



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201

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May 25, 2012

Mrs. Mary Hynes, Chairman and
Members of the County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Dear Mrs. Hynes:

At our regular monthly public hearing on Wednesday, May 16th, 2012, the Arlington County Historical Affairs and Landmark Review Board (HALRB) discussed the proposed Unified Residential Development (URD) project that is located adjacent to 5151 14th Street North in the Waycroft-Woodlawn neighborhood. The house located at 5151 14th Street North, known as "Broadview" and "The Old Lacey House", is a Queen Anne Victorian country house, one of the best preserved, high-style houses of this era remaining in the County. The owners have requested that this property be considered for designation as a local historic district. Staff is preparing the designation report, and the HALRB will hear the case in the fall of 2012. Due to its immediate proximity to Broadview, Historic Preservation staff requested, and the applicant agreed to seek HALRB comment for this project. The setting of Broadview and the house itself are irreplaceable historic features, and one of the purposes of the URD would be to protect them to the greatest extent possible.

The HALRB members have had four separate opportunities to review the drawings and give comments to the developer and his architect. The details of the suggestions are encompassed in the DRC Reports and HALRB meeting minutes. The designs for the proposed new houses have improved measurably since the original submission. Broadly, these changes include:

- The creation of one, shared garage for the two properties, instead of the original proposal which showed one freestanding garage for each new house.
- The removal of a basement stairway and egress on the elevation of 5B immediately adjacent to Broadview.
- A reconsideration of the design of the house on the proposed Lot 5B to make it more compatible with Broadview in terms of its massing, design, and overall orientation to both the historic house and the street.

Through the HALRB's design review process, we have worked with the developer and the adjacent neighbors to mitigate the impacts the new houses will have on Broadview through better design, massing, and a more sensitive consideration of the relationship all three houses have to each other and to the landscape. Some of these changes will require the developer to seek modifications from the required setbacks. However, the

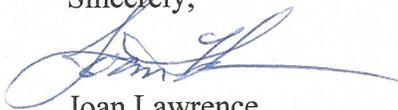
HALRB finds that the modifications are warranted and should be approved given the improvement to the overall design of the project.

The HALRB unanimously voted to support the project, and included the following specific recommendations:

- Support for setback modifications.
- The developer should use a thinner weatherboard. If artificial trim is to be used, it should have traditional wood detailing, and a smooth finish.
- The river stones and pavers in the existing driveway should be salvaged and reused on the Broadview site.
- The protection of old and mature trees should be stressed with stringent tree protection measures. The HALRB would like the opportunity to see the landscape plan.
- Landscaping should maintain view to Broadview from the street.
- There should be appropriate fencing between the properties that maintains the views and the yard. Metal fence with pickets less than 4' high would be appropriate.

The HALRB appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Lawrence", with a long, sweeping underline.

Joan Lawrence
Chairman

cc: Members of Planning Commission
Members of HALRB

Sent: Wednesday, May 30, 2012 7:55 PM
To: David Springberg; Peter Schulz
Subject: RE: Civic Asscoiation

Sorry I am on out of town travel.

The specific language used by the waycroft Woodlawn civic association was:

"The Waycroft Woodlawn Civic Association (WWCA) support the plan to re-divide the lots adjacent to the 'Lacey House' per the current use plan provided that the intent of the county is to approve historical designation of the 'Lacey House'. ". This motion was approved by a quorum of WWCA members at the May general meeting of the WWCA.

Michael Bruce
Vice President WWCA

From: David Springberg
Sent: 5/30/2012 10:31 AM
To: Peter Schulz
Cc: Michael Bruce
Subject: RE: Civic Asscoiation

Peter:

I don't know the exact wording, please check with Michael Bruce, email attached.

Thanks,

Dave

----- Original Message -----
Subject: Civic Asscoiation
From: Peter Schulz <Pschulz@arlingtonva.us>
Date: Wed, May 30, 2012 9:19 am
To: "David Springberg (dspringberg@springstreetdev.com)"
<dspringberg@springstreetdev.com>

What wa the exact words of the CA's motion?

Peter Schulz
Associate Planner

