

Email # 1

> Hello,

>

> I'm writing to voice my desire to choose option 3 and not have sidewalks in the historic district (the do nothing option). I've lived on Windover for 22 years and the trees are a major part of the neighborhood. There would be no walk on the hill without them and Vienna would lose a huge part of its charm. Please don't destroy one of the last remaining neighborhoods that doesn't look like it was stripped of Its character.

>

> Thank you,

>

> Tom Peterson

> 261 Windover Ave, NW

> Vienna

Email #2

Dear Town Council,

I have lived in the Historic District for 40 years. The reason I bought in this area is because it was so unique with the trees lining the streets and the historic streetscape. My house was built in 1892 and fits in perfectly with this historic street. I have spent 40 years preserving our historic house and I would like the streetscape to remain the same, as well.

Our kids were born on Windover Avenue and one or the other walked to Louise Archer or Madison High School for 13 years without any problems. I myself walk to work from Windover to Pleasant and then cross 123 at the hawk light. The most dangerous part of my walk is crossing at the hawk light. I have never had any issues walking down Windover or Pleasant.

The Town is so proud of the Historic District that not only establishing it as the Windover Heights Historic District, we now have signs pointing to the Historic District for people to come visit, since it's quite different than any other part of Vienna.

Patch article 4/24/23

"Walk on the Hill offers a glimpse into Vienna's historic Windover Heights neighborhood, which exemplifies the time period's architecture and environmental harmony, according to the town. The historic houses of Windover Heights have been maintained while homeowners have made renovations and additions. Trees and gardens complement the character of the neighborhood and demonstrate an appreciation for natural beauty. The neighborhood became a historic district in 1979."

"Ayr Hill Garden Club first created a Walk on the Hill event in 1971 to help protect the neighborhood's character."

From the Town's website welcome page:

"Visitors will enjoy the atmosphere along Maple Avenue..., stroll down historic Church Street or **take a leisurely drive through Vienna's Windover Heights Historic District....**"

Of all the things available in Vienna the Historic District is one of only three things highlighted on the Town's website welcome page, that's why it's important that we maintain the Historic District.

I recommend no public improvements, including frontage improvements or sidewalks, be constructed on 288 Windover Ave or any other property in the historic District, now or in the future.

Judi Medwedeff
309 Windover Ave NW

Email #3

Town Council,

In regards to the recommendation from WHBR on Tuesday, February 6th, I would like to offer the following thoughts for consideration at your next work session on February 26th.

I do think this is a very important topic and deserves a bit of thought on how to respond effectively on two parts, the 288 Windover Ave and the Windover Heights Historic District within the Town as a whole.

- The Town street standard curb and gutter and parking in this specific case, would not be in keeping with the historic nature of the rurally created Windover Heights neighborhood and streetscape, especially in an area where dwellings have been in existence in this area since 1785 census and subdivision of Windover Heights since 1891.
 - Cedar trees originally defined the dirt roads and demarked property (and some historic ones still hold the original barbed wire which served as fencing. See attached 1980 photo of Windover and Pleasant from This Was Vienna VA by Connie and Mayo Stuntz, p. 352). I know we cannot go back to that exact specification for today's needs, but we need at least to keep that feel.
- Because of increased traffic over the century, walk and biking in this area is popular and at times difficult, so some pedestrian improvements would be

useful. I do not think that this should be considered in all areas, just near access points to well-traveled areas (BTW: do enjoy the stretch of sidewalk on West Street).

- This 288 Windover Avenue property serves as a keystone to the district, is a place where people have gathered for concerts for Walk on the Hill (*a Town event since 1974, initiated by the Ayr Hill Garden Club and residents of the area to focus attention on the importance of preserving this unique and historic neighborhood*). It is an opportunity for the owners to work together in the Town.

I know the owner is eager to begin construction for the Spring and there should not be delays holding up the recommendation, so I would propose, if both the Town and owner can come to an agreement...**because this property is a “keystone” of the historic district, the owner should work with the Town at a minimum install:**

- A “historically inspired” sidewalk along Windover Avenue and Pleasant Street.
 - ADA/pedestrian friendly stamped or embossed concrete with a natural stone or brick color or pattern (which would be attractive, durable and easier for maintenance and walking...defer the requirement for sidewalk installation on Short Street and Lovers Lane).
- A revised stormwater system (resulting in an increased land dedication for this feature to replace Town standard curb & gutter and parking) to accommodate any mature, healthy existing tree; planting of same species of historically spaced Cedar trees; and native raingardens.
- Street ribbons for side of streets
- While the developer is working within the dedication of land at 288 Windover, consider permitting the Town to work with the owner, Dominion Energy to remove poles and undergrounding unsightly utilities on Windover Avenue and Pleasant Streets (this may mean undergrounding at the street to poles to the other side of the streets and might cost some money that would be a savings if done later as a beautification to the area).

This would be a modification to **Option 1**: Public Improvements are necessary; however, the implementation should be delayed while the Town of Vienna and community engage in a process to develop implementable options considering the historic context of the Windover Heights Historic District. At this time, a dedication should be made by 288 Windover Avenue NW to the Town for right-of-way width in advance of the planning process.

Recommendations to Town Council and Pedestrian Safety / Transportation Safety Commission and Conservation and Sustainability Commission for the District:

- Maintain existing smaller street widths, just large enough to accommodate emergency vehicles.
 - Consider abandoning Sec. 17-67.2. - Completion and construction of sidewalks for single-lot development **<only> within the Windover Heights Historic**

District, as the VDOT standard streetscape requirements are not compatible here.

- Consider amending Sec. 17-67.1. - Dedication of sidewalks for single-lot development **<only> within the Windover Heights Historic District**, to include natural alternatives to stormwater improvements only (trees, raingardens, stone, etc.). Native or same species Cedar trees (or as approved by the Town Arborist) could be a recommendation to include.
- Design a historically compatible alternative to the Town modern VDOT standard street curb & gutter or parking accommodations for in this area. Maybe street ribbons for keeping asphalt in place and a cleaner appearance.
- Work to design a native raingarden alternative for stormwater and provide beauty next to a sidewalk.
- Maintain historic Cedar trees as close to the street wherever possible or install new trees of the same species.
- Big thoughts...
 - Consider converting streets around the perimeter of 288 Windover keystone "island" to one way only, proposing a direction from Lover's Lane to Short Street to Windover Avenue to Pleasant Street (keeping mostly right turns from main entry points). This could provide traffic calming and increased space for pedestrians and bicycles along this narrow, but traveled stretch.
 - Work with CSC to have a Cedar tree planting event. Residents at the meeting seem eager to replace lost trees.

Thanks for your service to the Town and for your consideration in this matter,

Carey Sienicki. 326 West St NW Vienna, VA 22180

Email #4

I am appealing to the Vienna Town Council to take no action on improvements, including frontage improvements or sidewalks to be constructed on the property at 288 Windover Ave.

This action would be against the basic policy of the Town.

(1) The Town completely has supported the historic district and that district depends on the trees and ambiance of the shade and balance of the area.

(2) Vienna is designated as a Tree City. If you should decide to cut all 37 trees for this plan, the town would be putting in CONCRETE/PAVEMENT.???

(3) The basic enjoyment of the town citizens is appreciating the special buildings during the annual Walk on the Hill. The community comes together for friendliness, welcoming, food sharing, music, beauty, flower shows, history, appreciation and the joy of living in Vienna. This district is near its 50th year of existence.

(4) This policy would be the beginning of encroachment of all distinctiveness of the Windover Heights Historic District.

(5) The Windover Heights Historic District states that it will be PRESERVED and PROTECTED. Let's continue to do it!

There are other beautiful areas of Vienna, but the Windover Heights Historic District is unique.

I would like this email to be read at the meeting.

Sincerely,

Daphne D. Sloan

223 Walnut Lane, NW

Vienna, VA 22180

Email # 5

Dear Vienna Town Council,

My name is Gardner Hutchins and I live at 311 Windover Ave. I am writing to you today to convey my desire to have no public improvements, including frontage or sidewalks, be constructed on 288 Windover Ave, or any surrounding Windover Heights Historic District property. It is my opinion that this construction would destroy all sense of the historic aesthetic that exists in this neighborhood, to say nothing of the erasure of a significant portion of the canopy coverage that exists in this part of Vienna - coverage that the town claims to want to preserve.

We all knew exactly what we were getting when we moved to Windover. Indeed, the nature of the neighborhood and the history of it were amongst the principal reasons my family chose it for our home. It now seems the council wants a one-size-fits-all approach for the entire town, and that would be a shame. The Walk on the Hill highlights the uniqueness of our neighborhood, and this construction would seem to negate any need for it at all. I urge you to recommend no public improvements for this site, so that a little bit of old town Vienna might remain.

Regards,

Gardner Hutchins

Email # 6

Dear Town Council,

While seeking a house in Northern Virginia in 2000, Vienna stood out as a town that appreciated an abundance of trees, a far cry from many of the neighboring towns in Northern VA that have a crowded city feel. We were immediately attracted to the charm of the stately, cedar-lined streets of the Windover Heights Historic District (WHHD.)

As homeowners in the WHHD, we are opposed to the Vienna Department of Public Works' plans to remove the mature, established trees at 288 Windover Ave along the four adjacent streets to accommodate new concrete sidewalks, curbs and gutters. We are also opposed to losing the land area needed to accommodate these plans. We much prefer the town make no public improvements in the WHHD.

Trees, shrubs and grass all absorb rainwater and melting snow. By removing a minimum of 32 mature trees at 288 Windover and adding sidewalks, curbs and gutters to these specific streets, all the water rather than being absorbed in the land surrounding 288 Windover as it is today, will be channeled to our aged Vienna storm drains and eventually, to the Chesapeake Bay. This is contrary to the town's efforts to "protect the Chesapeake Bay."

We would not favor this approach because it would set an unacceptable precedent for Vienna's WHHD, and runs contrary to the town's website efforts to protect the Bay. It also runs contrary to the town's promise to be "...committed to maintaining and enhancing its tree canopy," and to "...protecting and preserving its privately owned mature tree canopy."

Sincerely,

Joe and Sally Fay Ozefovich

346 Orchard St. NW

Email #7

To Whom it May Concern

My name is Al Quenneville and with my wife Sally, reside at 303 Windover Ave. NW. Our property is diagonally across the street from the subject site.

We are relatively new to the neighborhood having built our home in 2019. We did a rebuild similar to the proposed project and appeared before

the Windover Heights Board of Review seeking their review and approval of our plans. We were impressed with the genuine interest and concern of the Board regarding what

we were proposing and how it integrated with the neighborhood. I expect the Board will be equally involved with evaluating the proposed project at 288 Windover Ave, and the Town's recommendation to install curb, gutter and sidewalks surrounding the property and potentially elsewhere in the Historic District.

One of the major attractions of the Windover Heights neighborhood are the old cedar trees lining Windover Ave. and adjoining streets along with the absence of modern day curb

and gutter and sidewalks. Requiring the new property owners to construct such improvements makes no sense to me. It would require the removal of thirty plus mature trees that

currently add to the character and beauty of the neighborhood. By the way, there are no other sidewalks to connect to and I doubt if there are many, if any, residents who

would be in favor of such improvements on their property.

Imagine property owners forced to give up 15 ft. of their property along with potentially 100s of mature trees lining the streets in our neighborhood, which would destroy the character of the neighborhood. This sounds like a solution looking for a problem!!!

We strongly support the WHBR recommending to the Town Council, and the Town Council agreeing that no public improvements, including frontage improvements or sidewalks, be constructed on this property or elsewhere in the District either now or in the future.

Respectfully,

Al and Sally Quenneville (703)508-2254

Email #8

Carol Layer

317 Windover Ave. NW

Vienna, VA 22180

February 13, 2024

Members of Vienna Town Council:

My husband and I have been resident-owners of the above property for 30 years, this summer. I am writing to implore you to accept the unanimous recommendations of the February 6, 2024 Windover Heights Review Board and reject all Town proposals for modifications to the streets, and installation of curb, gutter and sidewalks surrounding the property at 288 Windover Ave. NW and to disallow any such modifications to the rest of Windover Ave NW and the Windover Heights Historic District in the future. The Windover Heights subdivision was formally recognized as a historic district in 1979. Implementation of any of the proposed changes will irrevocably destroy the fundamental character that that designation sought to acknowledge and preserve. Any of the proposals will destroy literally many dozens of historic trees (I have counted over 100 mature trees on Windover Ave. alone), some of which date back to the 19th century; eradicate the essence of a well-loved and widely appreciated community; and significantly compromise the properties that are affected.

The Windover Heights Historic District is graced with a number of beautiful homes. However, many of the homes have been substantially remodeled or even newly built in recent decades. What truly distinguishes the historic district is the preservation of the historic paved farm roads, bordered by tall mature trees that in many places form a shade canopy over stretches of the streets. To attempt to modernize this area to meet VDOT and Town code standards is to make a travesty of any historic designation of Windover Heights, not to mention the purported commitment of Vienna-- a "Tree City USA" designee since the early 2000s-- to tree preservation and expansion of the Town's tree canopy. On my small property alone stand eight very old cedar trees within inches of the road. Some of them still contain fragments of barbed wire, having long ago grown around the fence that once bordered the

farmland that existed here. Any of the current Town proposals would destroy these and many other trees. They would destroy some of the last real history of the Historic District. Please do not allow that to happen.

I have read the public documents and testimony of the Windover Heights Review Board and attended its recent meeting where their recommendation was passed unanimously. I have heard not a single objective or legitimate justification for the Town's proposals to implement VDOT standards and Town Code regulations in the Windover Heights Historic District. As it relates to pedestrian safety, my neighbors and I can find no record of incidents resulting in harm to pedestrians in my neighborhood. On the other hand, every day, and especially on weekends, I watch from my front window dozens of pedestrians and bicyclists travel Windover Ave. en route to the Town center, the W&OD bike trail, or simply for recreation. Why do people make a point to include Windover Ave. on their journey? Because it is a singularly beautiful and well-preserved street. Why is it a singularly beautiful and well-preserved street? Because it has largely preserved its historic integrity, which sets it apart from any other street in Vienna. As a resident of Windover Avenue, I have, over nearly 30 years, enjoyed jogging, biking, pushing baby strollers, walking my toddlers and my dogs, riding scooters, and pleasantly strolling all of the neighborhood streets from pre-dawn to after dark. I am being absolutely honest when I tell you that the only safety risk I have ever observed is from vehicles driving in excess of the speed limit, which at 25 MPH is itself too fast for this residential area. Several times over the course of my living here, residents have petitioned the Town to adopt traffic calming measures to address this problem, with extremely limited success. If there are such pressing concerns for improving pedestrian safety, why have these not been adopted? There are many, many viable alternatives to mitigate excess vehicular speed that would preserve the integrity of the neighborhood. Lower the speed limit and consistently enforce it, as other nearby jurisdictions do in residential areas. Change the signage. Stop re-directing Maple Ave. traffic to use nearby residential roads as detours and instead re-route onto established traffic arteries. Consider making Windover a one-way street with a portion of the existing road dedicated to pedestrians. Any of these or other options are preferable to gutting the essential qualities that define the Historic District.

My home, like others in the Historic District, was built before the current code conditions related to rights-of-way and setbacks that have since been imposed on the property. All of the Town proposals for 288 Windover, if generalized to the rest of the Historic District, would bring vehicular and pedestrian traffic within an unacceptable proximity of people's homes. For my property, this would seriously compromise my family's privacy and peace with significantly increased closeness of cars and associated noise and passers-by easily able to peer into my house. Please consider the very real and damaging impact any of the Town's proposed changes would bring to my family's (and others') daily lives and properties.

I urge you not to destroy the unique character and appeal of a neighborhood that provides such joy to not only its residents but to other Viennans and visitors. The neighborhood has even been recognized as "one of a handful of historic districts in Northern Virginia" in a 2003 article in *The Washington Post* which described it as "one of the oldest neighborhoods in the Fairfax area" with "meandering streets" and "well-kept yards full of brilliant scarlet and purple azaleas" and "scores of mature trees and plenty of open space [that adds] to a sense of tranquility." Other historic areas in the Northern Virginia region and the Commonwealth have recognized the intrinsic value of preserving historic areas and have demonstrated that it is possible to do so by incorporating exceptions to modern road regulations. Vienna can and should do the same.

Please do not adopt the misguided and short-sighted measures proposed by the Town that inarguably will eradicate irreplaceable trees, compromise residents' quality of life and property values, increase vehicular traffic and speed on a completely residential street, and destroy the essence of the historic

district. As Council members, please affirm your commitment to the integrity of the Windover Heights Historic District and to supporting one of the last genuine elements of Vienna's vaunted "small town" history, by rejecting the Town's proposals and by codifying protections to preserve, protect and improve the Windover Heights Historic District.

Sincerely,

Carol Layer

Email # 9

Town Council

The intent of the Windover Historic District Ordinance was NO public improvements. preservation of all trees, NO widenings of streets, NO curb, NO gutters or NO sidewalks.

The Town Council granted a wavier of all public improvements for the the subdivision of the Leopold property at 255 Windover avenue and the subdivision of the Betts property at 203 Windover.

The public improvement policy has stood for 50years.

If the SAME waivers are not granted for 288 Windover, there is no need for the Historic district. The Historic district will be destroyed.

Please grant the Same wavier to the 288 Windover Property so the owners can construct a new single family dwelling and not be forced to subdivide.

Jerome and Johanna Covell

224 Walnut Lane
Vienna, Va 22180

Email # 10

Dear Town Council,

We emphatically urge the Council to approve the recommendations of the WHBR. These recommendations are sympathetic to the nature of the Historic District. The current proposed VDOT standards for road, curb and gutter and the proposed current Vienna sidewalks standards are in direct conflict with the established and Town defended Windover Heights Historic District. The introduction of these current standards would irrevocably degrade the very nature of the District.

Going forward

We urge the Town Council to approve only elements that strengthen the Historic District; not degrade it.

We urge the Town Council to remove references to the current standards mentioned above in the code as it relates to the Historic District.

We urge the Town Council to explore alternative methods to address, stormwater such as various drain swale appropriate to the terrain,

We urge the Town Council to explore alternative safety measures such as reasonable speed reduction and enforcement efforts.

We urge the Town Council to establish a Cedar tree restoration and replacement program for Windover and other appropriate areas in the district.

Sincerely,

David and Judi Medwedeff

309 Windover Ave., NW

Vienna, VA 22180

Email #11

Council Members,

I'm a resident of Lewis Street NW, the street just behind Windover Avenue NW. As such I have a great stake in this decision. Here are the points I'd like you to consider:

1. The residents of Windover Avenue do not live in isolation; they live in a busy area of town. Whatever happens affects many more people than solely the residents.
2. The Windover Heights Historic District includes a larger area than just Windover Avenue. I believe those of us living on Lewis Street are part of the historic district. We put in drainage and sidewalks a number of years ago. It did change the appearance of the street. It was also a major improvement. The value of those sidewalks can be seen every day. And the property values have gone up, not down, due to the improvement.
3. Anyone who has observed Windover Ave and Pleasant St, particularly at that intersection, can see the obvious: there are drainage problems. The rain water has created a huge ditch at the intersection of the two streets and is destroying the asphalt road which narrows an already too narrow intersection. So much for the theory that shoulder ditch can work here.
4. And there are traffic (vehicle, bike and pedestrian) problems. Just because there hasn't been an accident causing someone to be paralyzed or causing a death yet, does the Council really want to wait for a disaster to occur and then backpedal to try to make that area safer? Isn't that irresponsible.
5. Every one of us living inside the Town of Vienna knew they were moving into a town with ever-evolving regulations to meet the ever-evolving town needs. The rules are for the good of the community.
6. Furthermore, if the Council doesn't apply the rules equally for all residents, you will have opened the floodgates. Will builders who put in drainage and sidewalks come back to you demanding damages? And will other residents demand other relaxations of the rules, any of them, to suit their own needs? Can

we on Lewis Street demand that non-local traffic be directed elsewhere off our street?

7. We'd all like to retain the feel of Quaint and Charming. The atmosphere of Quaint and Charming can be preserved with a "think outside the box" design for the area while addressing the issues of drainage and safety. This can be a win-win.

--

Lyn Beer

302 Lewis Street NW

Vienna, VA 22180

Email # 12

I would like to completely endorse the letter sent by Lynn Beer concerning the street improvements needed in the block of 288 Windover Street.

In addition, I would add that Pleasant Street is a vital street for us pedestrians trying to reach Maple Avenue, where many of our businesses and restaurants are located. To make northwest Vienna truly walkable, we need sidewalks on at least one side of the street. One only needs to try and walk this street to quickly realize the imminent danger. Please consider making it safe for the residents to walk in our lovely town. I am 75 years old and have lived on Lewis Street for 41 years.

Thank You,

Sherry Dart

331 Lewis Street

Vienna, VA 22180

Email # 13

Council Members,

Due to time constraints, I would like to concur with the points submitted in the email from Lyn Beer, as below. I was just made aware of this issue and the closing time for comments.

Thank you for considering the following points below.

Sincerely,

Liz Idris, resident of Lewis St.

Email from Lyn Beer:

I'm a resident of Lewis Street NW, the street just behind Windover Avenue NW. As such I have a great stake in this decision. Here are the points I'd like you to consider: The residents of Windover Avenue do not live in isolation; they live in a busy area of town. Whatever happens affects many more people than solely the residents. The Windover Heights Historic District includes a larger area than just Windover Avenue. I believe those of us living on Lewis Street are part of the historic district. We put in drainage and sidewalks a number of years ago. It did change the appearance of the street. It was also a major improvement. The value of those sidewalks can be seen every day. And the property values have gone up, not down, due to the improvement. Anyone who has observed Windover Ave and Pleasant St,

particularly at that intersection, can see the obvious: there are drainage problems. The rain water has created a huge ditch at the intersection of the two streets and is destroying the asphalt road which narrows an already too narrow intersection. So much for the theory that shoulder ditch can work here. And there are traffic (vehicle, bike and pedestrian) problems. Just because there hasn't been an accident causing someone to be paralyzed or causing a death yet, does the Council really want to wait for a disaster to occur and then backpedal to try to make that area safer? Isn't that irresponsible.

Every one of us living inside the Town of Vienna knew they were moving into a town with ever-evolving regulations to meet the ever-evolving town needs. The rules are for the good of the community. Furthermore, if the Council doesn't apply the rules equally for all residents, you will have opened the floodgates. Will builders who put in drainage and sidewalks come back to you demanding damages? And will other residents demand other relaxations of the rules, any of them, to suit their own needs? Can we on Lewis Street demand that non-local traffic be directed elsewhere off our street? We'd all like to retain the feel of Quaint and Charming. The atmosphere of Quaint and Charming can be preserved with a "think outside the box" design for the area while addressing the issues of drainage and safety. This can be a win-win.

Email # 14

February 13, 2024 Young Ho and Sandy Chang 222 Lovers Lane NW

Vienna Town Council members, First of all, thank you for your time serving the Town. My name is Young Ho Chang and along with my wife Sandy reside at 222 Lovers Lane. We have lived here for four years although, we have been in Northern Virginia for over 50 years so we are very familiar with the Town and the quaint nature of the Windover Heights Historic District. We were thrilled to find a place here to build our forever home. When we learned of the Town's consideration to add sidewalk, curb and gutter as part of the approval recommendation for 288 Windover Avenue, we were quite surprised. Surely, this is part of the process for staff to state what the Town Code requires and for the Town's appointed and elected representatives to consider the special historic designation that makes the Windover Heights Historic District so unique and special. We respect the Town's due process to carefully consider this requirement. We also expect those in the decision making to consider how these standards are applied. If we did not have that, what is the purpose of the decisionmaker if we are just going to blindly enforce these standards? We are asking you to consider the following:

1. The Windover Heights Historic District, according to the Town of Vienna Zoning and Subdivision Ordinance, was designated to recognize its special value. And I quote, "To provide for the preservation of that district and sites therein, the Town Council recognizes that the district is a single-family residential neighborhood which has changed little since the turn of the century, which consists mostly of older homes, open spaces, and meandering streets lined with mature trees and shrubs which constitutes one of the original residential sections of historic old Vienna..." It appears that all of the town staff's recommendation that includes sidewalk would require additional right of way and destruction of these mature trees and shrubs, destroying the very essence of the area.
2. We walk along Lovers, Short and Windover frequently and feel very safe. I also see plenty of folks also enjoying strolls along these streets. Cars on these streets

know that there are pedestrians and are more attentive. Our fear is if any of the build options are realized, the speed will increase because the drivers will feel the roads can handle higher speeds. You may also see an increase in traffic volume from cut thru traffic from people trying to avoid Maple Avenue because they think they can driver faster on Windover Avenue. And what you will then get is a need for traffic calming devices and police enforcement. It will be impossible to undo this decision once you start down this path. 3. At the WHBR meeting, there was a discussion regarding one-way traffic in the district. It was discussed without a clear understanding of the problem it would solve. Remember we are not trying to maximize traffic flow and optimize traffic throughput in the historic district. We oppose this suggestion as it would only increase traffic volume and speed as well as increase safety problems from confusion this concept would create. We respectfully ask you to recommend to the Town Council the need to preserve and protect Windover Heights Historic District as a valued asset for the Town by recommending: Option 5, Public Improvements are not necessary, and no dedication of land is required for further considerations of Public Improvement.

Email # 15

I have resided at 217 Walnut Lane, Vienna, since 1978 . I was here when the Historic District was created and I am writing to express my serious and sincere opposition to any consideration of sidewalks and/or curb and gutter at 288 Windover Ave.

Since the District was created, the area has only become more popular, and the preservation of houses, the landscape, trees and other vegetation has been a big part of its growing popularity. It is an attractive asset for the entire town of Vienna and its visitors.

This property is in the virtual center of the Historic District and the addition of sidewalks and curb and gutter around its lengthy perimeter would essentially destroy the historic, attractive and unique feeling the District now conveys.

My wife Virginia, and my daughter Lisa join with me in voicing our sincere opposition to sidewalks and/or curb and gutter at 288 Windover Ave.

Sincerely, Robert Johnson

Email # 16

To Whom It May Concern,

As homeowners in the Historic Windover District neighborhood, we are writing to voice our concerns regarding the proposed sidewalks. Our strong choice is for Number 3. We desire to preserve and protect the historic district, the main factor that drove our decision to buy in this special neighborhood a few years ago. We recommend NO public improvements, including frontage improvements, or sidewalks be constructed in the historic district now, and in the future. Please do not take away the trees that make our neighborhood what it is!

We are happy to speak further on this issue, if needed. Thank you for your time and attention to this important matter.

Best,
Melanie & Andres Quintero
305 Salisbury Lane NW

Sent from my iPhone

Email #17

My name is Jim Preston. I have been a resident of the town in the Historic District for over 40 years. In the past I worked on the Church Street development rezoning and also did the design study, fabrication and installation of the town entrance signage. I mention these items to demonstrate my allegiance to town.

During my four decades in the Historic District, I have made a substantial investment, improving the property and landscaping. A great deal of additional time and expense was required to conform to the Windover Heights standards, and maintaining the property to those standards has required a great deal of expense and dedication.

It takes a special devotion to old "things" to make a person want to live in a 120 year old house. Sadly, the sister house to mine, a block away on Orchard St. was just demolished a few weeks ago. More than likely, the next owners of my property will demolish my endeavor and build a couple of nice new homes. The point of this comment with respect to the matter at hand is the net result of this regulation will be to devalue my property by the substantial amount required by the new owner to construct curb and gutter. I can demonstrate that I have been harmed by a carelessly written ordinance that didn't consider and exempt the Windover Heights historic district. I will look to the town solve my easily preventable problem.

The town has always taken a keen interest in the prestige of its historic district. Posting directional signs and participating in the annual "walk on the hill" celebration. It is shocking to us "old timers" that the town would not immediately move to correct the ordinance and protect the "district"

My neighbors and I found it quite ironic that the Legacy of Maud Robinson, who left a substantial fund for public improvements in the town, will result in the destruction of the "historic district" of which she devoted a great deal of time and effort preserving. One question that should be asked is "what would Maud do?" I am sure that had she not thought that the "public improvements" issue on "the hill" had been addressed in the original charter, she would have spelled it out in her donation to the town. That's what Maud would have done.

The trees! Windover ave was once called Cedar Lane. The cedar trees still exist today. The addition of curb, gutter, and sidewalks will remove all trees on Windover Ave. The removal of the Windover trees will also impact the shade on my home from morning sun. This will require a complete re-engineering of the air conditioning system in my home. I am a retired agent orange disabled Vietnam veteran. I live on a fixed income and can no longer afford this type of expense.

It is also my feeling that the Department of Public works should have no sway in the decision about curb and gutter. Curb and gutter will have no impact on their duties in the district. What the "town wants" in our neighborhood should not be considered over the "wants" of the majority of homeowners in the Historic District.

The goal of the town should be to retain the original character of the Windover Heights Historic District without the addition of any public improvements.

I have recently seen a letter from Chuck Sloan (one of the originators of the creating ordinance) dated November 1976. In the letter he refers to the intent of the ordinance section 18-258

"...regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses that will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archeological heritage of the town; to prevent creation of environmental influences adverse to such purposes; and to insure that new structures and uses within each such district will be in keeping with the existing character of the district to be so preserved and enhanced by this article."

Mr Sloan continues with other suggested limitations including "preventing the installation of sidewalks along Windover Avenue.

"THE EXISTING CHARACTER TO BE PRESERVED AND ENHANCED"

It's not difficult to understand that removal of the trees, adding curb, gutter and sidewalks doesn't exactly preserve or enhance anything.

The new ordinance calling for curb and gutter and sidewalks in the town of Vienna seems to have been hastily written without considering the Historic District. It is my feeling that the new owners at 288 Windover should be granted an immediate waiver (this has been done before) from the requirement so they may proceed with their new home on the site, while the town adds an amendment to protect the Windover Heights Historic District properties. It is my fear if immediate action is not taken, the new owner may abandon his project, subdivide and build two new houses causing the loss of what many think of as the "crown jewel" of the district.

After our recent meeting with the windover heights board, at which attendance was overwhelmingly against the curb and gutter measure, the procedure was closed to public comment, and devolved to a discussion of the cedar trees on Windover and dedication of land (at 288) for new planting and maintenance by the town.

When I moved into the historic district over 40 years ago the condition of the cedar trees was sadly neglected. After repeated requests to the town to trim the trees, they finally responded and sent a tree trimming crew, but only worked on the 4 cedars in front of my property. Ignoring the remainder of Windover ave. The town solution to the problem was to inform the citizenry in the following months town news letter that property owners were responsible for "tree maintenance" in right of way areas in front of their property. Problem solved!. I don't think the town has any interest in the expense of maintaining trees along Windover. Individual property owners in the district have done just fine. I don't feel the applicant should have to dedicate a right of way for the town to maintain his trees.

Jim & Nancy Preston

295 Windover Ave. N.W.
Vienna Va 22180

Email 18

The intent of the Windover Historic District Ordinance was NO public improvements. preservation of all trees, NO widenings of streets, NO curb, NO gutters or NO sidewalks.

The Town Council granted a wavier of all public improvements for the the subdivision of the Leopold property at 255 Windover avenue and the subdivision of the Betts property at 203 Windover.

The public improvement policy has stood for 50 years.

If the SAME waivers are not granted for 288 Windover, there is no need for the Historic District. The Historic District will be destroyed.

Please grant the Same wavier to the 288 Windover Property so the owners can construct a new single family dwelling and not be forced to subdivide.

Thank you for your consideration.

Tom & Lindy Stevens

316 Windover Avenue NW

Email 19

Town Council

The intent of the Windover Historic District Ordinance was NO public improvements. preservation of all trees, NO widenings of streets, NO curb, NO gutters or NO sidewalks.

The Town Council granted a wavier of all public improvements for the the subdivision of the Leopold property at 255 Windover avenue and the subdivision of the Betts property at 203 Windover.

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If the SAME waivers are not granted for 288 Windover, there is no need for the Historic District. The Historic District will be destroyed.

Please grant the Same wavier to the 288 Windover Property so the owners can construct a new single family dwelling and not be forced to subdivide.

Victor Rubles

102 Windover Avenue NW

Email 20

Dear Town Council,

I would like to start off by saying thank you for your service. My family and I enjoy living in this wonderful community and appreciate that your efforts help make it what it is.

I am writing about the proposed public improvements around 288 Windover Avenue. While I agree with many of my neighbors that the standard improvements are much too intrusive in the historic district, I think doing nothing relating to pedestrian safety would be a missed opportunity. Currently, everyone including my children, must walk in the street in an area with very little street lighting. Obviously in a historic district, development does not happen very often so this is really a rare opportunity to get the pedestrians off the street for at least the section being discussed. I hope that everyone involved can sit down and figure out some compromise which would preserve trees but create a foot path.

Thank you for your consideration.

Roger Stattel

212 West St. NW

Email 21

I am a 24 year resident of the Windover Historic District. I live at 342 Orchard St. NW. I am an avid walker and walk down Windover almost daily. The intent of the Windover Historic District Ordinance was NO public improvements. preservation of all trees, NO widenings of streets, NO curb, NO gutters or NO sidewalks.

The Town Council granted a waiver of all public improvements for the subdivision of the Leopold property at 255 Windover avenue and the subdivision of the Betts property at 203 Windover.

This public improvement policy has stood for 50 years.

If the **SAME** waivers are not granted for 288 Windover, there is no need for the Historic District. The Historic District will be destroyed, and the Town of Vienna will lose one of its most distinguishing features. We should be implementing tree replacements for the Cypress trees and working with new homeowners on the design features to stay within the a reasonable "look" for the area. In essence, avoiding ultra-modern box homes.

Please grant the SAME waivers to the 288 Windover Property so the owners can construct a new single family dwelling and not be forced to subdivide.

S. Orlene Grant

Email 22

Date: 02.13.2024

To: Vienna Town Council via, MClark@viennava.gov

From: Paul Layer

Re: 288 Windover Avenue in the Windover Heights Historic District

Dear Council Members:

I've attended the Windover Heights Board of Review meetings of 12.05.2023, and 02.06.2024 and the Work Session of 01.23.2024 regarding the above referenced project. I've also submitted written information and accompanying relevant attachments for the 02.06.2024 meeting.

The Salsbury Windover Heights Subdivision, in which 288 Windover is located, was established in 1894 as identified on page 235 of *This was Vienna, Virginia*. This historic area, in what is now the heart of The Windover Heights Historic District is likely one of the last remaining unsubdivided lots in Vienna since the 19th century (See attachment's 1-4 of my 02.04.2024 correspondence). As such, it is of singular historic significance in the Town. The Historic District is an echo of the Agricultural area of Vienna in the late 1800s and early 1900s. The current proposed VDOT standards for road, curb and gutter and the proposed current Vienna sidewalks standards are in direct conflict with the established and Town-defended Windover Heights Historic District. The introduction of these current standards would irrevocably degrade the very nature of the district. (See attachments A & B, Windover 1, Lovers Lane 2 & 3 - 6 of my 02.04.2024 correspondence).

In order to preserve the integrity of the Historic District, I urge the council to approve only elements that strengthen the Historic District; not degrade it, to remove references to the current standards mentioned above in the code as it relates to the Historic District, to explore alternative methods to address stormwater and safety, such as various drain swales appropriate to the terrain, to implement reasonable speed reduction and enforcement efforts and establishment of a cedar tree restoration and replacement program for Windover and other appropriate areas in the district. (Please refer to all information I submitted for the 02.06.2024, under Docket Item, 10 – WHBR Received Witten Testimony, Number 10)

Sincerely,

Paul Layer

Date: 02.04.2024

To: Windover Heights Board of Review via, Jennifer.Murphy@viennava.gov

From: Paul Layer

Re: 288 Windover Avenue in the Windover Heights Historic District

Dear Board Members:

I've attended both the Windover Heights Board of Review meeting of 12.05.2023 and the subsequent work session of 01.23.2024 regarding the above referenced project. The site is situated on a property that is unique in that it is bounded on all four sides by streets. This is likely because it is one of the few remaining properties that has not been subdivided since the time of the Windover Heights plat illustrated on page 236 & 237 of the book *This was Vienna, Virginia*. (See attachments 1 & 2)

The land and property boundary configuration at this site are, in fact, historic. In addition, it is in an area that has been designated as historic by the Town of Vienna as of 1979. The Town recognized that the underlying configuration of roads, properties, homes and the trees were unique to a by-gone agricultural era of Vienna's past. The area evolved over time and additional houses were built, but the underlying configuration survived to yield the informality and charm of the meandering tree-lined streets till this day. The property in question has been an integral part of the fabric of historic Vienna has been the site of the home town orchestra's annual performance at the "Walk on the Hill" for all the 29 years my family has lived on Windover Avenue.

When my wife and I discovered Venna, and in particular Windover Avenue, we were immediately aware of and drawn to its unique qualities, and for 29 years we have been delighted to live in the Windover Heights Historic District: we are now both alarmed at the current proposals which will undeniably and irrevocably destroy this exceptional historic area. The proposals that have been presented at the two aforementioned meetings are in direct conflict with the current cherished nature of the Historic District.

At the work session, the Town engineer presented two sketches illustrating a standard VDOT 45' and 50' right-of-way with corresponding curb, gutter and sidewalk. The road widths were 24' and 29' respectively. The Town engineer suggested that these configurations were being proposed around the entire site in some yet unspecified manner. When these proposals are overlayed on the current 16' wide Lovers Lane and 20' wide Windover Avenue, they extend 14'-6' and 15' respectively beyond the current road edge towards the respective properties flanking the streets in question.

I am not prone to hyperbole: the Town's proposed profiles would irrevocably change the current image of the historic district and appear to be in direct conflict to the Town's stated and historically defended position regarding the Windover Heights Historic District. In addition, if these proposals were implemented, and this cannot be overstated, a significant, almost grotesque number of mature trees would be lost in the process. **I urge the Windover Heights Review Board to reject any proposal that would have such a deleterious impact on the essence of the Historic District.**

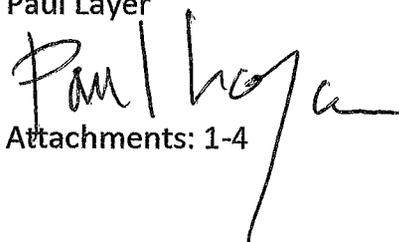
As I understand it, the purpose of the previous meetings and the meeting on February 6, is that the Windover Heights Board of Review, after considering the issue thoroughly, will craft a recommendation to the Town Council regarding the property at 288 Windover. I strongly recommend that the Board reject the currently proposed VDOT and Vienna code standards for curb, gutter and sidewalks and instead, consider alternatives that will meet the intended purpose of the standards in a much more environmentally effective way, while retaining the integrity of the Historic District.

Historic areas by their very nature are not compatible with current standards. Throughout the country, it is recognized that historic areas take different measures to ensure their viability and preserve the image of the period enshrined. This requires different approaches to development in the given areas. Moving forward, the introduction of built and installed elements should be devised to strengthen the area not degrade it.

Standard curb and gutter are ways to convey water to inlets that in turn convey the water to the downstream out falls. The use of various drain swales appropriate to the terrain would also convey the storm water to inlets, but have the benefit of filtering out pollutants and retaining more water on site, reducing the burden on downstream outfalls. In addition, they would be sympathetic to the informal character of the area. Reduced speed applications, along with appropriate signage and enforcement would address pedestrian, bicycle and vehicular concerns and provide for a safer interaction.

Lastly, rather than denuding the existing site of very old, historic trees, the Board should recommend tree restoration and the addition of appropriate cedar tree planting as a means to strengthen the Historic area reminiscent of images in the attachments from pages 352 & 354 from *This Was Vienna, Virginia* (See attachments 3&4). Some of those very trees on the historic farm road still exist today. Let's not lose them!

Paul Layer

A handwritten signature in black ink that reads "Paul Layer". The signature is written in a cursive style with a long, sweeping tail that extends downwards and to the right.

Attachments: 1-4

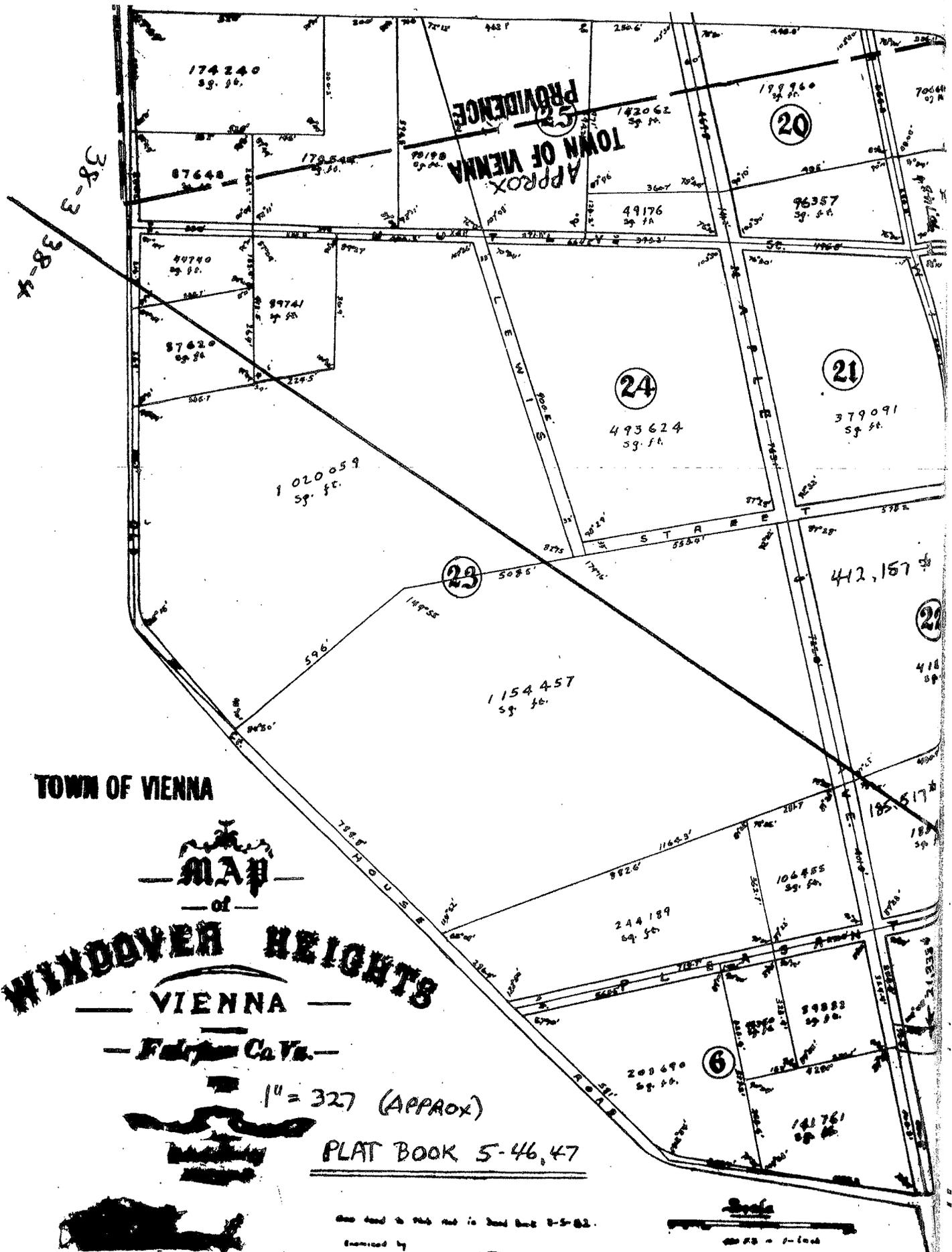
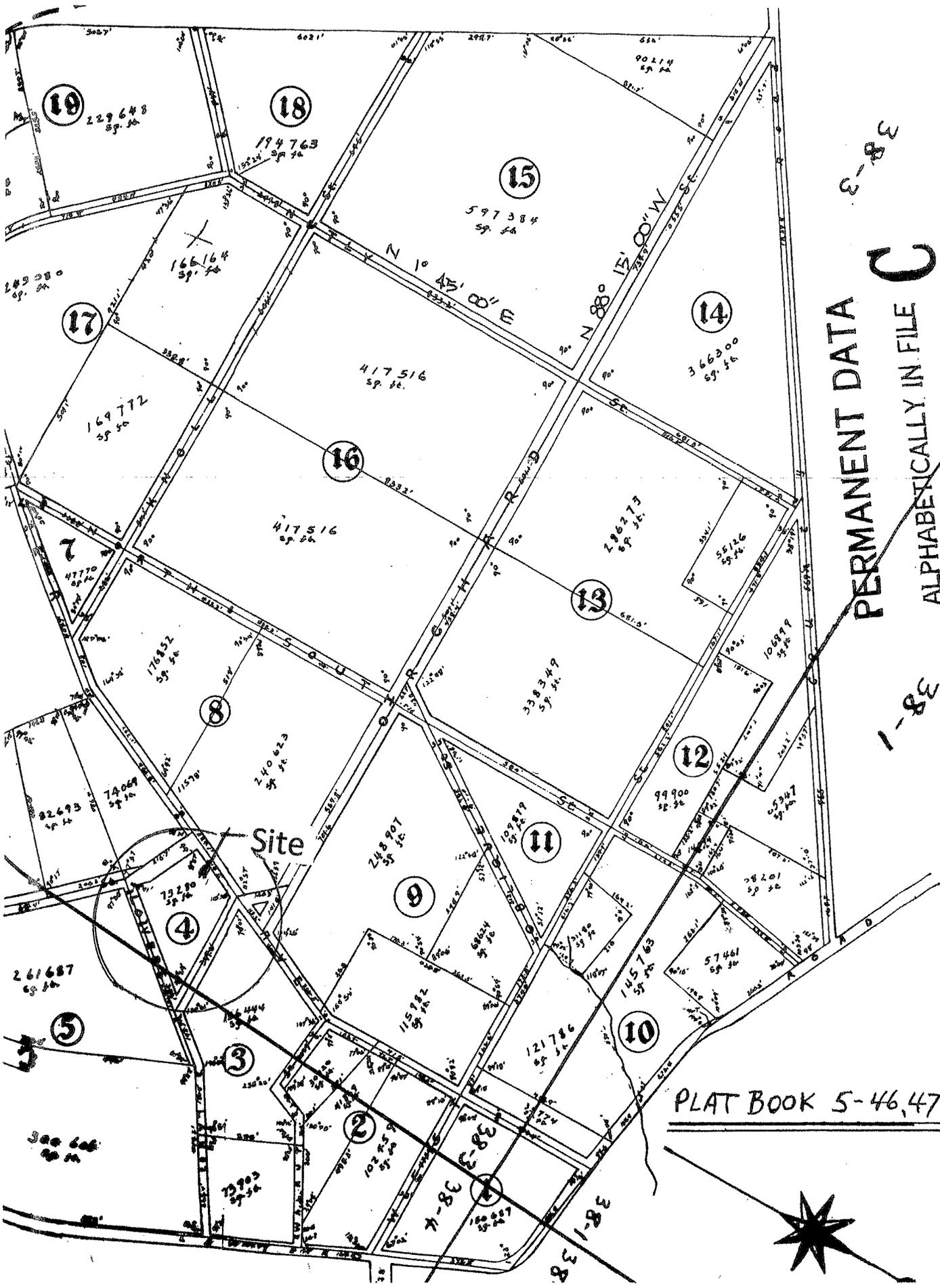


Fig. 34-7 Map of Windover Heights.



38-3
PERMANENT DATA
ALPHABETICALLY IN FILE C

38-1

Site

PLAT BOOK 5-46,47



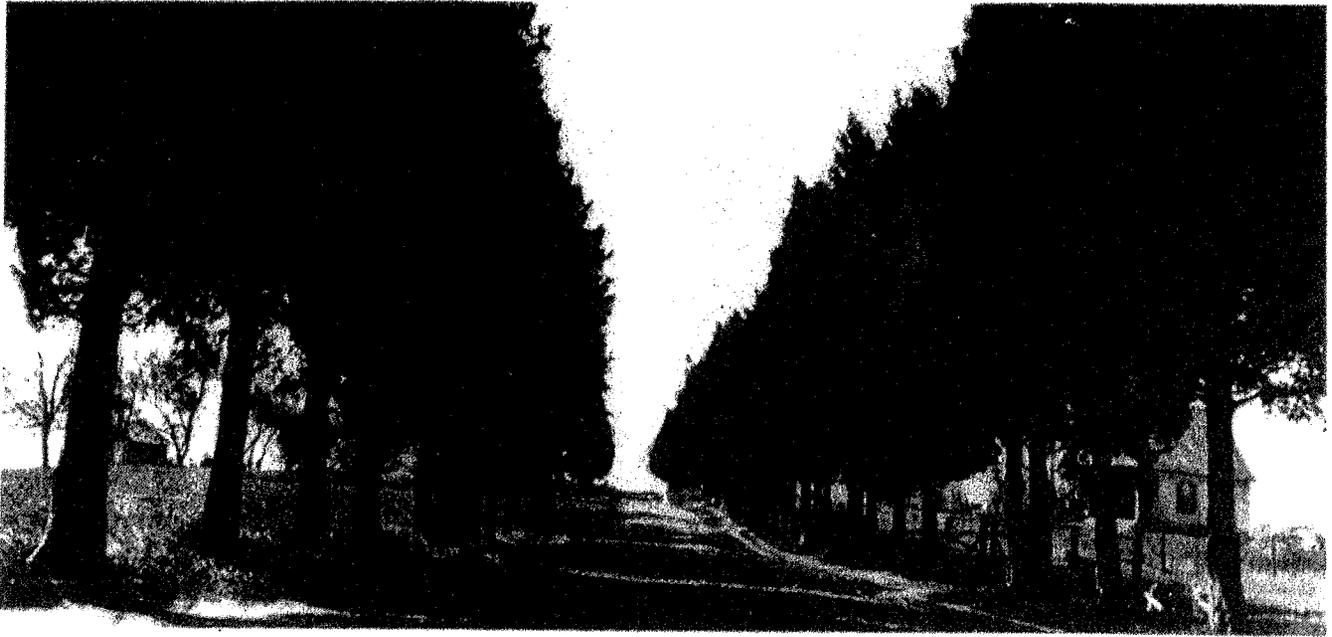


Fig. 39-125

Looking south on Windover Avenue, probably from its intersection with Pleasant Street to the immediate left, this 1908 photo shows a house on the right which stands today at 307 Windover Avenue, N.W. Known in recent times as the home of the Paul Stengers, Sr., active patrons of the town of Vienna who owned the property from 1936 until Madge Stenger's death in 1984, it was built in Salsbury's Windover Heights Subdivision. Note the two driveways from Windover Avenue to the home in the photo—the semi-circular drive present in 1986. In the left of the photo, a barn can be seen which belonged to Fig. 39-129, *WINDOVER*.



Fig. 39-126

Courtesy of Katherine Anne Rucker Wynne

The residence of Miss Kate Westcott who bought lot 8 in the Salsbury Subdivision in 1904, is shown here, now 295 Windover Avenue. In the right background, another house is visible which was the home of her sister, Mary Stott Westcott (-1907) on the S.E. corner of Orchard and Lewis Streets, at 348 Orchard Street today. Dr. Paul Richmond remembered the two girls purchasing Mr. Salsbury's hayfield upon which their homes were built by their brothers. After Kate Westcott's death in 1927, "Nate" Westcott, her brother resided in her house until his demise when Kate's mother's great nephew, Charles A. Stott, inherited the house and sold in 1942 to Margaret Baker Rucker (Mrs. John Eubank).



Courtesy of Barbara Baldwin Donovan.

Fig. 39-129

At 316 Windover Avenue, N.W., is a home called *WINDOVER*, as designated on one of the gateposts in a c1940 photo. The deeds involving this property, beginning in 1874 when Salsbury agreed to convey to James M. Lockett (recorded deed 1887) Lot 2, 130 sq. rods, and Lot 1 to Sumpter Lockett, 96 sq. rods in 1880 (recorded deed 1887), mention

the southernmost boundary of Lot 2 as being "along the edge of a parapet of a fort," the fort built on M. A. Commins land during the Civil War. After the Lockett's land which totaled 74,069 sq. ft. was sold to D.W. Drumond 1894, the deeds of A. E. Corning 1902, Sarah J. Whipple 1909, Jacob Levin 1923, Sophie M. Stelzer 1924, Donnelly, H. W. Kelly 1927, James Willy 1927, and James Todd Baldwin 1936, list a parapet of a fort as a property line.

Dr. Paul Richmond remembered that the Cornings (1902-1909) lived in the old original house and that the later house was on the site of the old house. Rosa Minor Lewis recalls also that the Cornings home was small, and that the Whipples were responsible for the large dwelling after 1909. The later owners of *WINDOVER* are Esther Lape Wells 1943, E. D. Schell 1950, Jefferson H. Fulton 1954, W. J. Stencil 1955, and Dr. James McMurrer since 1976.



Fig. 39-130

An early 1900s view looking north on Windover Avenue, N.W., which was then known as Cedar Lane. This section of Windover Avenue is the center of Vienna's first and only historic district which was established in 1979.

Date: 02.04.2024

To: Windover Heights Board of Review via Jennifer.Murphy@viennava.gov

From: Paul Layer

Re: 288 Windover Avenue in the Windover Heights Historic District

Dear Board Members:

I've included the following analysis, information and illustrations for your consideration regarding the site identified above:

A – Adapted drawing illustrated in an approximate scale of 3/16" = 1'-0" comparing a 50' VDOT right of way to the current profile of the existing Windover Avenue;

B – Adapted drawing illustrated in an approximate scale of 3/16" = 1'-0" comparing a 45' VDOT right of way to the current profile of the existing Lovers Lane;

1 – Picture of the current Windover Avenue looking towards 288 Windover Ave. from Pleasant Street;

2 – Picture of current Lovers Lane looking east,

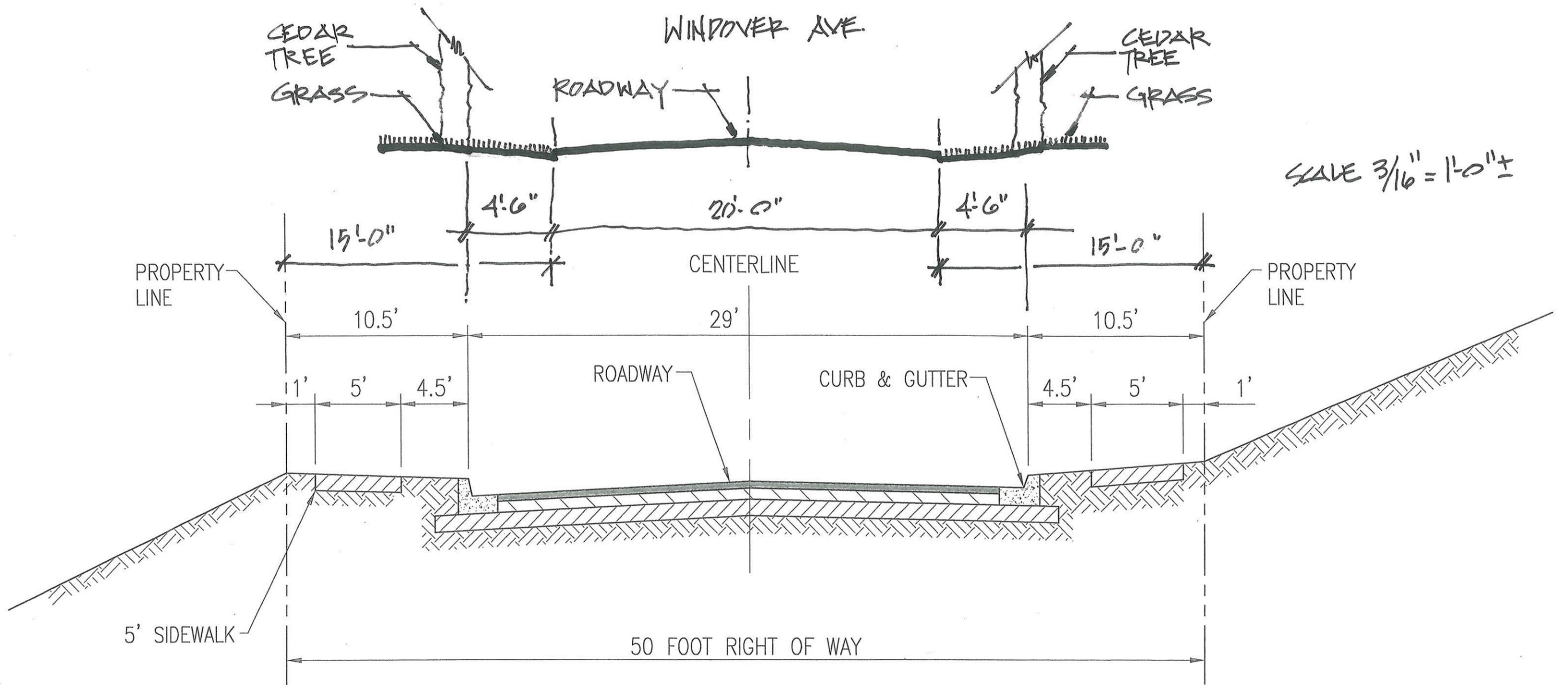
3 & 4 - Pictures of comparable streets conforming to the adapted drawing of a 50' VDOT right of way, compare to picture 1 – Windover Avenue;

5 & 6 - Pictures of comparable streets conforming to the adapted drawing of a 45' VDOT right of way, compare to picture 2 – Lovers Lane;

Flyer of Falls Church program to reduce speed to 20 MPH in residential areas;

Tentative Recommendations for 288 Windover Ave. & Historic District.

Respectfully submitted for your review and consideration.



ADAPTED FROM TOWN SUBMITTED
DRAWING - WORK SESSION - 1.24.2024

50 FOOT RIGHT OF WAY 29 FOOT CURB & GUTTER STREET SECTION

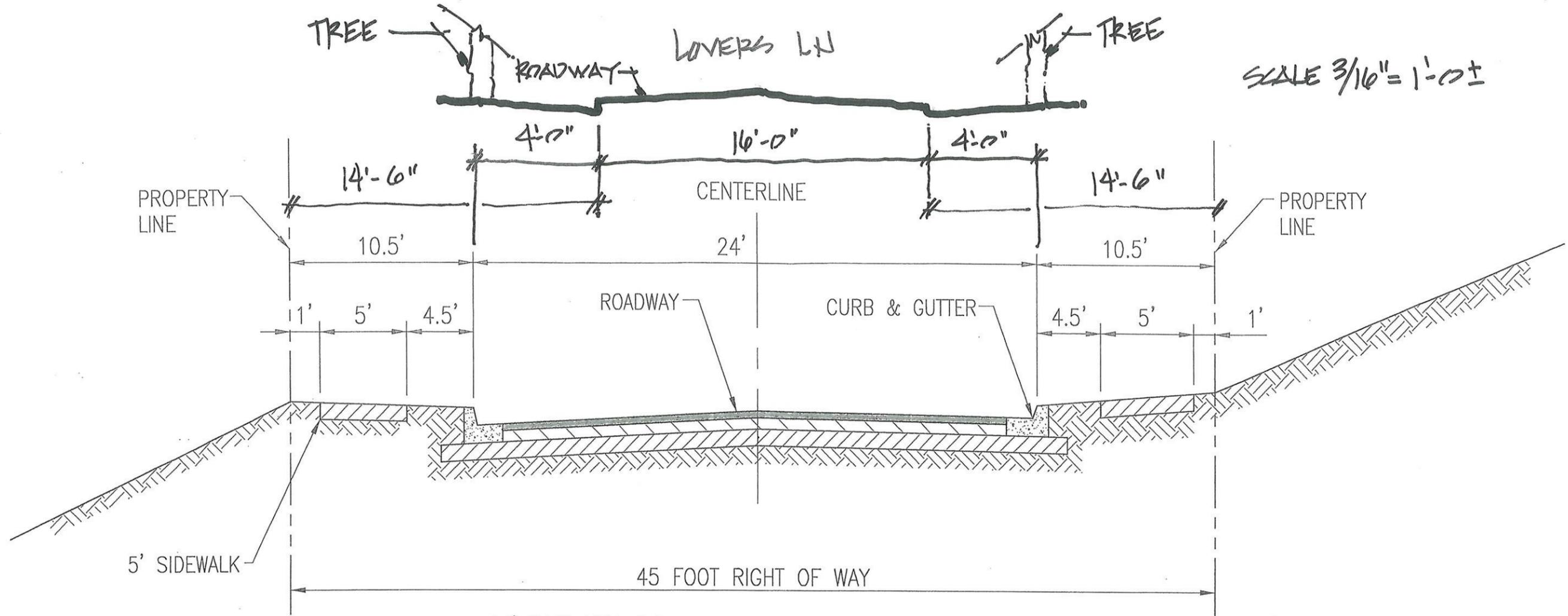
(PARKING ON BOTH SIDES)

WHBR EXHIBIT

DEPARTMENT OF PUBLIC WORKS

A





24' ROAD WILL ONLY ALLOW FOR PARKING ON ONE SIDE.
 SIGNS WILL BE PLACED ON THE OTHER SIDE OF THE ROAD TO PROHIBIT PARKING.

ADAPTED FROM TOWN SUBMITTED
 DRAWING - WORK SESSION - 1.24.2024

45 FOOT RIGHT OF WAY 24 FOOT CURB & GUTTER STREET SECTION

(PARKING ON ONE SIDE)

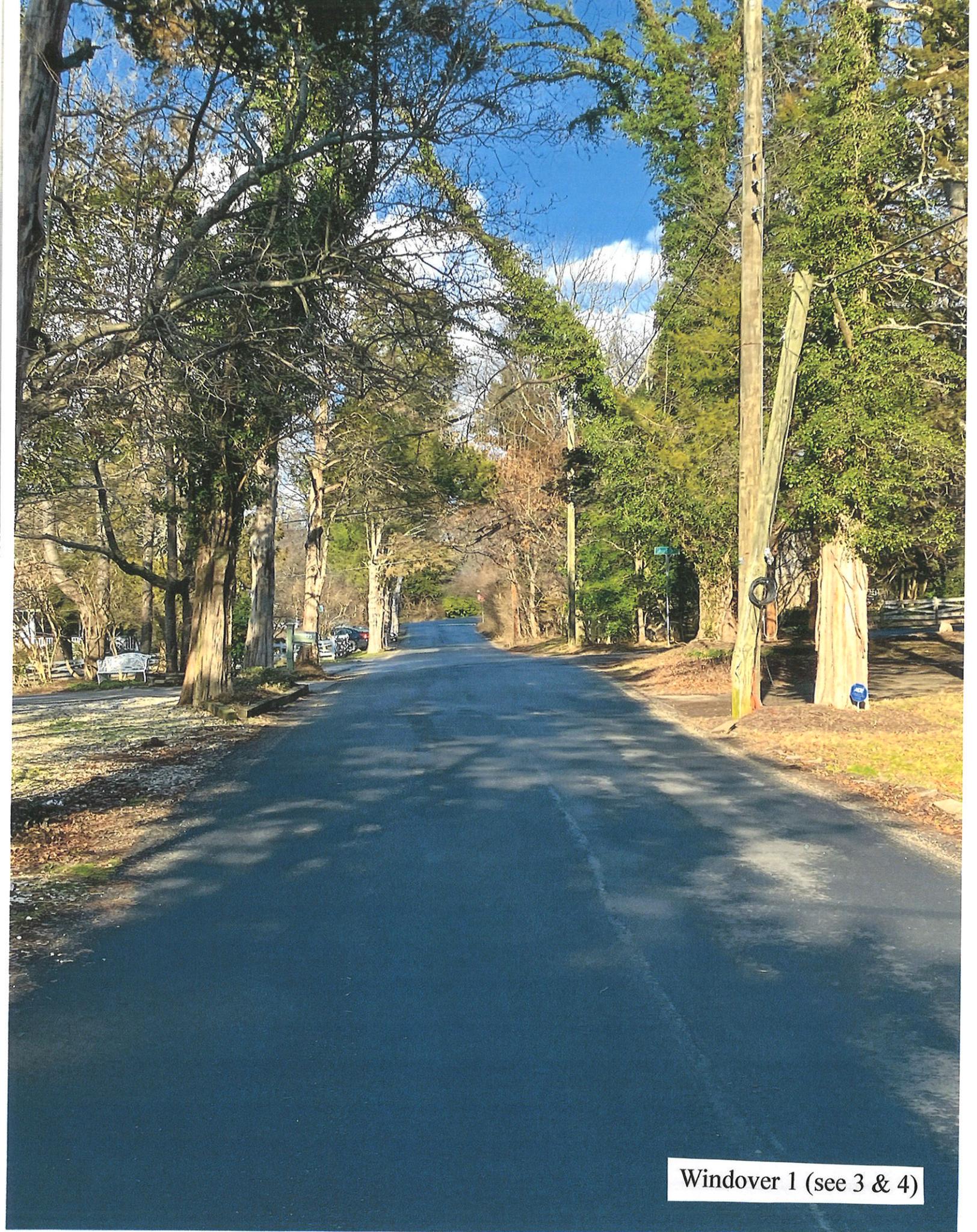
WHBR EXHIBIT

DEPARTMENT OF PUBLIC WORKS

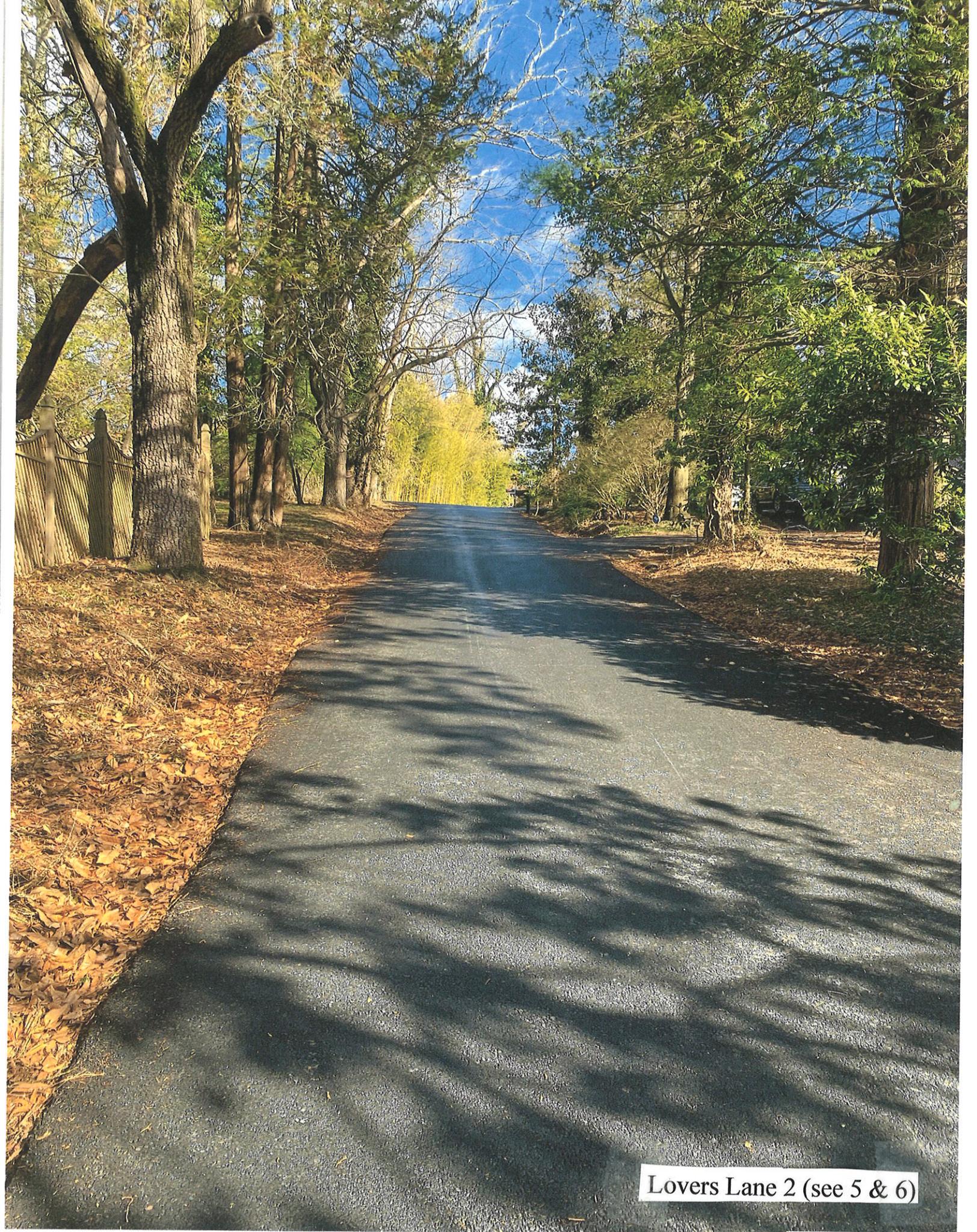


B

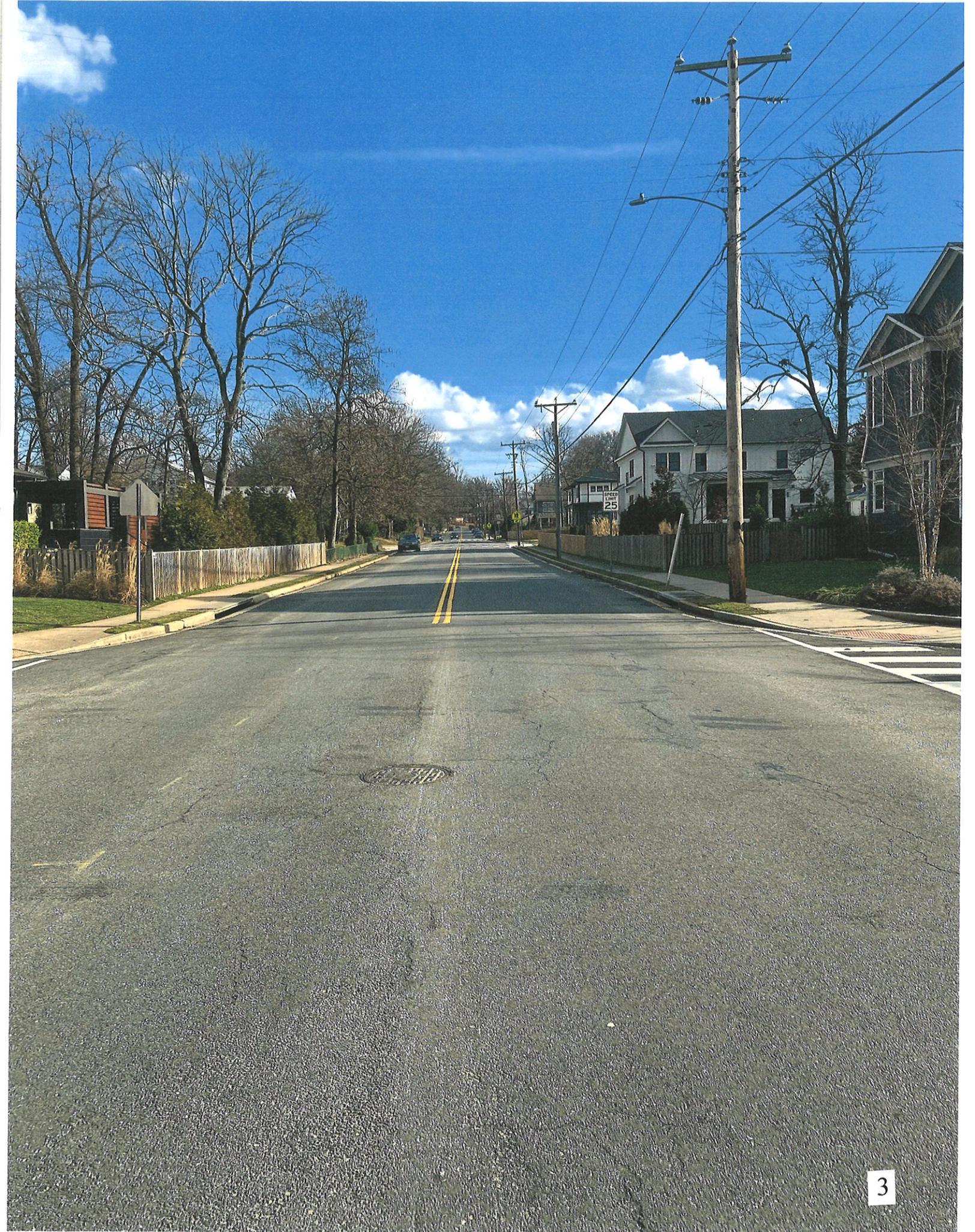
DATE
 2024/01/02
 SCALE
 N.T.S
 SHEET
 1 of 1

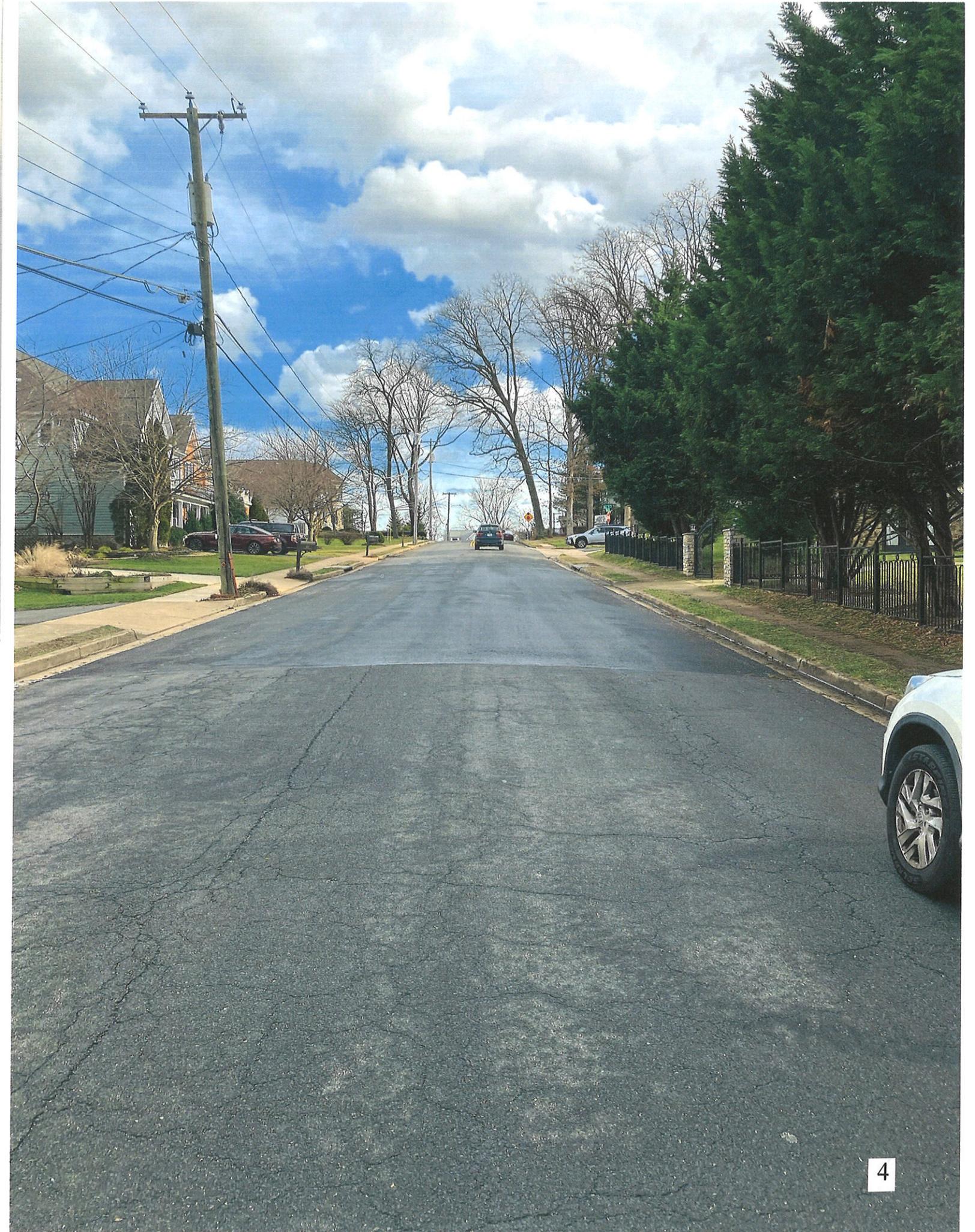


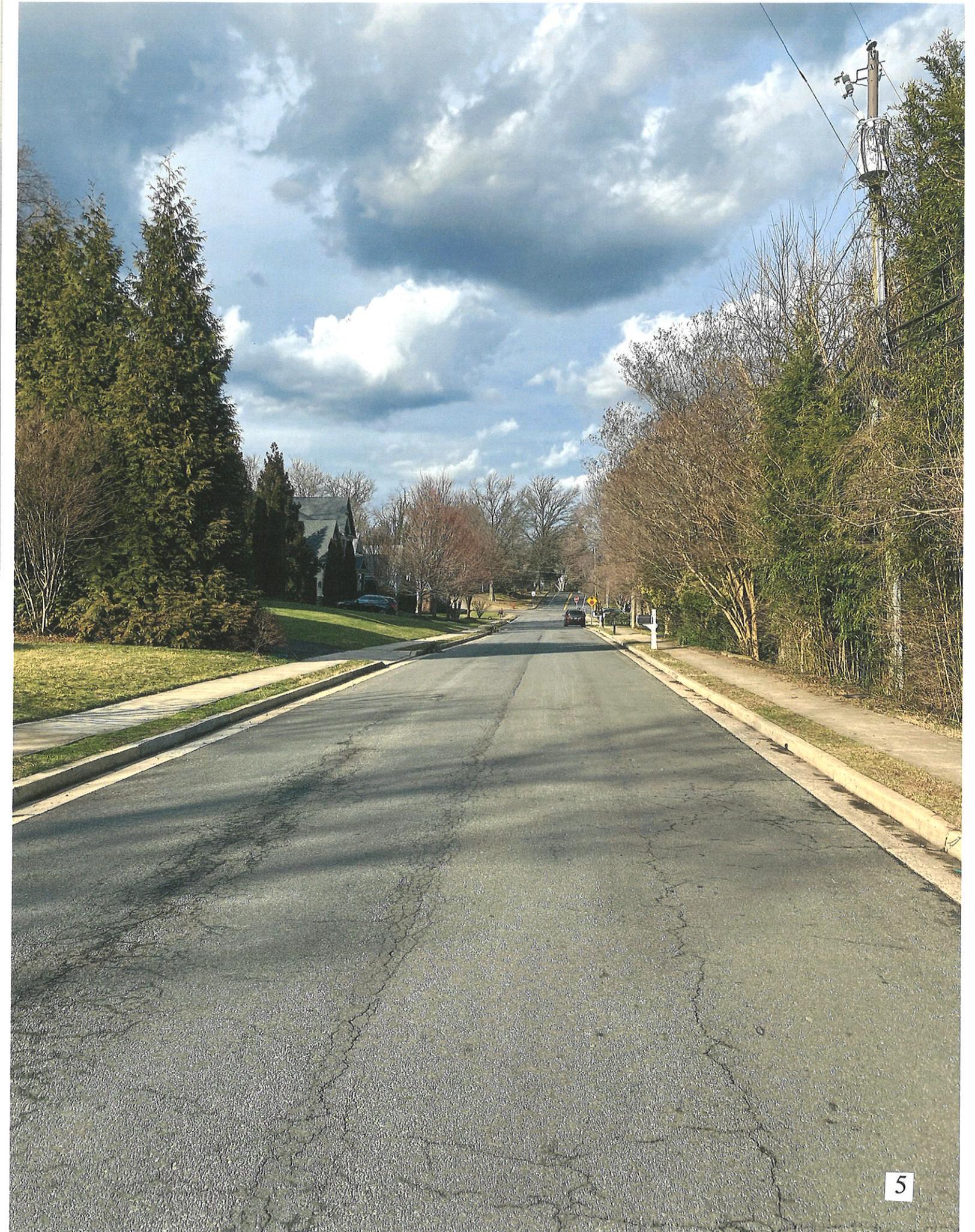
Windover 1 (see 3 & 4)



Lovers Lane 2 (see 5 & 6)







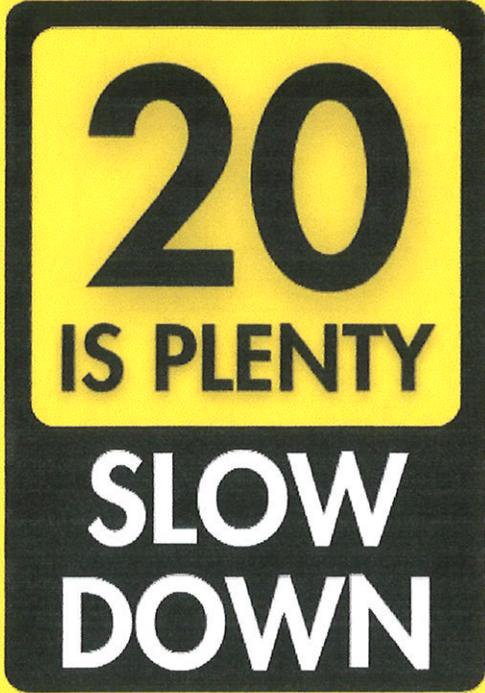


COMING SOON

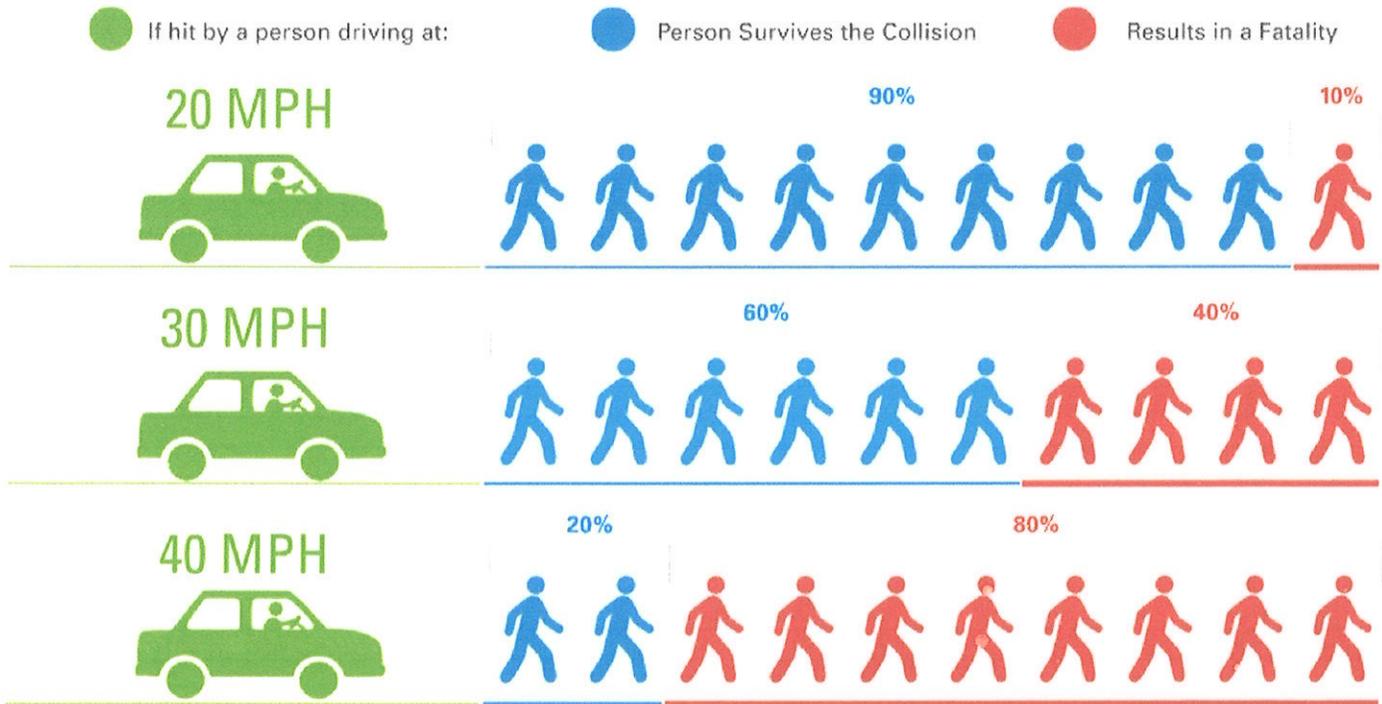
A Lower Speed Limit in the City of Falls Church

Signs will be installed Fall 2023.

fallschurchva.gov/20



This effort is to support walkability within the City. Crash data has shown there is a significant improvement in pedestrian survivability in the event of a crash when drivers are traveling at 20 mph as opposed to 25 mph, as illustrated in this graphic:



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5210 (TTY 711).



Tentative Recommendations for 288 Windover Ave., NW & Historic District

Recommendation 1: State that street configuration and trees are historic in the Windover Heights Historic District, (reference p.352, Fig. 39-125, of This Was Vienna and the Town's formal designation of the Windover Heights Historic Area).

Recommendation 2: State that current VDOT/Town curb, gutter and sidewalk standards are not compatible with the Historic image of the area and would irrevocably alter the features that define the Historic District.

Recommendation 3: State that storm water considerations in the Historic District can be addressed with the appropriate application of modified grass swales, vegetated swales and rip-rap swales. They offer reasonable alternatives that are sympathetic to the Historic area and, in addition, offer environmental advantages over standard curb and gutter, including preservation of existing trees.

Recommendation 4: Recommend starting a program of cedar tree restoration along Windover and additional trees in other pertinent areas.

Recommendation 5: Recommend speed limit reduction to 20 MPH with intentional intermittent reinforcement and addition of "Share the Road" signage throughout the Historic District. These measures provide a sympathetic alternative to sidewalks and address increased safety while preserving the area's Historic image. Reference "20 is plenty" program instituted in Falls Church.

Recommendation 6: Recommend revision of the current code to incorporate the above considerations regarding the Windover Heights Historic District and remove from the Code reference to standard VDOT road, curb and gutter standards and remove reference to current Vienna sidewalk standards, both of which are incompatible with the Windover Heights Historic Area.