



**MINUTES OF THE
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD (HALRB)
Wednesday, May 17, 2023, 6:30 PM**

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

MEMBERS PRESENT: John Aiken, Vice Chair
Omari Davis, Chair
Alexandra Foster
Gerald Laporte
Robert Meden
Mark Turnbull
Dick Woodruff

MEMBERS EXCUSED: Robert Dudka
Carmela Hamm
Joan Lawrence
Rebecca Meyer
Kaydee Myers
Andrew Wenchel

STAFF PRESENT: 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 suggested, as there was not yet a quorum, that the commission begin with informational items which would not require a vote. The Board agreed.

REPORTS OF THE CHAIR AND STAFF

Staff and Other Reports

Ms. Liccese-Torres updated the HALRB on the recent engagement activity for the update to the draft Historic and Cultural Resources Plan (HCRP) (formerly the Historic Preservation Master Plan). Mr. Woodruff asked if staff had e-mailed all the civic associations with the draft Plan. Ms. Bolliger explained that all civic association chairs are subscribed to the Historic Preservation Program (HPP) newsletter and would have received a link that way. Staff said they could confirm that the Communications team had also emailed all the groups. Mr. Laporte suggested

sending it to the Civic Federation. Ms. Liccese-Torres and Ms. Tawney described some of the types of outreach tactics that the HPP staff is implementing during the engagement period including pop-ups at farmers markets, libraries, and parks, and tabling at events like the Columbia Pike Blues Festival and the County Fair.

Chair's Report

The Chair deferred his time to Mr. Laporte to report on the Wakefield Manor site plan project. Mr. Laporte explained the previous site plan review for this project and the market conditions which had caused the developers to increase and change the proposed design. He highlighted the changed layout, elevations, space planning, and parking plans.

****Alex Foster arrived at 7:03 PM, and the commission achieved in-person quorum.**

EXPLANATION OF PUBLIC HEARING PROCEDURES

The Chair explained the in-person and electronic HALRB public hearing procedures. Mr. Davis described the logistics of participating virtually in the hybrid meeting via the Microsoft Teams platform and/or the call-in number.

APPROVAL OF MARCH 2023 MEETING MINUTES

The Chair asked for questions on the March 2023 draft meeting minutes. Upon hearing none, Mr. Turnbull moved to approve the minutes and Mr. Meden seconded the motion. Ms. Liccese-Torres called the roll and the motion passed unanimously 7-0.

PUBLIC HEARING FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

CONSENT AGENDA

- 1) Aaron Ebert
2709 Arlington Blvd., CoA 22-21A
Cambridge Courts Historic District
Request to amend CoA 22-21 for security cameras in the public parking area.

- 3) Thomas Jensen
4025 N. Randolph St., CoA 23-08
The Hermitage Local Historic District
Request to renovate the 1985 addition to the historic dwelling including replacing all windows, inserting three new windows, two new skylights, and raising the roof of the closet by 1'.

The Chair asked for any concerns or questions about the consent agenda. Upon hearing none, Mr. Davis proposed a motion to approve the consent agenda. Mr. Aiken seconded the motion. Ms. Liccese-Torres called the roll and the motion passed unanimously 7-0.

PARK NAMING: ALFRED FORMAN, SR. FIELD IN HIGH VIEW PARK

Ms. Bolliger invited Mr. Max Ewart from the County’s Department of Parks and Recreation (DPR) to speak. He provided an overview of the County naming policy for County facilities. He explained that the Halls Hill High View Park Historic Preservation Coalition had proposed the name and had reached out to the John M. Langston Civic Association and the Langston Boulevard Alliance who had written a letter of support for the proposal. Alfred Forman, Sr. was a DPR employee for more than 25 years and had worked primarily at the Langston Brown Community Center in Halls Hill.

The Chair thanked Mr. Ewart for the context and invited any comments. Upon hearing none, he proposed the following motion:

I move that the HALRB support the naming of the Alfred Forman, Sr. baseball field in High View Park.

Ms. Foster seconded the motion. The Chair asked for final comments. Upon hearing none, Ms. Liccese-Torres called the roll. The motion passed unanimously 7-0.

INFORMATIONAL ITEM: BARCROFT APARTMENTS SECTION 3 RENOVATION

The Jair Lynch and Walsh Colucci team members introduced themselves. Ms. Farris explained that Barcroft Apartments (Barcroft) is a 1,334-unit garden apartment community located along the Columbia Pike corridor, between South George Mason Drive and South Four Mile Run Drive. She said Barcroft is identified in the 2013 Columbia Pike Neighborhoods Area Plan or Form Based Code (N-FBC) as one of three multi-family residential Conservation Areas. Ms. Farris explained that Barcroft also is ranked as Essential in the County’s Historic Resources Inventory (HRI), which similarly requires review by the HALRB for exterior additions or changes. Finally, she explained that the purpose of Conservation Areas is to protect against destruction of or encroachment upon historic areas and to promote the preservation of affordable housing by allowing for more or different types of development when a property owner preserves historic features and traditional design.

Ms. Farris summarized the proposed renovation of Section 3, including the construction of new, subordinate rear additions on buildings 24, 25, and 26. She stated that the proposed work would be consistent with both *The Secretary of the Interior’s Standards for Rehabilitation* and the Conservation Area Standards of the N-FBC. She said these additions would include new interior spaces such as living rooms and bedrooms. She noted that the architects had endeavored to maximize the number of windows in the rear additions for residents to benefit from the natural light and views afforded by the garden apartment setting. She also listed the many repair and maintenance efforts that the team planned for the existing buildings.

Ms. Farris recounted the discussion from the May 3, 2023, Design Review Committee (DRC) hybrid meeting:

The applicant had explained to the DRC that the renovation proposal would convert 18 existing two-bedroom units into 14 three-bedroom units (adding approximately 200 square feet) and 4 four-bedroom units (adding approximately 335 square feet). Although the additions would require the demolition of a portion of the rear elevations and roofs, the brick and roofing slate would be salvaged where possible for reuse in the complex. The DRC members were asked to provide design comments on three items:

1. The massing and compatibility of the rear additions;
2. The material cladding on the additions; and
3. The quantity and configuration of the windows located on the additions, particularly their pattern placement and the fenestration design.

After outlining the DRC meeting, Ms. Farris stated that the HPP staff believed the proposed exterior restoration plan was both appropriate and sensitive to the character-defining features of Section 3 of the Barcroft Apartments and complied with Standard #9 of *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*.

The Chair invited the commissioners to provide comments on the proposed massing of the additions. He stated that based on the discussion at DRC, he believed the massing was appropriate. Mr. Woodruff agreed and stated his preference for six-over-six three-bay windows in the additions. Ms. Farris asked for clarification that the windows currently in the [Section 3] buildings were replacement, non-historic vinyl windows; the applicant confirmed that was accurate.

Mr. Meden asked about the chimney. The applicants explained that it had been connected to the boilers that had historically heated the complex. They confirmed that in this proposal, the boilers would be decommissioned but the chimneys would remain. Mr. Aiken said he did not have a problem with the massing, and he supported the use of the six-over six window style. Mr. Turnbull also stated his preference for the six-over six windows and support for the sleeping porch concept [of the larger additions]. He complimented the design and stated that the additions did not seem like afterthoughts.

Ms. Foster liked how the addition material was differentiated but noted that the fascia on the top of the flat-roof portion of the addition looked incongruous and recommended something more coordinated. She complimented the detailing with the raised brick but thought it might be a little close to the original brick and could be differentiated further. She voiced support for option 2 of “Window Options” for the extension with two windows in the “sleeping porch” area. Finally, she suggested that the six-over-six windows would be a distracting ornamentation if they were to be simulated divided lite.

Mr. Laporte also supported the sleeping porch aesthetic and the three-bay window scheme (“Window Options” option 1). He suggested the vertical wood siding (“Bedroom Extension Facade Options” option 3) would be more appropriate for the additions than using new brick (options 1 and 2) as it was not a Colonial Revival aesthetic. He also supported reducing the size of the proposed vents in the gables.

The Chair stated that option 2 of the “Bedroom Extension Facade Options” with the matching brick seemed most appropriate to him. He suggested that the small setback of the addition, plus the changed roofline and the proposed different brick, made the extension space [of the addition] seem quite heavy and jarring. He recommended removing the setback and making the extension flush with the rest of the bumpout. Mr. Meden stated he did not mind the brick differentiation but thought it should be the subtler of the options.

Ms. Farris stated that the outstanding design elements [to be considered by the HALRB at a future meeting] included window replacements at the basement level, the entrance canopies, new exterior lighting, and landscape alterations.

HISTORIC MARKER REVIEW: MARGARITE AND WILLIAM SYPHAX

Ms. Tawney presented the draft of a proposed historic marker for Margarite and William Syphax. She explained that the request had been submitted by their daughter Carolyn Syphax Young. She said the Syphaxes were prominent entrepreneurs in Arlington real estate and real estate management in the mid-20th century who provided housing for Black Arlingtonians and endeavored to bridge the racial real estate gap.

Mr. William Syphax [their son who was participating virtually] asked Ms. Tawney for details about the location of the marker, which was proposed to be installed on South Queen Street across from the Syphax home. He expressed support for the marker text and design. Mr. Laporte asked about the overall color of the design. Ms. Tawney explained that staff would receive a proof from the manufacturer; the coloring appeared darker on some of the prints handed out to the HALRB. He noted some areas on the marker with centered text, while it was justified in other areas. In the middle paragraph, he recommended stating “in this neighborhood of Arlington View” to locate readers on site.

Mr. Woodruff suggested using the name for the “predecessor to the U.S. Air Force” as it would be familiar to veterans and more respectful. Mr. Laporte said he also recommended that clarification whereas the family had wanted to specify the Air Force, which at that time had not existed.

The Chair suggested including a detail of the architectural plan image rather than the full plan as it was too small to be legible even on the full-size draft. Mr. Aiken asked about consistent text box sizing and spacing.

The Chair asked for additional comments. Upon hearing none, he proposed the following motion:

I move that the HALRB approve the historical marker for Margarite and William Syphax as presented with additional minor comments and edits as discussed in tonight’s meeting.

Mr. Turnbull seconded the motion. The Chair asked for final comments. Upon hearing none, Ms. Liccese-Torres called the roll. The motion passed unanimously 7-0.

REPORTS OF THE CHAIR AND STAFF

Chair’s Report

Mr. Meden informed the commission that this was his last meeting since he is moving from the County.

Staff and Other Reports

Ms. Liccese-Torres informed the commissioners that the recording of the April 26, 2023, HCRP update to the HALRB had been uploaded to the County website. She said that Ms. Tawney was organizing many outreach events at which the HALRB members were welcome to volunteer. Ms. Tawney gave a recap of the HCRP Open House event held on May 6, 2023. Ms. Liccese-Torres encouraged the commissioners to widely share links to the draft plan and feedback form on their personal and community platforms.

Ms. Liccese-Torres updated the HALRB on the status of the Historic Preservation Fund grant applications. She said the application period had closed on April 28, 2023, and the interdepartmental team of County evaluators would be reviewing the applications over the coming weeks.

Ms. Liccese-Torres explained that the FY24 budget recently had been approved by the County Board and she announced that the HPP had lost approximately \$43,000 in consultant funding. She explained that the HPP would need to reorganize some priorities as a result of that change but thanked the HALRB for advocating on the Program’s behalf.

Ms. Liccese-Torres informed the commission that APS staffer and liaison for numerous school projects, Benjamin Burgin, had passed away last month.

Ms. Bolliger said that Colonial Village allows for window replacements to be approved by Administrative Certificate of Appropriateness (ACoA) due to window replacement design guidelines approved in 2015. She explained how windows that many homeowners had been using as appropriate replacements had been discontinued. She said since the condo board and management had not been able to find new replacements which matched the 2015 ACoA guidelines, they proposed several alternatives for the HALRB to consider before moving forward with updating the guidelines. Ms. Bolliger also explained that there were a few homeowners waiting to replace their windows. She stated one homeowner had submitted an ACoA request for a window which he had been told would meet the specifications, but upon receiving the final product, had discovered that it did not meet the guidelines. She said the Colonial Village Board therefore wanted the HALRB to review the appropriateness of the proposed windows from this applicant.

Ms. Bolliger explained that the 2015 design guidelines included a range of dimensions, but each proposed window had at least one measurement which was non-compliant. She also noted that only vinyl and wood windows were listed as appropriate; however, she had received an inquiry about clad and fiberglass windows. She asked the HALRB to consider whether these materials

had proven their durability and aesthetic worth since 2015 and if these could be considered as material options. She explained that the oldest windows currently in the complex were aluminum replacement windows as all the wooden windows had been removed before the property was designated as a Local Historic District.

Ms. Bolliger demonstrated seven window samples. She said the Paradigm single-hung matched the measurements most closely, but as a single-hung window the screen was inset and flush with the surface unlike the existing screens on the vinyl replacement windows which had been installed since 2015. She identified among the samples a clad window, proposed by a homeowner, for its clean lines, simple interior locking button, and durable material.

Ms. Bolliger invited any reactions to the materiality, dimensions, and appearance of the sample windows. Mr. Laporte expressed openness to considering the clad window for its material and clean lines. He noted, however, that the white color was starkly different from the standard vinyl white, and the bottom rail was much thicker than the existing windows. Mr. Meden asked how many windows would be affected. Ms. Bolliger estimated that overall, it would affect hundreds of windows and that the windows were replaced at a rate of about 40 per year.

Ms. Bolliger asked the commissioners to consider the following points:

- Which divergence from the guideline measurements they considered to be appropriate;
- What they thought would be a visible change from the right-of-way; and
- What would detract from the unity of the complex (even if the nearly identical nature of the windows was necessary given that varying windows would tell part of the complex's story of conversion from rental apartments to condominium ownership).

Mr. Woodruff posited that Maywood residents were required to buy wooden windows and the Colonial Village residents could be required to do the same thing in the spirit of returning the property to its historic materiality. Ms. Farris noted that all the windows in Colonial Village were non-historic. Ms. Bolliger reminded the Board that it had approved Appendix H: Maywood Local Historic District In-Kind Window Replacement Guidelines in June 2022, which outlined in-kind replacement opportunities even for vinyl and clad windows in certain cases.

Ms. Bolliger noted that both she and Ms. Tawney had struggled to tell the difference between the existing aluminum windows and replacement vinyl windows when doing ACoA inspections at Colonial Village because the change was negligible from the right-of-way. She stated concern that the thickness of the rails and stiles was creeping and that the glazing surface was getting smaller. She said the HALRB would need to decide which new dimension was the maximum width to ensure that homeowners would be able to access approved windows for efficient replacement.

Mr. Laporte asked about the width of some of the displayed muntins. Ms. Bolliger noted that the fractional difference between the muntin depth seemed less apparent than a change in the muntin profile, which might be contributing to a more or less flat appearance of the grids.

Mr. Laporte and Mr. Woodruff asked for clarification about whether simulated or true divided lites were allowed. Ms. Bolliger confirmed that both were allowed per the existing guidelines. Ms. Liccese-Torres noted that the profile on the Earthwise window appeared more ornate than the other profiles and asked which were closer to the existing style. Ms. Bolliger replied that the existing style mimicked the profile of a standard wooden window exterior muntin -- a trapezoid composed of a rectangular wooden structural grid with a hypotenuse of glazing putty on either side. She said the proposed Earthwise window had layered muntins with an additional seam. Ms. Bolliger asked Mrs. Lofgren (the applicant in attendance for the Earthwise window) to determine whether the grid could be changed for a trapezoidal grid.

Mr. Meden asked whether there were additional window styles available from these manufacturers. Ms. Bolliger agreed to confirm if there were other similar styles available from these and similar manufacturers.

Ms. Bolliger asked for opinions on the materials. Mr. Laporte stated he was open to clad windows as long as the color and dimensions matched the existing and approved replacement windows. Mr. Meden agreed that matching dimensions seemed more important than the materials.

Ms. Bolliger asked the HALRB to look at all the window samples and specify which windows they thought would be visibly different from the right-of-way when seen adjacent to the 2015 design guideline dimension-compliant windows. The commissioners identified five windows whose dimensions could be used to develop new draft design guidelines and they invited Ms. Bolliger to return with a draft for them to review; this proposal would need to include the possible allowance of more materials, the adjustment of the maximum range up to 3” from the glass to the edge of the casing for stiles and rails, with the retention of the same muntin dimensions, simple muntin profile, and casing dimensions.

The Chair adjourned the meeting at 9:17 PM.