



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

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*DRAFT*

## MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

**Wednesday, July 19, 2017  
2100 Clarendon Boulevard  
Lobby Rooms Cherry and Dogwood**

**MEMBERS PRESENT:** Charles Craig  
Robert Dudka  
Sarah Garner  
Carmela Hamm  
Joan Lawrence, Chairman  
John Peck  
Sara Steinberger  
Mark Turnbull  
Andrew Wenchel  
Richard Woodruff, Vice Chairman  
Mitchell Zink

**MEMBERS EXCUSED:** Gerry Laporte  
Tova Solo

**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 JUNE 21, 2017, MEETING MINUTES

The Chairman called for a motion on the draft June minutes. Mr. Turnbull moved to approve the minutes and Mr. Craig seconded. The motion passed 9-0-2 (Mr. Zink and Ms. Lawrence abstained).

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

The Chairman reviewed the public hearing procedures. She stated there were no items on the consent agenda. There was one item on the discussion agenda.

**CONSENT AGENDA:** None.

**DISCUSSION AGENDA:**

1. David & Maria Greene  
2204 North Kenmore Street  
CoA 17-17 (HP1700028)  
Maywood Historic District  
An after-the-fact request to install a shed.

**DISCUSSION AGENDA ITEM #1: 2204 NORTH KENMORE STREET**

The Chairman welcomed David and Maria Greene, owners of 2204 North Kenmore Street, to present their after-the-fact request to install a shed. The Greenes stated that they were unaware that the bylaws required a review of sheds. Mr. Greene added that the temporary structure served as a children's playhouse and contained primarily toys. He noted that the intent was to retain the structure until the children no longer required it and then it could be removed. He referred to the structure's setback from the roadway and noted that it had limited visibility from the public rights-of-way. Mr. Greene discussed the extensive rehabilitation of the historic house and reiterated the shed's temporary nature (therefore the owners selected plastic).

Mr. Liebertz presented the staff report. He summarized the changes the Greenes had made to the property since purchasing it in 2015. He stated that a code enforcement case was opened in March 2017. Mr. Liebertz provided the dimensions of the shed (7'x7') and added that resin is not an allowable material in the local historic district as per the *Maywood Design Guidelines*. Mr. Liebertz cited a similar CoA application for a resin shed denied by the HALRB in 2013. The HPP staff recommended denial of the proposed application based on the *Maywood Design Guidelines* and precedent established by the HALRB in previous cases.

The Chairman noted that there were no public speakers for this item and opened the discussion to the board. Mr. Woodruff asked how the shed had come to the notice of the HPP staff and whether the Greenes had been required to file an after-the-fact CoA. Mr. Liebertz and Ms. Liccese-Torres believed that HPP's code enforcement inspector had noticed the shed and the property owners were subsequently notified that they must submit an after-the-fact CoA request. Mr. Greene questioned the visibility of the shed from the public right-of-way.

Mr. Woodruff then stated his belief that the structure in question was not in fact a permanent structure.

Mr. Liebertz responded that the attached specifications in the application for a Covington storage shed showed that the structure in question was a storage shed and not a play structure. He added that sheds are permissible, but must be made of acceptable materials (wood and cementitious fiberboard) per the *Maywood Design Guidelines*. He stated that many other applications for sheds (with appropriate materials) had been approved [in the local historic district].

Mr. Greene stated that a number of neighboring properties had non-conforming resin/plastic sheds. Ms. Greene added that these sheds had a greater degree of visibility from the public rights-of-way. Mr. Greene stated that the guidelines should be revisited when considering the mass/scale of a neighboring shed (outbuilding) approved by the HALRB.

The Chairman reiterated the findings of the staff report. Mr. Greene asked why resin was not an appropriate material and the Chairman responded that the *Maywood Design Guidelines*, following the Secretary of the Interior's Standards, had found resin an unacceptable material for historic properties.

Mr. Greene asked if the HALRB had the ability to modify the *Maywood Design Guidelines*. The Chairman responded that the guidelines are currently under study.

Ms. Greene stated that the scale of the shed to the rest of the property should be a consideration. She agreed that guidelines are necessary, but a number of the larger sheds in relation to the dwellings are in poor condition. She recommended revising the guidelines to better address factors as scale and massing with respect to sheds.

Mr. Woodruff reiterated his belief that the shed was not a permanent structure, and therefore, it is not subject to the design review process. The Chairman stated that the HALRB has reviewed sheds as an item of the design review process per the *Maywood Design Guidelines* in the past. The Chairman stated that the board needs to remain consistent with decisions from previous cases. Mr. Woodruff expressed his interest that the guidelines be revisited at the earliest possible date. Ms. Liccese-Torres added that the Historic Preservation staff and the HALRB Chairman met with the Maywood Civic Association President earlier this year to discuss potential amendments, but revisions to the guidelines are not currently part of the Historic Preservation work program for 2017-2018.

Mr. Turnbull inquired whether it's a question of size or function that distinguishes a shed from a playhouse. Mr. Liebertz responded that size or massing is not the question. Per the *Maywood Design Guidelines*, playhouses or children's equipment do not require a CoA. Sheds, however, are listed as one of the items that are required to be reviewed by the HALRB. The building in question is an outbuilding used for storage, not as a playhouse and as per the *Maywood Design Guidelines*, sheds are subject to the design review process. He added, for example, that a resin play castle would not be subject to the design review process. He noted that the Zoning Division does not consider the use of an item, but its function. Ms. Steinberger requested that Mr. Liebertz confirm that it is not how the structure is being used but rather the nature or physical characters of the structure that define it as a shed. Mr. Liebertz agreed with her statement.

Mr. Liebertz noted that the *Maywood Design Guidelines* limit the use of synthetic cellular PVC (polyvinyl chloride) to trim elements. He added that these amendments were written in consultation with neighborhood representatives. The guidelines allow for these materials in particular locations on additions, non-historic outbuildings, and other locations.

Mr. Dudka inquired about the meaning of "permanent," to which Mr. Liebertz responded that the definition of permanent was not explicitly defined in the design guidelines. Mr. Woodruff asked if the Zoning Ordinance defined a permanent and non-permanent structure. After reviewing the Zoning Ordinance, Mr. Dudka stated that there is not a definition of "permanent." He added that the Zoning Ordinance defines a structure as something on the grounds of the property.

Mr. Greene found it ironic that a 7'x7' play house would not be reviewed by the *Maywood Design Guidelines* as stated by Mr. Liebertz. He suggested that the shed should be reviewed for additional criteria than its resin material. The scale and other design elements could be considered appropriate.

The Chairman stated that the current *Maywood Design Guidelines* establish the criteria upon which the board's decisions rest. The burden is on homeowners to review the guidelines prior to making changes to their properties.

Ms. Greene objected to enforcing aspects of the guidelines that are under active revision. The Chairman reiterated that the revisions to the *Maywood Design Guidelines* are in its infancy and the current guidelines would be implemented for the foreseeable future. Mr. Greene added that the requirement that

sheds are reviewed as part of the design review process is not clear in the current iteration of the *Maywood Design Guidelines*.

Mr. Craig stated that he would have denied the application due to its overall design (excluding materials) as it is inappropriate with respect to the Maywood Local Historic District.

The Chairman reminded the board of the previous after-the-fact case regarding a resin shed. The property owners replaced their resin shed with a cedar shed. Mr. Woodruff added that a play house should not be required to be a manufactured item, but could be constructed of many different elements.

The Chairman moved to “deny the application for the after-the-fact construction of the shed as not appropriate or supported by the *Maywood Design Guidelines* and not supported by the decisions that this board has decided in the past with respect to sheds.” Mr. Craig seconded the motion. The motion passed 7-4 (Mr. Woodruff, Ms. Steinberger, Ms. Hamm, and Mr. Turnbull opposed).

**DISCUSSION ITEM: PRESENTATION ON W&OD TRAIL PEDESTRIAN AND BICYCLE BRIDGE OVER U.S. ROUTE 29**

The Chairman invited Amanda Baxter, Special Projects Manager for the Transforming 66 Inside the Beltway project, with the Virginia Department of Transportation, to make her presentation. Ms. Baxter presented plans for a pedestrian and bicycle bridge over U.S. Rt. 29, part of an eastbound widening effort, that will be near Benjamin Elliott’s Coal Trestle, named a local historic district in 2014.

The Chairman and Mr. Craig commented that the plans and photographs on the materials provided made it difficult to see the coal trestle’s relation to the bridge.

Ms. Baxter replied that the presentation was available on VDOT’s website and it had been presented three times previously at public meetings.

Ms. Baxter stated that VDHR has put a “conditional no adverse effect” on the coal trestle. The Virginia Department of Historic Resources (VDHR) is expected to review the design/build team’s final design to confirm there is no adverse effect.

Ms. Baxter responded to a question by Mr. Liebertz that the completed environmental assessment was reviewed specifically for the eastbound widening and that the overpass was included as a feature of the eastbound widening.

Regarding the coal trestle, VDOT’s findings are that:

- 1) There will be no impact to the trestle.
- 2) VDOT will introduce vibration control/monitoring of the trestle – there will be a before-and-after study of the trestle and repairs made to the trestle if damage occurs.

Mr. Dudka reiterated a desire to see diagrams that more clearly depict the relationships of the highway, bridge and overlook to the coal trestle. The overpass seemed to ignore the overlook to the coal trestle but would obviously still be very close to it.

Ms. Baxter stated that VDOT does not have a perspective of the coal trestle from the vantage point of the overlook.

Mr. Liebertz stated that Arlington County had requested VDOT to provide plans several months earlier showing clear views of the coal trestle and the bridge so that the board could comment appropriately on the design.

The Chairman affirmed the comments of Mr. Dudka and Mr. Liebertz.

Ms. Baxter responded that that was the case because VDOT has not entered the final design stage. VDOT will continue to keep the HALRB updated as they move into final design. It was not the intent of VDOT to seek HALRB approval for their project to move forward.

Mr. Dudka stated that the proposed design need not be final for a clearer presentation of its various elements to be presented to the HALRB. One could not offer helpful commentary without a clear presentation.

Ms. Baxter said it was not appropriate for a very detailed diagram to be presented at this point if the design/build team may change the current plan.

The Chairman confirmed this is a status situation and VDOT will have to return to apprise the board of its progress, to which Ms. Baxter agreed.

A member of the public, Mr. Bernard Berne, following on an email he sent to VDOT, commented that the current design makes the approach higher than the coal trestle, and that no one would visit the exhibit to see the coal trestle if the approach was at such a steep grade.

**DISCUSSION ITEM: PRESENTATION ON MARKET RATE AFFORDABLE HOUSING (MARKS) STUDY**

Russell Danao-Schroeder of the Housing Division of CPHD gave an update on planning efforts to preserve the affordability of market-rate affordable housing. He shared findings from a report on market-rate affordable housing released in early 2017 and presented some preliminary ideas of tools and strategies being developed by staff. In particular, he introduced the concept of creating housing conservation districts and asked for some feedback.

Mr. Danao-Schroeder stated that the goals of housing conservation districts would be to encourage the retention and renovation of existing affordable rental housing units/buildings, provide opportunities for the creation of new affordable units when redevelopment occurs, and signal to developers that there are tools to make affordable housing available.

The Chairman inquired about the status of the study of the housing conservation districts in the proposed Westover Local Historic District, as well as response to recent proposed demolitions in this neighborhood.

Ms. Liccese-Torres responded that the architectural survey fieldwork in Westover will begin later in July and Historic Preservation and Housing staff will meet in the upcoming week to discuss the housing conservation district strategy. Mr. Danao-Schroeder said that Housing staff was looking at possible incentives to encourage owners to preserve their historic properties. No owners he had spoken with were considering demolition.

Mr. Peck inquired if some affordable housing units may be reconfigured on the inside to maintain affordability.

Mr. Danao-Schroeder responded that that was something Housing staff had considered.

The Chairman stated that it makes a lot of sense to combine historic preservation efforts with the housing conservation districts.

**DISCUSSION ITEM: ARLINGTON PRESBYTERIAN CHURCH HISTORIC MARKER**

Laura London of the Arlington Partnership for Affordable Housing (APAH) presented plans to integrate stylistic elements of the Arlington Presbyterian Church (slated for demolition) on Columbia Pike into a new mixed use building that will occupy the site. The new project will be called Gilliam Place in honor of an early leader of the church. An on-site exterior plaque installed on stone salvaged from the church will commemorate the church at its approximate former location. APAH plans to return to the HALRB in a few months to present the proposed text for the marker.

Mr. Peck inquired if the church will occupy space in Gilliam Place and if that space would be near the former sanctuary.

Ms. London responded that the church may rent space in the new building. Building code regulations may or may not allow for new sanctuary space near the former sanctuary.

The board informally approved the concept for the plaque and invited Ms. London to keep the board apprised of developments.

**DISCUSSION ITEM: MEMORIAL BENCH PLAQUE: BARCROFT PARK**

Mr. Liebertz presented proposed plans for a Memorial Bench Plaque in Barcroft Park to honor Dennis Strickland (d. 2015), an Arlington County resident. The Chairman moved to approve the plaque. The plaque passed 10-0 (Ms. Steinberger had left). The HALRB agreed to send a letter of support to the Parks Commission.

**DISCUSSION ITEM: WASHINGTON-LEE HIGH SCHOOL HISTORIC MARKER**

Mr. Peck presented the final design for the proposed Washington-Lee High School Historic Marker. The board discussed minor grammatical and formatting issues, as well as what styles of signage displays were available. Mr. Peck noted that the school anticipates installing the marker by early September 2017 for the beginning of the school year. The HALRB discussed having a representative at the unveiling ceremony. The board voted 9-0-1 (Mr. Peck abstained) to approve the marker with the changes as discussed.

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

The Chairman noted the recent demolition of two houses in the Maywood National Register Historic District. These homes were located just outside of the local historic district on North Monroe Street. The developer made select historic building materials/items available for salvage to those interested in the neighborhood.

Ms. Liccese-Torres and Mr. Liebertz stated that the architectural survey for the Westover Local Historic District designation request would begin later in the month.

Mr. Liebertz briefed the board on the Long Range Planning Committee (LRPC) meeting for the Market Common Clarendon Phase II (Site Plan #433). The proposed development includes the Engraver's Building that is listed as Essential on the Historic Resources Inventory (HRI). The Clarendon Sector Plan requires

frontage preservation of the building. The developer is requesting bonus density along the Engraver's Building and adjoining alley. The HPP is asking the developer to set the new structure back ten feet from all elevations of the Engraver's Building. Mr. Peck agreed to attend future SPRC meetings on behalf of the board. Mr. Craig will serve as an alternate.

Ms. Liccese-Torres provided an update on the WWI Commemoration Task Force. The Task Force is seeking volunteers to help staff an information table at the Arlington County Fair from August 17-20. A volunteer sign-up sheet will be sent around to the HALRB. Ms. Liccese-Torres also introduced Kyle Fisher, the HPP's new Management Intern. Mr. Fisher introduced himself to the board, providing his background and describing several ongoing projects he will be assisting with in the next year.

The meeting adjourned at 9:55 PM.