



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of March 10, 2012

SUPPLEMENTAL REPORT – REVISED CONDITIONS

DATE: March 8, 2012

SUBJECT: U-3325-12-1 USE PERMIT for expansion of a community center with modifications for parking; located on a portion of the lot at 414 N. Fillmore St. (RPC# 18-050-001).

DISCUSSION: This report revises condition language and adds new condition language regarding live entertainment Condition #5 is amended to add language regarding compliance with the Noise Ordinance and to install soundproofing during construction. New Condition #6 language provides that no live entertainment will occur without a special event permit. Former Condition #6 becomes new Condition #7.

5. The applicant agrees that except by rental agreement, there shall be no amplified music inside (including the sunroom addition and landing areas) ~~or on the grounds~~ of the community house. When amplified music is permitted by rental agreement, doors and windows to the community house shall remain closed ~~and the music shall not be heard outside of the community center~~, except that doors may be opened for ingress and egress and other intermittent uses. The applicant agrees that amplified music will meet standards set forth in Section 15 of the Arlington County Code, so as not to create a noise disturbance. To the extent necessary to meet those standards, the applicant will install soundproofing during the construction of the addition and thereafter as may be necessary.
6. The applicant agrees that no live entertainment shall be conducted on the grounds of the community house except by special event permit.
7. The applicant agrees to fully screen the trash enclosures shown on the Plan with shrubs or other suitable vegetation. The proposed screening shall be shown on, and approved as part of a landscape plan. Screening shall be installed prior to issuance of the first Certificate of Occupancy for the new space.

County Manager: *BMD/GA*

County Attorney: *[Signature]*

Staff: Samia Byrd, CPHD, Planning Division

PLA-6135 sup

31.



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201

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February 21, 2012

Mrs. Mary Hynes, Chairman and
Members of the County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Dear Mrs. Hynes:

At our regular monthly public hearing on Wednesday, February 15, 2012 the Arlington County Historical Affairs and Landmark Review Board (HALRB) discussed the proposed new construction and rehabilitation plans for the Lyon Park Community House. The importance of this structure to the Lyon Park community cannot be overstated. A brief excerpt from the neighborhood's National Register Nomination (2003) shows how it was central to both the planning and marketing of the neighborhood in the 1920s:

The residential neighborhood of Lyon Park was laid out around a central park consisting of two-and-a-half acres. A joint effort by the community, represented by the Lyon Park Community Association, and Lyon and Fitch, Inc. resulted in the construction of a community house along North Fillmore Street, on the northeast side of the park lot. The building was completed in 1925.

The Lyon Park Citizen's Association oversaw construction of the community house. Funds were collected from the neighborhood and individuals who donated \$25 or more became life-time members of the Lyon Park Community Center Committee. The committee's motto in their original constitution read: "A social, civic and recreative center; so democratic as to attract the humblest; so wholesome as to appeal to the exclusive; so broad in scope as to bring youth, maturity and old age into closer companionship to the benefit of all."

By the winter of 1924, construction had begun but was halted because of rising construction costs. A fair, held in the summer of 1925, raised the \$800 needed for the completion of the building. The Lyon Park Community Association has continuously owned the building and maintained the surrounding parkland. The building served many purposes in the history of the community. The Lyon Park Community Center Committee and the Lyon Park Citizen's Association sponsored dances and community fund-raisers at the community center. The center also was used by neighborhood and county-wide organizations, such as a meeting hall for local churches waiting for permanent buildings, and the Lyon Park Women's Club (formed 1924), which worked to improve social conditions in the Lyon Park neighborhood.

The HALRB would like to commend the Building Committee and the project architects. The proposed new construction and alterations will both preserve and enhance this important community resource. The HALRB felt that this project embodied the preservation principles of retaining the important historic characteristics of the property. The new additions, exterior alterations, and related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This structure has been well protected by the Lyon Park community for nearly 90 years, and the HALRB unanimously supports the proposed new construction and renovation plans. The residents of Lyon Park deserve credit for their role as faithful stewards of Arlington's architectural heritage.

Sincerely,

A handwritten signature in cursive script that reads "Chris Wilson".

Chris Wilson
Chairman

cc: Members of Planning Commission
Members of HALRB



LYON PARK CITIZENS ASSOCIATION

414 North Fillmore Street ☞ Arlington, VA 22201 ☞ www.lyonparkcitizens.org

February 20, 2012

Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

Dear Arlington County Board Members:

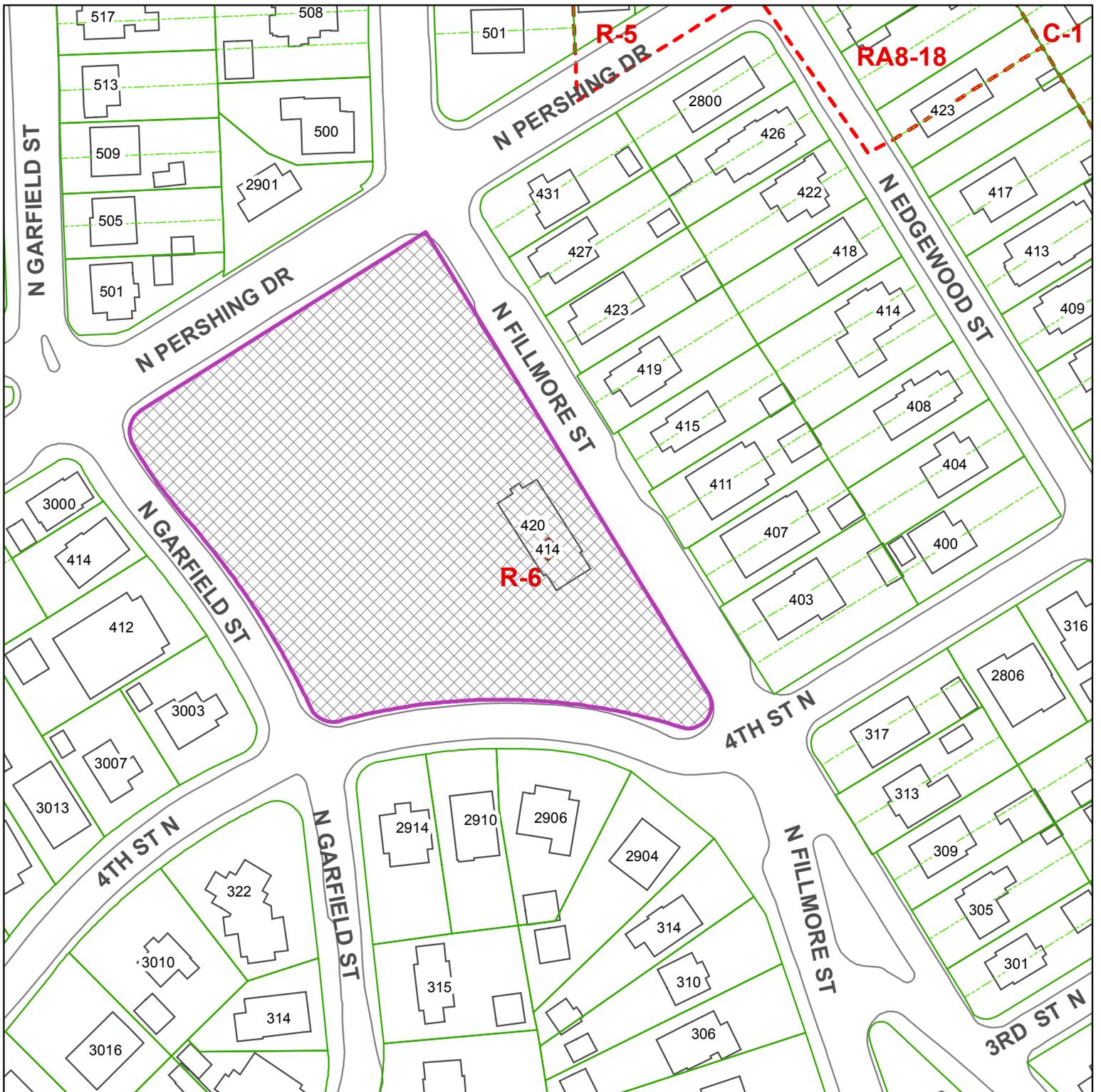
The Lyon Park Citizens Association (LPCA) asks for your support of the renovation and expansion of the Lyon Park Community House. Since the 1920's the Community House and Park have been important focal points for our neighborhood. The proposed plan builds on the foundation bestowed by our predecessors by providing needed upgrades and improvements while respecting the historic context of the existing building and preserving our beloved Park.

This project is the result of comprehensive and robust community involvement that included numerous public meetings including a design workshop. An extraordinary level of volunteerism and neighborhood participation provided needed project guidance and ultimately led to a design that reflects the desires of the Lyon Park community. The outcome of the open, consensus-based process will result in a beautiful renovation that will provide upgrades to bring the building in compliance with ADA requirements and extend the service life of the facility well into the future, all while maintaining current use and occupancy limits. The LPCA has endorsed the project as exemplified by providing \$50,000 to the building renovation fund.

As an extension of its support for the project, the LPCA would like the project to move forward as soon as possible and recognizes that the current request by the Lyon Park Community Center Board of Governors for a Use Permit with a waiver for the parking requirement is an important step in doing so. Your support of the Lyon Park neighborhood is greatly appreciated.

Sincerely,

Elliott D. Mandel
President
Lyon Park Citizens Association



U-3325-12-1

414 N. Fillmore Street

RPC# 18-050-001



 Case Location(s)
Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.