



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Neighborhood Services Division

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***APPROVED***

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

**Wednesday, April 16, 2014  
2100 Clarendon Boulevard  
Lobby Conference Rooms Cherry & Dogwood**

**MEMBERS PRESENT:** Charles Craig  
Charles Matta, Vice Chairman  
Erin May  
Mark Turnbull  
Patricia Weichmann-Morris  
Andy Wenchel  
Nathan Uldricks

**MEMBERS EXCUSED:** Joan Lawrence, Chairman  
Darren Hannabass  
Gerald Laporte  
Kevin Vincent  
Richard Woodruff  
Robert Dudka

**STAFF:** Cynthia Liccese-Torres, Preservation Coordinator  
John Liebertz, Preservation Planner

**ROLL CALL & CALL TO ORDER**

The Vice Chairman called the meeting to order at 7:30 pm and welcomed Mr. John Vihstadt, who was recently elected to the Arlington County Board. Mr. Vihstadt introduced himself and provided background regarding his experience with historic preservation. He also announced that he is excited to serve as the liaison between the County Board and the Historical Affairs and Landmark Review Board. Mr. Liebertz called the roll and determined there was a quorum.

**APPROVAL OF MINUTES FROM THE MARCH 19, 2014, HALRB MEETING**

The Vice Chairman called for a motion or comments on the March meeting minutes. There were no comments. Ms. Weichmann-Morris moved to accept the meeting minutes as presented. Mr. Uldricks seconded and the motion passed 6-0 with Mr. Turnbull abstaining.

**PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)**

The Vice Chairman read through the public hearing procedures, and noted no speaker slips had been submitted for the CoA cases.

The Vice Chairman stated there were three cases on the Consent Agenda and called for a motion. Mr. Craig moved to approve the Consent Agenda. Mr. Turnbull seconded and the motion passed unanimously.

- Consent Agenda:
- 1) 3321 23<sup>rd</sup> Street North  
Cecilia Kennedy  
Maywood Historic District  
HALRB Case 14-02 (HP1400001)  
Request to: 1) install a stormwater planter; 2) replace the existing gravel driveway with a concrete two-strip driveway separated by grass; and 3) receive an after-the-fact amendment to CoA 12-13A to alter the roof.
  - 2) 2302 North Kenmore Street  
Michael Beer & Latanja Thomas  
Maywood Historic District  
HALRB Case 13-05A (HP1400011)  
Request to amend CoA 13-05 in order to: 1) convert a second-story deck to a screened-in porch; 2) extend a shed roof over the proposed second-story screened-in porch; 3) add and/or alter windows on the existing dwelling; 4) revise doors and windows on the addition; 5) reconfigure an exterior staircase accessing the second-story porch; and 6) replace an existing shed.
  - 3) 400 North Manchester Street  
Arlington County Department of Parks and Recreation  
Reevesland Historic District  
HALRB Case 14-07 (HP1400012)  
Request to install thirteen raised garden beds.
- Discussion Agenda: None.
- Administrative CoA (ACoA): None.

***Discussion Item #1: Update re: Pierce-Queen Apartments***

The Vice Chairman welcomed the applicants and noted that they last presented to HALRB in February 2013. Representing the applicants were Hilary Goldfarb, Bozzuto Development Company, Doug Carter, DCS Design, and David Judd, Studio 39. Ms. Goldfarb stated that the development team is returning to HALRB due to minor changes to the landscape plan and alterations to the bathroom windows on the north elevation of the two existing buildings that are being preserved as part of the site plan project.

Mr. Judd of Studio 39 presented the changes to the landscape plan. These were primarily limited to bio-retention planters needed for stormwater compliance. He noted their locations on the site plan and showed drawings indicating the placement of the planters in relation to the historic buildings. The HALRB members had no comments regarding the proposed changes to the landscape.

Mr. Carter discussed the replacement of the previously approved vision glass with spandrel glass for the bathroom windows on the north elevation of both historic buildings. Spandrel glass will be placed in six windows on the eastern building (Building B) and four windows on the western building (Building C). The Vice Chairman asked the reasons for the replacement of the glass. Other board members asked questions regarding its appearance from the public right-of-way. Mr. Carter responded that the change of material resulted from issues with code compliance regarding the interior layout of the bathrooms along the northern elevation. Retaining the vision glass windows would have negatively impacted the adjacent bedrooms and created awkward configurations. Mr. Carter showed a sample window with spandrel glass to help the board visualize its appearance.

The Vice Chairman thanked the applicants for returning to the HALRB. Ms. Liccese-Torres asked Ms. Goldfarb if she would like the board to make a formal motion of support for these changes. Ms. Goldfarb requested that the board make a formal motion supporting the proposed changes. Mr. Turnbull moved that the board approve the proposed changes to the landscape plan and to the windows as presented by the applicants. Mr. Craig seconded the motion and it passed unanimously.

***Discussion Item #2: Trees in Historic Districts***

Vincent Verweij, Arlington County Forester, presented to the HALRB his procedures for evaluating trees located in local historic districts. Mr. Verweij reviewed the current regulations listed in the Maywood Design Guidelines regarding the removal of trees under 15” diameter at 4’ in height, the removal of trees that present an imminent danger, and the replacement of all removed trees with those that will be of a similar size at maturity. He shared copies of a blank assessment report and discussed the seven aspects that he evaluates including: species, size, location, soil, target, health, and history of disturbance. Mr. Verweij discussed each aspect of his evaluation, but went into detail regarding target. He balances the health of the tree with the potential for it to fall on an individual or property.

Ms. Weichmann-Morris asked Mr. Verweij to discuss his definition of dying. He stated that there is a technical definition which states that a tree is considered to be dying if more than 30 percent of its crown is dead or it has a disease that causes death. He reiterated that there is no

legal definition for “structurally unsound,” which depends on the subjective opinion of an experienced forester/evaluator.

Mr. Liebertz told Mr. Verweij that HALRB members who were absent tonight requested additional data be provided when a tree is determined to be dying. Mr. Verweij responded that in future assessments, he will include a range of years (i.e., 5-10 years) instead of simply listing “dying.” Ms. Weichmann-Morris thanked Mr. Verweij, as this information will assist the board in making decisions regarding the removal of trees. He also provided the HALRB with a list of native trees that would be appropriate replacements in Arlington County.

At the request of Ms. Liccese-Torres, Mr. Verweij briefly discussed the Mother’s Tree and Soldier’s Tree located within the Envision Courthouse Study Area. He stated that the Mother’s Tree was approximately 127 years old, but in poor condition due to numerous factors. In his approximation, the tree could die within 5 to 10 years if undisturbed. The approximately 50-year-old Soldier’s Tree remains in great health and could be preserved.

The Vice Chairman thanked Mr. Verweij for attending the board meeting and for all the work he undertakes in the County’s historic districts.

#### **REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES**

- A) Chairman’s Report: None.
- B) Survey Report: None.
- C) Site Plan Review Reports: Mr. Uldricks discussed the first Envision Courthouse public workshop held recently at Key Elementary School. He stated that the meeting consisted of a short presentation by the consultants, examples of other similar sized squares and mixed-use spaces throughout the world, and a café-styled meeting with tables focused on particular topics including cultural resources, design, circulation, open space, and sustainability. Mr. Uldricks volunteered to continue to attend the Envision Courthouse meetings on behalf of the HALRB.
- D) Staff and other Reports: Mr. Liebertz briefly gave an update on CoA 14-01, 2301 North Fillmore Street. He noted that the applicants and the DRC agreed to a new cedar shed that met all the requirements set forth in the Maywood Design Guidelines.

The meeting adjourned at 9:00 pm.