



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

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MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
Wednesday, October 17, 2018
2100 Clarendon Boulevard
Lobby Rooms Cherry and Dogwood

MEMBERS PRESENT: Charles Craig
Omari Davis
Robert Dudka
Jennie Gwin
Gerry Laporte
Joan Lawrence, Chairman
Sara Steinberger
Mark Turnbull
Andrew Wenchel
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED: Sarah Afragola
Sarah Garner
Carmela Hamm

STAFF: Cynthia Liccese-Torres, Historic Preservation Coordinator
John Liebertz, Historic Preservation Planner
Angelina Jones, Historic Preservation Planner
Serena Bolliger, Historic Preservation Specialist

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 SEPTEMBER 19, 2018, MEETING MINUTES

The Chairman called for any changes to the September 19, 2018, draft meeting minutes. There were no comments. Mr. Turnbull moved to approve the draft minutes and Mr. Woodruff seconded the motion. The motion passed 7-0-1, with Ms. Steinberger abstaining (Mr. Laporte and Ms. Gwin had not yet arrived).

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman asked if there were any public speakers and there were none present. The Chairman stated there were three items on the Consent Agenda:

- 1) Mustafa Saleh (on behalf of Ballston Retail LLC)
301 North Glebe Road
CoA 18-21 (HP1800045)
Buckingham Village Historic District
Request to replace the existing signage.
- 2) Mary-Frances Styczynski & Scott Pietan
2911 23rd Street North
CoA 18-22 (HP1800046)
Maywood Historic District
Request to install a skylight or center-pivot roof window on the rear slope of the roof, remove and install a new vent, and install a/c heat pumps on the side of the property.
- 3) Tom Gelson
2314 North Kenmore Street
CoA 18-03C (HP1800047)
Maywood Historic District
Request to amend CoA 18-03A to change the size of the patio, extend the existing driveway, alter the orientation of the rear stair to the patio, and installation of an outdoor fireplace.

The Chairman called for any questions or comments on the consent agenda. There were none. Ms. Steinberger moved to approve the consent agenda. Mr. Turnbull seconded and the motion passed unanimously 9-0 (Ms. Gwin had not yet arrived).

DISCUSSION AGENDA

The Chairman stated there was one item on the discussion agenda. The Chairman invited the applicants to the table.

- 1) Jarrod & Alison Tsukada
2330 North Jackson Street
CoA 18-04E (HP1800041)
Maywood Historic District
Request to amend CoA 18-04 for the replacement of the existing siding.

Discussion Agenda Item #1: 2330 North Jackson Street

Mr. Liebertz provided the staff report detailing the proposed amendment to the existing CoA. He stated that this is a Craftsman-styled bungalow in Maywood built between 1911 and 1917 and that it is listed as a contributing resource in the Maywood National Register Historic District.

The property has had five COAs approved to date including the demolition of an existing chimney, the replacement of an asphalt shingle roof, the infill of a porch, the addition of skylights, and the replacement of a metal shed roof with asphalt shingle. During construction the property owners became aware that the house is sided with three layers of material. The outer most layer is Masonite, a pressed board that is no longer manufactured, followed by a layer of asphalt sheets, and then by a layer of wood shingles. Mr. Liebertz explained that the current proposal calls for the removal of all three layers of siding and replacement with cementitious fiberboard siding (Hardieplank). Per the *Maywood Design Guidelines*, staff recommended the denial of the application. Chapter 5: Exterior Renovation on page 15 states that if removal of substitute materials reveals the original siding and it is sound, then the original material should be repaired and/or replaced in-kind. Furthermore, if the original siding does not remain, then replacement with wood siding is preferable. Appendix C of the *Maywood Design Guidelines* states that cementitious fiberboard is not appropriate as the primary siding material on historic buildings.

Mr. Liebertz stated that the applicants have the option to replace the existing Masonite siding in-kind. While Masonite is no longer manufactured, the successor of Masonite is engineered wood siding which is not allowed per the current guidelines. The question that the HALRB should discuss further is whether cementitious fiberboard can be considered an in-kind replacement for pressed siding. Mr. Liebertz described the material content of Masonite, engineered wood siding, and cementitious fiberboard. He explained that the extant wood shingles are likely not repairable, especially considering the moisture damage found in the building's interior. Staff's recommendation for a denial of the application is based on existing precedent and the *Maywood Design Guidelines*. However, the Board could make a finding that cementitious fiberboard is an in-kind material for the replacement of the Masonite siding, in which case staff would recommend approving the application.

Mr. Dudka explained that at the Design Review Committee (DRC) meeting, they had not discussed engineered wood siding, but that they had talked about whether cementitious fiberboard would be an appropriate in-kind replacement for Masonite. The DRC decided that this was ultimately a policy issue that needed to be brought to the full Board. The DRC asked the applicants to further explore wood shingle alternatives, including wood shingle panels.

Mr. Tsukada stated that they still wished to move forward with using cementitious fiberboard siding rather than a wood shingle alternative. He further explained their history with the subject property, which they purchased in December of 2017. The Tsukadas had not intended to replace the siding as part of this renovation, but realized that it was necessary because of the interior mold problems caused by the Masonite.

The applicants' contractor provided estimated costs for the purchase and installation of different siding alternatives. The Hardie lap (a brand of cementitious fiberboard) was quoted at \$13,000; Hardie shingles at \$21,000; cedar shakes and staining at \$27,000; cedar planks at \$32,000; and wood lap siding at \$23,800.

The Chairman asked for questions or comments from the Board. Mr. Turnbull asked if the staff recommendation from the previous approval for the infill of the porch had been for wood to be

used for the entire addition. Mr. Liebertz explained that in the previous proposal, the CoA request was for wood to be used in the porch infill because the applicants had believed the rest of the residence was sided with wood and wanted the addition to match. It was not until construction began that the siding was determined to be Masonite.

Ms. Steinberger asked what cementitious fiberboard would be equivalent to if considered as an in-kind replacement. Mr. Liebertz stated that the staff is asking for the Board to make a finding on this question: is cementitious fiberboard an appropriate in-kind replacement for Masonite? He further explained that this finding would not be setting a precedent for the replacement of vinyl siding or asbestos shingles with cementitious fiberboard as in-kind replacements as these two materials are not designed to simulate wood in the way that cementitious fiberboard is.

Mr. Dudka asked if the *Maywood Design Guidelines* did not recommend engineered wood because it was considered and then rejected as an appropriate alternative. Mr. Liebertz could not definitively answer this question, but posited that engineered wood may not have been included because installation error often led to moisture damage.

Mr. Dudka asked if the staff had an estimate as to how many houses in the Maywood district are sided with Masonite. Mr. Liebertz stated that there are about ten houses with a manufactured siding, including vinyl or asbestos shingles.

Ms. Steinberger asked if this finding would set a precedent for using engineered wood as well as cementitious fiberboard. Mr. Liebertz replied that it would not be necessary for the finding to set this precedent.

Mr. Craig asked if cementitious asbestos shingle could be replaced in-kind without the asbestos or if it could also be replaced with cementitious fiberboard. Mr. Liebertz explained that the majority of engineered wood siding and cementitious fiberboard simulate the appearance of wood, while asbestos does not. Staff had not researched the availability of cementitious fiberboard products designed to mimic the appearance of asbestos shingle.

Mr. Dudka commented that there are three contexts with which to evaluate the replacement of Masonite with cementitious fiberboard. The first is materiality, the second is the appearance, and the third is philosophical in that both Masonite and cementitious fiberboard are meant to simulate wood and cementitious fiberboard was developed as the next permutation of pressed board siding. Mr. Dudka asserted that while the materiality of the two products is not equivalent, cementitious fiberboard should be considered as an in-kind replacement based on the latter two considerations. Mr. Laporte expressed that he agreed with Mr. Dudka's assessment and was in favor of approving the application. Mr. Dudka added that since there are not many houses with Masonite siding in the district, this finding would not be setting a precedent that will be widely applicable for the Maywood District. The Chairman asked for reactions from the Board. Both Mr. Turnbull and Mr. Davis supported approving the application.

Mr. Liebertz asked the applicants about the dimensions of their siding. Ms. Tsukada responded that the exposure is about five and a half inches. Mr. Liebertz stated that the Board should specify the required exposure of the replacement material and to also state whether the Board

approves the use of cementitious fiberboard on the porch infill, pending staff approval of updated plans.

The Chairman made a motion that the HALRB find that in this particular case that smooth surface cementitious fiberboard material is a replacement that is equivalent to the pressed wood Masonite product that is currently in place on the house. She moved that the HALRB approve the requested amendment to the Certificate of Appropriateness allowing the applicant to use smooth cementitious fiberboard siding with a five-inch exposure and that the smooth cementitious fiberboard may also be applied to the addition. Mr. Turnbull seconded the motion and the motion passed unanimously 10 to 0.

ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS

The Chairman asked if there were any comments from the Board on the Administrative Certificates of Appropriateness and there were none.

- 1) Josh & Nichole White
2213 North Kenmore Street
ACoA 18-14 (HP1800043)
Maywood Historic District
Request to remove a silver maple tree.

- 2) Gail Dennis
3421 21st Avenue North
ACoA 18-15 (HP1800043)
Maywood Historic District
Request to remove a 32-inch and a 40-inch (dbh) white oak trees.

- 3) Jarrod & Alison Tsukada
2330 North Jackson Street
ACoA 18-16 (HP1800050)
Maywood Historic District
Request to install an air conditioning heat pump in the rear yard.

Discussion Item: Public Spaces Master Plan (POPS) presentation, Department of Parks and Recreation

Irina Lazik and Bethany Heim, Parks planners, presented an update on the Arlington Public Spaces Master Plan, including the planning context, timeline, public input, and related elements of Arlington's comprehensive plan. Ms. Heim explained that the plan has three elements: Public Art, Urban Forest, and Natural Resources. This has been a three-year process and a final draft will be released this month. It is anticipated that the final plan will be submitted to the County Board for adoption in February or March of 2019. Public input consisted of an advisory board appointed by the County Manager, a statistically valid survey, public meetings, stakeholder meetings, age-based focus groups, pop-up events, a charrette, a draft review, and a work session with the County Board.

The final draft plan has six strategic directions: public spaces, trails, resource stewardship (which includes historic resources), fiscal sustainability and partnerships, programs, and operations and maintenance. The appendices address a variety of topics including land acquisition and design guidelines for privately owned public spaces. The draft plan includes recommended standards for amenities for the current population and the projected 2035 population; these standards will be evaluated every 5 years.

During the public process it emerged that the community would like to see more casual use spaces that are not programmed for a specific use; Fort C.F. Smith was shown as an example of a casual use space, a portion of which is a local historic district. The section on land acquisition provides three criteria by which to evaluate potential properties for county acquisition: alignment with other County plans; general alignment with the Public Space Master Plan; and focused areas related to natural resources, recreation and leisure opportunities, and/or historic resources. Ms. Heim showed the Ball Family Burial Grounds as an example of a historic resource that is included in the potential list of property acquisitions in the plan. She stated that there are six historic resources included for future County acquisition all of which are burial grounds or cemeteries. Ms. Heim described the criteria used to identify historic resources for acquisition: 1) the resource is on or is eligible for listing on the National Register and has been identified as essential to Arlington's history and 2) the resource is listed on the Arlington County Cemetery Registry or is listed on the Arlington Genealogical Society's cemetery list. The draft Master Plan includes a recommendation in Section 3.6 to develop a plan for the identification, management, and interpretation of cultural and archaeological resources on County managed or owned land.

Ms. Heim concluded by asking for questions. Mr. Laporte asked if the master plan puts any additional requirements on developers proposing a large project to contribute funding for developing public spaces in the County. Ms. Heim responded that the plan addresses this concern by making population-based recommendations for services and amenities. Ms. Lazik added that the design guidelines for privately owned public spaces included in this plan will also have a positive impact on the spaces designed as part of new development. Ms. Lazik requested the Board to provide additional comments on the Public Space Master Plan draft once it is made available later this month.

Staff and Other Reports:

Ms. Liccese-Torres mentioned that a nominating committee needs to be chosen no later than November for the December election of next year's HALRB officers. The Chairman asked for interested Board members to contact her by the following week.

The Chairman reminded the Board that the November HALRB meeting date has been moved to November 28th.

The Chairman announced that there was a virtual town hall on the County's budget at the same time as the HALRB meeting that should be available on the County Manager's website for review and comment by any interested Board members.

Ms. Liccese-Torres introduced Angelina Jones as the newest staff member on the Historic Preservation Program team.

Ms. Steinberger gave an update on the WWI Memorial historic markers project. On Armistice Day (November 11th), there will be a centennial event at the Clarendon American Legion Memorial commencing at 10:30 AM. The first of five historic markers sponsored by the County's WWI Commemoration Task Force will be unveiled at the event. The HALRB will be the stewards of the development of the remaining panels after the task force is disbanded in December 2018.

Ms. Liccese-Torres announced that there was an event last Thursday (October 11th) sponsored by the Arlington Historical Society about the desegregation of sports in Arlington's public schools that was organized with the help of Carmela Hamm. The event was a last-minute tribute to Lance Newman, one of the four integrating students at the Stratford School, who passed away earlier this month.

Ms. Liccese-Torres updated the Board on the fifth meeting of the Maywood Design Guidelines Committee held earlier in the evening. Staff presented the neighborhood stakeholder group with a draft of proposed changes to the *Maywood Design Guidelines*. Staff will make some new revisions based on stakeholder feedback before submitting the proposed changes to the HALRB for review. Mr. Liebertz asked whether the HALRB would like for the new guidelines to be preliminarily reviewed by the DRC. The Board agreed that the DRC will do a preliminary review of the revised guidelines prior to review by the HALRB.

Mr. Liebertz announced that the county's Lee Highway Planning study is officially beginning and that the County Manager will assemble a community group consisting of around 40 members that includes civic association leaders and members of the HALRB. Mr. Woodruff volunteered to be the Review Board's primary representative and Ms. Steinberger volunteered to be a secondary representative.

Mr. Liebertz stated that the acquisition of cemeteries discussed by the Parks and Recreation planners during their presentation has important implications for some of our local historic districts that are not owned by the County and are not being actively maintained by the current owners. This new acquisition policy would provide a mechanism for the county to consider acquisition of these cemeteries from the current trustees and actively steward them.

The meeting adjourned at 8:57 pm.