



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

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MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
Wednesday, November 28, 2018
2100 Clarendon Boulevard
Conference Room 715

MEMBERS PRESENT: Sarah Afragola
Charles Craig
Omari Davis
Robert Dudka
Sarah Garner
Jennie Gwin
Gerry Laporte
Sara Steinberger
Andrew Wenchel
Richard Woodruff, Vice Chairman

MEMBERS EXCUSED: Carmela Hamm
Joan Lawrence, Chairman
Mark Turnbull

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 Vice Chairman called the meeting to order at 7:30 PM. Mr. Liebertz called the roll and determined there was a quorum.

APPROVAL OF THE OCTOBER 17, 2018, MEETING MINUTES

The Vice Chairman called for any changes to the October 17, 2018, draft meeting minutes. There were no comments. Mr. Craig moved to approve the draft minutes and Ms. Gwin seconded the motion. The motion passed 8-0-2, with Ms. Afragola and Ms. Garner abstaining.

PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

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

- 1) Barry Chovitz
2207 North Kenmore Street
CoA 18-24 (HP1800052)
Maywood Historic District
Request to replace the existing three-tab asphalt shingle roof with an architectural asphalt shingle roof.
- 2) Gary and Jeanne Shiffman
3412 21st Avenue North
CoA 18-23 (HP1800051)
Maywood Historic District
Request to remove the existing shed and install a new garden shed and hardscaping.
- 3) Thomas and Susan Long
3501 22nd Street North
CoA 18-27 (HP1800055)
Maywood Historic District
Request to replace a non-historic casement window with a new wooden casement window.
- 4) Joseph and Anissa Brennan
3435 8th Street South
CoA 18-14 (HP1800031)
Alcova Historic District
Request to replace a portion of the fence along the eastern property line adjacent to the Arlington Methodist Church with a wooden privacy fence.

The Vice Chairman called for any questions or comments on the consent agenda. There were none. Mr. Laporte moved to approve the consent agenda. Ms. Steinberger seconded and the motion passed unanimously 10-0.

DISCUSSION AGENDA

The Vice Chairman said there was one item on the discussion agenda and invited the applicants to the table. Mr. Shahmoradi attended with his designer Wanda Madrid-Diaz.

- 1) Asghar Shahmoradi and Maryam Amiryan
2337 North Fillmore Street
CoA 18-25 (HP1800053)
Maywood Historic District
Request for a setback modification to allow for the infill of the existing carport.

Discussion Agenda Item #1: 2337 North Fillmore Street

Mr. Shahmoradi and Ms. Madrid-Diaz described the proposed design for enclosing the existing carport to create more interior living space at the subject property. Ms. Jones gave the staff report stating that the Split-Level was built in 1960, that the carport appears to be original to the building's construction, and that the house is a non-contributing resource in the Maywood Local Historic District. Ms. Jones explained that for the applicant to infill his garage, either the HALRB will need to recommend that the County's Zoning Administrator modify the underlying setback requirements for the property or the applicant will need to apply through the County's Board of Zoning Appeals (BZA) to receive a modification due to the proximity of the carport to the property line. Ms. Jones stated the submitted design was only conceptual; as such the HALRB would not yet be reviewing the design, but rather evaluating whether this is an appropriate case for the HALRB to recommend a setback modification under Section 15.7.4 of the Arlington County Zoning Ordinance (AZCO). Ms. Jones also requested that the HALRB consider if infill of the carport would be appropriate if the applicant received a setback modification either from the HALRB or BZA.

Ms. Jones said that the *Maywood Design Guidelines* apply equally to contributing and non-contributing buildings. She asserted that the defining features of this style of house should be considered when applying the guidelines; Split-Level dwellings were designed according to a dominant mid-20th century theory of domestic interior organization asserting that families needed three different types of living areas: noisy/active spaces, quiet spaces, and sleeping quarters. The three distinct levels of this house type accommodated each of these different activities on separate floors. The garages or carports were intentionally incorporated into the active spaces of these houses, sited immediately adjacent to the area meant to be a family room with a television set. Ms. Jones concluded that the carport is a character-defining feature of this domestic architectural style directly tied into its spatial organization.

Ms. Jones explained the staff recommendation to deny the application since the proposal does not meet the stipulations stated in Section 15.7.4 of the ACZO, specifically adherence to the local historic district design guidelines. Additionally, the enclosure of the carport would be a prominently visible alteration on the front façade, thereby not meeting the intent of Chapter 6: New Addition/Building of the *Maywood Design Guidelines* which states that if possible, additions should be located to the rear of the dwelling.

Mr. Dudka stated that the Design Review Committee (DRC) heard this application and that the main issue to consider is whether the HALRB should move to waive the normal BZA process for the applicant. Mr. Dudka explained that the HALRB normally takes this action in cases where a setback modification is essential for the preservation of the historic district in question, but this application does not qualify under this consideration. He asserted that infill of the carport in this style of house is a typical way to increase the living space of a Split-Level dwelling and that it is a preferable alternative to a second-story addition. However, for the Maywood local historic district, an addition at the back of the property would be the most appropriate option. Mr. Dudka concluded by stating that the DRC moved this forward without a recommendation because this is a policy decision that should be considered by the full HALRB.

Mr. Laporte stated that in the past the HALRB has granted setback modifications when it would impact the historic character of a district. In his opinion the subject application pertains to zoning more generally, lacking a historic preservation benefit.

Mr. Liebertz asked if the applicant receives a setback modification from the BZA whether the HALRB will consider infill in this area. Ms. Steinberger clarified that there were two separate issues to be considered. First, whether the HALRB would like to waive the BZA process and second, if the HALRB would consider infill of the carport pending design review.

Mr. Woodruff asked what the required setback is for a side yard without a modification and Mr. Craig answered that a minimum of 8 feet is required.

Mr. Laporte asked if the HALRB should send a letter to the BZA if they feel that it is not appropriate to grant a setback modification from a preservation perspective. Mr. Liebertz explained that likely the applicant would not move forward to the BZA if the HALRB is strongly against the infill of this carport.

Mr. Woodruff asserted that there are several non-contributing houses in Maywood that have had exterior alterations to the front of the dwelling that were approved by the HALRB. Mr. Liebertz explained that there are two primary examples of this: one is a house on North Fillmore Street that was a Cape Cod and is now in the Colonial Revival style, and the second is a dwelling on North Kenmore Street that was converted from a Ranch style dwelling to a Contemporary style. Each house in the historic district has an individual style whether it is contributing or not that the HALRB strives to preserve using the design guidelines. In those examples mentioned, the applicants changed the style of the house so that those properties can now be treated with consideration of the character-defining features of the new style. In the case of the current application, the style of the dwelling would not be changed and therefore staff recommends that the HALRB consider the character-defining features of a Split-Level dwelling as they consider this case. Mr. Liebertz concluded by saying that since there is space to construct a rear addition, this would be a more appropriate way to preserve the style of the house from the public right-of-way in accordance with the design guidelines.

Mr. Shahmoradi asked how the proposed enclosure would alter the design of the house since it would not add to the foundation or the roofline of the property. Ms. Madrid-Diaz added that a portion of the rear of the carport is already enclosed. Mr. Shahmoradi explained how building in the back would be extremely costly and require him to take down a mature tree on the property.

Ms. Gwin asked if the Board would be more inclined to consider infill of the carport if the design had more windows and did not have the same brick finish as the rest of the house. She explained that the current proposal makes the addition seem original to the house; from a preservation perspective it is preferable to differentiate between what is original and what is new.

Mr. Dudka responded that he believes in this case, it would be appropriate to create an enclosure that is more transparent or to infill with a different material to preserve the idea of this space as an infilled carport. He said that infill of the carport is a typical way to create an addition to this style of house and it would be possible to create a design that would be appropriate infill.

However, Mr. Dudka concluded by saying it is not appropriate for the HALRB to send a letter to the Zoning Administrator because the ACZO applies to the HALRB approving modifications for preserving the historic character of a district, which the subject application does not do. Ms. Steinberger voiced her agreement with Mr. Dudka that it is not appropriate for the HALRB to recommend the setback modification, but that if the BZA does grant a modification it is possible that the HALRB would approve an appropriate design for the infill of the carport.

Mr. Craig stated that if the modification is granted by the BZA and it returns to the DRC for consideration that the proposed design cannot merely look like an extension of the house. He cautioned that design review often can go on for multiple DRC sessions before a satisfactory design is achieved.

Mr. Wenchel asserted that he does not think the current proposed design is appropriate because of what it does to the balance of the existing house (namely the visual weight of the addition minimizes the appearance of the front door as the primary entrance). He explained that if the applicant changed the material of the infill to siding that it might be more appropriate. Mr. Wenchel concluded by stating that he did not think that there is any infill that would be appropriate in this location since it would mean losing the character of the original 1960 house.

Ms. Garner inquired as to how many Split-Levels there are in the Maywood Local Historic District. Ms. Jones responded that the subject property is the only one.

Ms. Steinberger asked if all changes to the carport would require a variance from zoning. Ms. Jones answered that any change this close to the property line would require a setback modification. Ms. Afragola asserted that placing the addition at the rear of the house could cause a programmatic change to the interior spaces of the house. Ms. Jones responded that while this may be the case, applications need to be considered according to the design guidelines and that the Maywood guidelines state that additions should be constructed at the rear of the property when possible. Ms. Afragola followed-up by asking if the deck is original to the house and Ms. Jones stated that the County permits for the property show that the deck was constructed in 1984.

Mr. Woodruff stated that if the applicant wanted to go to the BZA and received a setback modification, then the HALRB could consider a design proposal for infilling the carport. Ms. Steinberger clarified that there was not yet a consensus among the HALRB whether such a design proposal would be approved, but there is a willingness to continue working with the applicant to find an appropriate design solution. Ms. Madrid-Diaz responded that infilling with glass adds a lot of additional cost to the project because the framing would need to be steel. Ms. Steinberger responded that while this may be the case, that it would probably still be more expensive to construct an addition at the back of the property. Mr. Dudka added that the HALRB in discussing various design options at this hearing is trying to convey to the applicant what types of design interventions would be acceptable from a historic preservation point of view and if the HALRB were to approve a design it would need to look like infill rather than an extension of the original dwelling.

Mr. Wenchel expressed his opinion that the HALRB should send a letter to the BZA stating that under normal circumstances it would be most appropriate to construct the addition at the back of

the property, but that in this case there are topographical and programmatic reasons to consider infill of the carport.

Mr. Woodruff made a motion that the HALRB deny the subject application as the proposal does not meet the stipulations stated in Section 15.7.4 of the Arlington County Zoning Ordinance that allows the HALRB to recommend setback modifications to the Zoning Administrator. Mr. Craig seconded the motion. The motion passed unanimously 10-0.

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) Elizabeth Carriger
3550 Wilson Boulevard
ACoA 18-17 (HP1800058)
Maury/Clarendon School Historic District
Temporary installation (less than one year) of a public art project entitled *Distort and Displace* that will make no permanent changes or alterations to the grounds or historic building.
- 2) Ryan and Christine D'Alessandro
2805 Arlington Boulevard, Unit 101
ACoA 18-18 (HP1800060)
Cambridge Courts Historic District
Request to replace six existing windows with simulated-divided light, vinyl-sash windows.
- 3) Jacklin McKinless
1817 North Rhodes Street, #258
ACoA 18-19 (HP1800061)
Colonial Village Historic District
Request to install eleven new replacement windows in conformance with the requirements set forth in the *Guidelines for Replacement Windows in the Colonial Village Historic District*.
- 4) Lori and Jonathan Sallet
2914 23rd Street North
ACoA 18-20 (HP1800054)
Maywood Historic District
Request to install a generator in the side yard behind an existing fence.

Staff and Other Reports:

Mr. Woodruff announced that the nominating committee has been selected and it consists of Mr. Dudka, Mr. Craig, and Ms. Hamm. The HALRB will vote during the December 2018 meeting on

officers for 2019. Ms. Liccese-Torres announced that Mr. Dudka and Mr. Craig had been reappointed to the HALRB and that Pamela Pinnock was recently appointed by the County Board.

Mr. Woodruff said there has not been a response from the Arlington School Board to the HALRB's letter regarding the proposed renaming of the Stratford School. He said there was a third meeting to consider the renaming on November 26, 2018, where the naming committee had a split vote on the name change (between Stratford Middle School and Dorothy Hamm Middle School at the Historic Stratford Building). Ms. Liccese-Torres explained that Arlington Public Schools (APS) also conducted a community survey that resulted in a majority of respondents supporting keeping the school name as it is and that the next step will be for the principal elect of the school to present these findings to the School Board on December 6. Ms. Liccese-Torres noted that the School Board is expected to vote on the name on December 20 and that Ms. Lawrence is planning to attend the School Board meetings to speak on behalf of the HALRB. Ms. Liccese-Torres inquired if the HALRB wanted to send a second letter to the School Board; the members agreed to send a follow-up letter. She also told the HALRB that she has been keeping the County Manager's Office informed of the HALRB's opinion on the renaming.

Mr. Woodruff invited Mr. Dudka to speak about the lack of tree preservation during development and construction in Arlington County (particularly in residential areas). Mr. Dudka stated that the HALRB helps preserve trees in local historic districts, but not in any of the many national historic districts in the county where trees are being lost to the detriment of the historic character of those districts. He asserted that the HALRB should make a statement through a letter to the County regarding this matter and should encourage the County to advocate for tree preservation. Ms. Steinberger expressed support for the HALRB sending a letter to the County Board. Mr. Dudka further posited that it would be possible to partner with the County's Forestry Commission to compose a letter to the County Board. Mr. Woodruff agreed that the HALRB should make an argument to the County Board to protect heritage trees in national historic districts within the County. Ms. Steinberger stated that coordinating with the Forestry Commission would give a letter from the HALRB more weight and demonstrate that there is a coalition behind protecting heritage trees and the existing canopy. Ms. Liccese-Torres clarified that this means the HALRB should first write a letter of introduction to the Forestry Commission and then coordinate with that Commission to write a letter to the County Board.

Mr. Liebertz announced that there was a meeting of the Maywood Design Guidelines Committee earlier that evening and that the Committee planned to hold a work session with the DRC on December 5 after the standard DRC meeting time. He invited any interested members of the HALRB to attend the work session with the DRC, especially if they wanted to be part of a detailed review of the proposed revisions to the guidelines. Ms. Liccese-Torres told the Board that the goal is to bring the revised guidelines to the HALRB in February for a vote. Mr. Liebertz

added that the neighborhood members plan to share the Committee's progress with Maywood residents during the month of January.

Ms. Steinberger shared that on November 11, 2018, the County's WWI Task Force held a well-attended Centennial Armistice Day Ceremony at the Clarendon War Memorial where the first interpretive panel was unveiled. She said there were various speakers including County Board member Christian Dorsey. The American Legion hosted a lunch reception afterwards. The last WWI Task Force meeting will be held on December 11. Ms. Steinberger concluded by announcing that Garrett Peck would be giving the final lecture associated with the WWI Centennial. Both Mr. Woodruff and Ms. Liccese-Torres thanked Ms. Steinberger for her ardent dedication to the Task Force and her proud representation of the HALRB.

Ms. Liccese-Torres reminded the HALRB that the deadline to comment on the current draft of the Public Spaces Master Plan (POPS) is December 9.

Ms. Liccese-Torres announced that as part of Arlington County's regular review as a Certified Local Government, a representative from the Virginia Department of Historic Resources will be observing the December 19, 2018, HALRB hearing.

Mr. Liebertz reported on the recent Building Level Planning Committee (BLPC)/Public Facilities Review Committee (PFRC) meeting on the re-use of the Education Center by APS. He explained that it is currently an administrative building that APS would like to convert to classroom use by Washington-Lee High School. Mr. Liebertz summarized the proposed re-use design to the 1963 New Formalist building. He explained several staff concerns with the design: 1) a bridge/skywalk from the Education Center to the main high school building, 2) fritted glass on the first floor for energy efficiency, 3) operable vents for each classroom, 4) glazing replacement, and 5) opening walls at the base to create larger windows. Mr. Liebertz stated that it would be appropriate for HALRB members to attend the remaining meetings of the joint BLPC/PFRC on December 5 or December 19. He also said it would be appropriate for the HALRB to send a letter stating concerns about the proposed design before the December 19 meeting, since this is a building that the HALRB has supported preserving in the past and since the County Board has asked the School Board to respect the architectural integrity of the building.

The meeting adjourned at 9:06 pm.