

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #13 - 06 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): eVgo

For Applicant(s):

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Some concern about the canopies. Need coordination with zoning.
- 2.
- 3.
- 4.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo
DATE: March 20, 2013
SUBJECT: 2825 Wilson Boulevard, Case 13-06, Walgreens Site, Consideration of Building Permit under Historic Preservation Easement

This case has come to the HALRB for review under the terms of an Historic Preservation Easement for the property at 2825 Wilson Boulevard. The historic Kenyon-Peck Chevrolet Showroom building was constructed in 1939 and identified for preservation as part of the *Clarendon Sector Plan*. It also is listed in the Important category in the Historic Resources Inventory (HRI). Before its recent purchase by Walgreens, this Art Deco style building was always used for automobile and related industrial activities (NTB Tire & Battery, etc.).

The historic preservation easement was recorded as part of the Penzance Site Plan (SP#418) in Clarendon, and requires preservation of the historic building and knee wall sign. The easement language stipulates when additional items may require review either by the HALRB or historic preservation staff. The item under review as part of this application is for the installation of an eVgo electric vehicle charging station in the parking lot. Under the terms of the easement, because this work is classified as “construction of a new structure or improvement on the Property,” HALRB review is required prior to the County building permit being approved. The relevant language from the easement is excerpted as follows:

“HALRB review shall be required prior to any of the following:

- a. Construction, enlargement, or addition to the exterior of the Building;*
- b. The removal or demolition of all or part of the Building or the knee wall; or*
- c. Construction of a new structure or improvement on the Property.*

HALRB review shall be completed at the meeting at which the respective proposed modifications are considered by the HALRB, unless otherwise agreed in writing by the Grantor and the Grantee, through its County Manager. After receiving the HALRB’s recommendation, the County Manager shall not be bound to follow the HALRB’s recommendation but may rely on it in making his or her determination regarding whether the proposed modifications will or will not be detrimental to the historic nature of the building envelope of the Building or the knee wall on the Property. If the proposed modifications are found by the County Manager to be detrimental to the historic nature or character of the building envelope of the Building or the knee wall on the Property, then they will not be approved by him or her. The County Manager may approve modifications conditioned on changes to the proposal by the Grantor.” (pg. 4)

The proposed eVgo charging station would be located on the far eastern side of the Walgreens parking lot in an area where there are currently four pull-in parking spaces. The charging station will

have one communications pole and will be installed on a concrete pad approximately 15'4" in length and 3' wide. The proposed charger unit will be able to serve two automobiles. There is room on the pad for an additional charger unit, but that will not be installed at this time. The applicant also would install an LED lighted canopy on a 15'8" high pole. The two curvilinear 'wings' of the canopy would each measure 7' x 5'8". The pole and canopies would be white, and there would be blue and green colored edging on each canopy. The charger itself also would be white, with the blue and green 'eVgo' sign and logo on the side. The charging station would largely be obscured from public view by a row of 27 new shrubs that will be planted along North Edgewood Street. The canopies will be most visible; however, due to their thin profile and curvilinear design, their appearance should not detract from the historic building. The curved profile of the canopies with their spare use of color as a streamlined design element along the edge could be seen to mimic the curved 'marquee' of the historic building and the knee wall on the corner.

The DRC was split as to the appropriateness of the canopies. As an alternative, some members asked the applicant and staff to explore working with Zoning to see if more signage could be used to help identify the location of the chargers, as opposed to using the canopies as visual 'markers.' Historic preservation staff has contacted Zoning staff. Originally, a sign with a logo was proposed to be placed on the pole above the canopies, but it was removed from the design. Zoning staff did not recommend its removal due to the amount of available signage as originally suspected; however, it is unclear how much signage is allowed at this time. The applicants would prefer to move ahead with the current configuration that would retain the canopies and eliminate the larger sign.

Under the terms of the easement, historic preservation staff and the HALRB are tasked to evaluate whether proposed changes would adversely impact the historic building and knee wall. Final approval authority for the project is given to the County Manager. Though the charging station will certainly be visible, staff does not find that it will visually or otherwise detract from the architectural understanding of or the preservation of the building and knee wall. It is a modern technological take on the old gas pump, and as it is an automobile use, it is quite compatible with the historic nature and use of this site. The station is thoughtfully designed and generally will be unobtrusive. Staff recommends that the HALRB recommend approval of the building permit, and finds that it meets the Secretary of the Interior's Standards #2 and #9:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided; and,

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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.