preservation Master Plan; and*
- *Help preserve the historic built environment.*

The Fund will offer both capital and non-capital grants. Applicants may apply for both types of grants.

- *Grants for capital projects can have a maximum support of up to \$100K and require a 100% match. Eligible properties include individual LHDs, contributing properties to a local district, easement properties, and those properties eligible to become a LHD or hold a recorded easement. Examples of eligible projects could include exterior renovations, window restorations, foundation or structural repairs, and repair and remounting of grave markers.*
- *Grants for non-capital projects can have a maximum support of up to \$25K and do NOT require a match. Examples of eligible projects could include historic research and*

architectural surveys, oral histories, historic markers, nominations to the National Register, educational activities, institutional planning, among many others.

So, who can apply for a grant? Applicants can be:

- *Any individual with a physical property address in Arlington County (excluding P.O. boxes);*
- *An institution, community group, and/or organization that serves Arlingtonians and/or that utilizes a historic property;*
- *A civic/citizen and/or homeowner's association that serves Arlington County; or*
- *A 501(c)(3) organization in the County.*

The Historic Preservation staff will be the administrators of the fund. We, along with designees of the County Manager in several departments, will review the applications. Grantees will be selected based on scored evaluation criteria, related to the:

- *Quality of the proposed project;*
- *Equity and inclusion;*
- *Community impact; and*
- *Managerial competence.*

In terms of timing, Ms. Liccese-Torres explained that on December 17, 2022, the County Board approved the official grant guidelines for the fund and authorized the County Manager to implement the fund and award grants based on those guidelines. She announced the application form would go live on the County website on January 17, 2023, and applications would be received through the end of April. She said staff planned to send award letters to grant recipients by the end of June and grantees would have one full year to complete their projects (by the end of June 2024).

Ms. Liccese-Torres stated that creating a historic preservation fund was actually one of the main recommendations coming forth in the draft of the updated Master Plan and that staff was excited to have an early lead on a major goal. She thanked Ms. Farris for all her help behind the scenes developing the framework and all the details associated with the fund. She invited questions and encouraged the HALRB members to spread the word about the fund.

Mr. Laporte asked if the grants would be rolling or due at one time; Ms. Liccese-Torres replied that all the applications would be due in April. Mr. Woodruff asked whether the grant money could be used to create a grassroots preservation advocacy organization. Ms. Liccese-Torres noted that institutions were welcome to apply for the funding and explained that more information would be available in January. Mr. Woodruff asked Ms. Liccese-Torres to repeat the grant amounts for both capital and non-capital projects. Ms. Liccese-Torres and Ms. Farris encouraged the commissioners to spread the word. There were no additional questions.

The Chair adjourned the meeting at 8:28 pm.