Appendix III: Historic Preservation Letters

AbbeyRoad
PROPERTY GROUP
1001 19th Street, North • Suite 1500 • Arlington, VA 22209 • T 703.247.2653 • F 703.243.3017

August 17, 2007

Lorrie Pearson
Department of Community Planning,
Housing and Development
2100 Clarendon Boulevard, Suite 700
Arlington VA 22201

Re: Lee Shopping Center, N Pershing Drive

Dear Lorrie:

I wanted to provide a response to the letter you received from the Historical Affairs and Landmark Review Board (HALRB) regarding the status and potential preservation of the existing Lee Shopping Center on North Pershing Drive. There are a number of reasons why preservation of this building is neither economically viable nor physically practical in the context of current requirements for successful retail and mixed-use development. However, we do acknowledge the character of the existing structure, and I would also like to provide more detail on the measures we are proposing to incorporate elements of this character into our proposed redevelopment.

Issues with Preservation

We have concluded that preservation of the existing building in its current format is not a viable alternative. Outlined below are the factors that lead us to this conclusion.

Lack of Parking – While the retail revitalization we seek for this area is planned as a pedestrian-oriented project to serve the immediate neighborhood, it cannot thrive without a reasonable level of parking. The existing Lee Shopping Center includes approximately 34,000 square feet of building area, and only 30 parking spaces, excluding the overflow parking on the adjacent Barton Street lots. This is a ratio of less than 1 space per 1,000 square feet of retail. The County zoning code requires 4 spaces per 1,000 square feet of retail space provided, so this is less than 25% of the required parking by code. Although a modest reduction from the code requirement could reasonably be justified, quality retail tenants will not locate in a shopping center with such a severe shortage of parking. In fact, when the current owners were considering their options for selling the property, they did retain a broker to solicit new retail tenants for the existing center as one option, but all the tenants who expressed any interest in the location quickly rejected the property due to the lack of parking, among other reasons.

By contrast, our planned redevelopment includes about the same amount of retail building area as in the current Lee Center, but with approximately 120 parking spaces. Of course, to accomplish this, our project includes a redevelopment of the adjacent Duron Center site in conjunction with the Lee Center site to provide enough land for adequate parking.

Mid-Block Location – The existing Lee Center is also currently configured as a stand-alone shopping center located in the middle of the block between Arlington Boulevard and Barton Street. Pershing Drive is not a high-traffic retail street, with only about 6,500 cars per day in traffic count, well below the levels sought by successful retailers. In addition, the immediate pedestrian trade area for the site is only about half of what it would be for other sites due to the presence of Fort Myer to the east, essentially removing 50% of the concentric circle of walking distance residential or commercial density nearby. Our redevelopment proposal links the site of the existing Lee Center with the Duron Center to the east, thereby gaining exposure for the entire integrated development onto Arlington Boulevard, with its 50,000+ vehicles per day. Keeping the existing center in place would not allow this Pershing Drive frontage to gain the benefit of

that exposure and the potential visits generated by a strong anchor tenant on the corner of Arlington Boulevard and Pershing Drive.

Building Setback – The existing Lee Center has the vast majority of the shop space set well back from the Pershing Drive sidewalk, in a typical auto-oriented post-War strip mall format. Current planning practice is to return to the pre-War concept of bringing shops up to the street edge to create an activated, pedestrian-friendly streetscape. While the architecture of the existing Lee Shopping Center may have elements that are noteworthy, we would not want to perpetuate the building form, which saps vitality from this location and will not allow for the kind of revitalization that will be necessary to attract high-quality retail tenants. The positive impact of all of the streetscape improvements associated with our proposal would be obviated by the preservation of the existing land plan of the existing center.

Revitalization – It is important to acknowledge that this section of Lyon Park does not hold appeal for many retail tenants based on the current conditions. Potential retail tenants see the context of the existing Days Inn, Duron Center, Fort Myer, and the existing Lee Center and do not find this to be an attractive environment in which to open a new business. Without a comprehensive revitalization plan for at least the two properties which are the subject of our application, it is not likely that the kinds of retailers which we seek to attract will be willing to locate here. By contrast, our plan does revitalize a very significant section of this area, and because we have over 600 feet of frontage on Pershing Drive and can access the corner of Arlington Boulevard, we can achieve this revitalization should our project be approved.

Issues with Adding Residential Above Existing Structure

We have also looked at the possibility of adding residential use above the existing structure as a compromise alternative to introduce mixed-use to the site while still keeping the existing building intact. Attached is a report from BEI Structural Engineers analyzing this concept. As indicated in the report, this is not feasible because the foundations and exterior load bearing walls were not designed for this purpose. In addition, it appears that the internal demising walls between the existing stores also serve a structural function which would have to be replaced in some way. An entirely new supplemental column grid would have to be introduced into the retail space, and the roof would not serve as a proper transfer slab for bearing the weight of any residential use added above. In addition, there is contaminated soil under the slab which would be very difficult to remediate while keeping the existing building in place.

Of course, adding density atop the existing structure would also further exacerbate the existing parking shortage. To address this concern, there was a suggestion to provide parking for a renovated and redeveloped Lee Center on the adjacent Duron property. However, the Duron Center property to the east is not large enough to accommodate the required parking for redevelopment of its own site area plus the density of the Lee Center parcel without going to three to four levels of underground parking, which would be not only cost prohibitive but also unmarketable. Retail parking several levels below grade, in an offsite location site adjacent to the actual shops in question, is clearly well beyond anything the market could accept.

Adding residential above the existing Lee Center would also defeat the primary purpose of preserving the building, since there is really no historical precedent for mixing uses at that scale from that time. Adding multiple stories of residential above would change the existing building form to such a great extent that it would be questionable as to what the preservation had really accomplished in terms of the historical fabric.

Historical Elements Within the Redevelopment Proposal

We did look at the concept of preserving the existing facades and reapplying them to the new structure, but this is extremely impractical due to the following factors:

- The manner in which the existing concrete forms are attached to the current brick frame makes it likely that removal of this material will result in significant damage to it;
- The possible presence of hazardous materials in the existing façade materials could create a health hazard;

- It appears likely that the existing panels would crumble through detachment and reattachment given the current condition of these materials, as indicated in the photos included in the report from the structural engineer;
- The dimensions of the existing storefronts are not consistent with the planned new retail space, creating a mismatch between potential salvageable material and the requirements for cladding in the new project; and
- The quantity of potential salvageable material is not consistent with the amount of storefront perimeter to be provided in the new buildings. Therefore, even if this were practicable, the amount of old façade material that could reasonably be expected to survive the process would result in just a few retail bays having this treatment. Without enough material to achieve a consistent look, the main objective of attempting façade preservation would be defeated.

Historical Elements Within the Redevelopment Proposal

Since we cannot accommodate the desire to maintain the current structure, we have tried to reflect some of the more noteworthy elements of the facades in our new buildings, particularly at the retail base. There are several features incorporated in the design of the new buildings which have been inspired by the existing architecture as follows:

1. There is a low water table tile element at the base of the existing concrete piers and under some of the storefront glass. While it is not clear whether this base tile was actually part of the original design of the Lee Center or whether it was added later, we have included a similar detail with a base of precast concrete in similar square patterning.
2. The areas above the existing storefronts feature a rectangular score joint pattern in the concrete. In the areas where the retail base of the proposed buildings is extended beyond the line of the residential above, we have again incorporated this scoring into the configuration of the cast stone patterns.
3. In select locations, the existing building features a streamline art deco fluting pattern immediately above the fabric awnings and running both horizontally across the top of the storefront glass and vertically down one side. We have a similar detail with textured block in these areas.
4. There is a fluted metal panel detail below the canvas canopies just above the existing storefront windows. Our proposed elevation incorporates a similar detail behind the signage zone above the storefront glass.

In all of these elements, we are trying to keep within the spirit of the original idea while adapting the precise design details to the context and the materials of our times. This is typical of a contextual design approach – an evocation of the past, but adapted to the present without precise copying, which can be more artificial and even misleading to current observers.

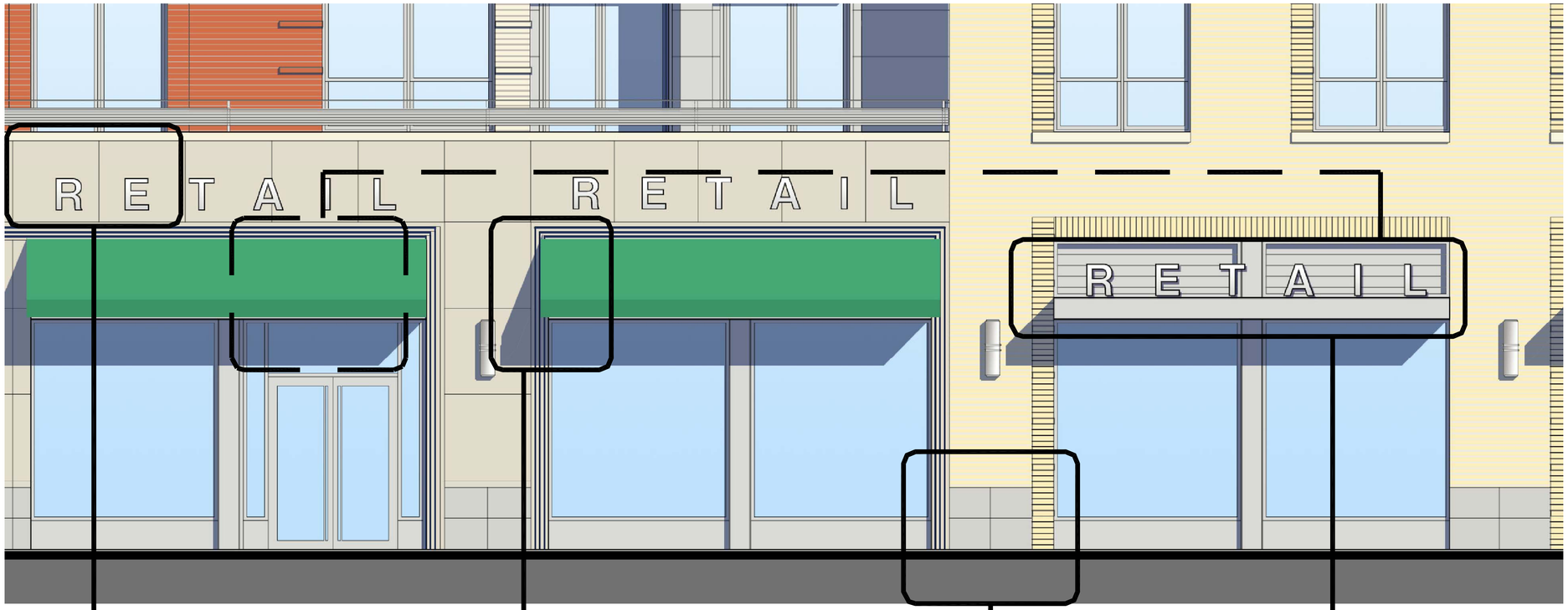
Also attached to this letter are drawings from our architect illustrating these elements. We did present these to the HALRB as well, but there was really no dialogue on them as the HALRB preferred to recommend preservation of the existing structure in lieu of this approach.

We are happy to discuss this further at your convenience.

Sincerely,

Matthew Birenbaum
Abbey Road Property Group

cc: Michael Leventhal



RETAIL FACADE DETAILS - PROPOSED PROJECT

1 RECTANGULAR PATTERN

The areas above the existing storefronts feature a rectangular joint pattern between the concrete panels. In the areas where the retail base of the proposed buildings is extended beyond the line of the residential above, we have again incorporated this joint pattern into the configuration of the cast stone base.

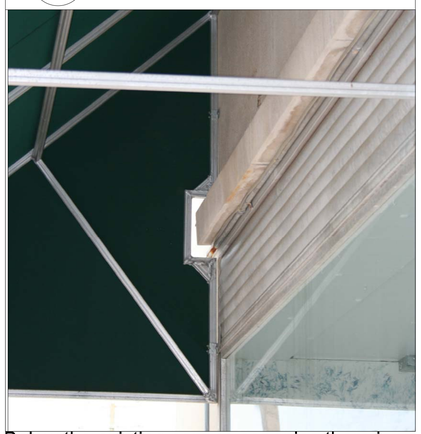
2 ACCENT MOLDING

In select locations, the existing building features a streamline art deco fluting pattern immediately above the fabric awnings and running both horizontally across the top of the storefront glass and vertically down one side. We have a similar detail with textured block in these areas

3 WATER TABLE

Lee Center has a low water table tile element at the base of the existing concrete piers and under some of the storefront glass. While it is not clear whether this base tile was actually part of the original design of the Lee Center or whether it was added later, we have included a similar detail with a base of precast concrete in similar square patterning.

4 FLUTED METAL PANEL



Below the existing canvas canopies there is a fluted metal panel detail at the top of the storefront windows. The proposed project elevation incorporates a similar detail behind the signage zone above the proposed storefront windows.

RETAIL FACADE DETAILS - LEE CENTER

2201 N PERSHING DRIVE

ARLINGTON COUNTY, VA

AbbeyRoad PROPERTY GROUP

SK&I Architectural Design Group

Scale: nts
Date: 2007-09-17

A7-02a

AbbeyRoad PROPERTY GROUP
1001 19th Street, North • Suite 1500 • Arlington, VA 22209 • T 703.247.2653 • F 703.243.3017

January 9, 2008

Lorrie Pearson
Department of Community Planning,
Housing and Development
2100 Clarendon Boulevard, Suite 700
Arlington VA 22201

Re: Lee Shopping Center, N Pershing Drive

Dear Lorrie:

I wanted to provide some additional information and analysis related to the historic preservation issue regarding the existing Lee Center.

First, to better understand the differences between the configuration and layout of the existing improvements on the site and our proposed redevelopment plan, attached is an exhibit which overlays the existing building footprints on the proposed site plan. This exhibit helps to illustrate the impact that retaining the existing building would have on our proposal. Unfortunately, preservation of the existing Lee Center is fundamentally incompatible with our plan and our efforts to create a pedestrian-friendly environment with successful retail in this location.

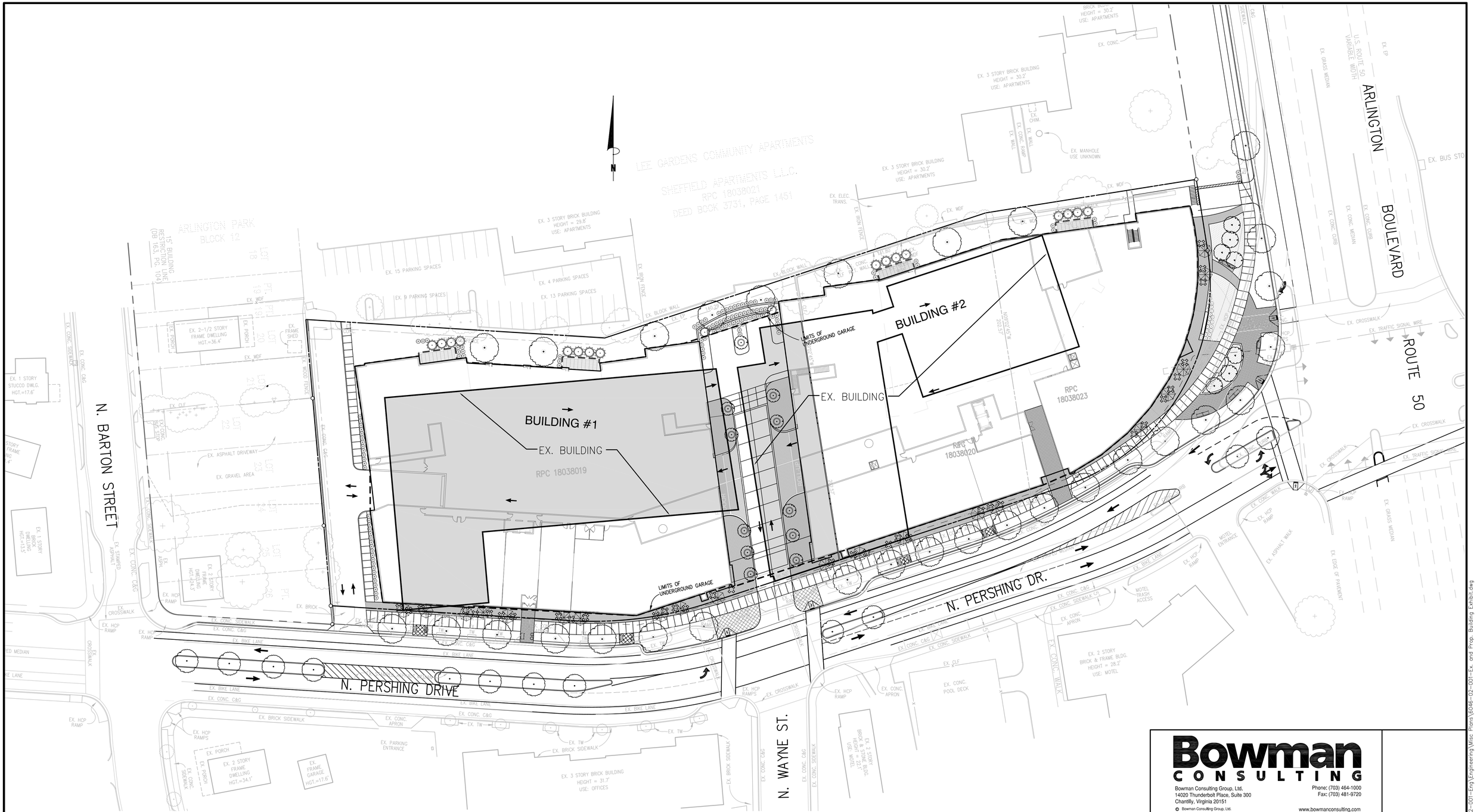
In addition, late last year, we retained Tom Genis, an expert in historic renovation, to conduct an inventory of the existing front façade materials and assess their current condition and configuration. A copy of the report he produced is attached. We then asked our architect to incorporate these materials into an alternative façade design for the retail level of our proposed building #1 (the westernmost of the two buildings which coincides most closely with the location of the existing Lee Center). A sketch of this design concept is also attached.

While we cannot accommodate preservation *in situ* of the existing Lee Center buildings within our project proposal, we would be willing to modify the architecture along the lines of this design study if this is of interest to the County. Please let us know if we can provide any further information in that regard.

Sincerely,

Matthew Birenbaum

cc: Michael Leventhal



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

No.	DATE	DESCRIPTION

REVISIONS

Bowman CONSULTING

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ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING AND PROPOSED BUILDING EXHIBIT

2201 N.PERSHING DRIVE
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 30'	DESIGNED JRG	CHECKED MSS
SUBMITTED DATE NOVEMBER 26, 2007	DESIGNED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO.: 6046-D-PR-001		
JOB No. 6046-02-001		SHEET 1

Cad file name: P:\6046 - Lee Shopping Center\6046-02-001-Eng\Engineering\Misc Plans\6046-02-001-Ex. and Prop. Building Exhibit.dwg

2201 NORTH PERSHING DRIVE, ARLINGTON, VIRGINIA
Exterior Stone Cladding Survey and Assessment
November 2007

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Flat Panels				
7.5 (observable) x 26		1	2	
10.75 x 24	3			
10.75 x 25.5				1
15 x 12.5		1 (disappears into soffit)		
15 x 12.5 with 3 x 3 "L" setback	1 (disappears into soffit)			
15 x 31.75			1	
15 x 31.75 with 3 x 3 "L" setback		1		
15 x 32.75		1		
15 x 32.75 with 3 x 3 "L" setback	1			
15.25 x 26	4 (one partially obscured by wood construction)			
16.75 x 32.75		1		
18 x 24.25				1
18 x 24.5				1
20.75 x 24.25	1			
20.75 x 24.5				1
20.75 x 32.75				2

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Flat Panels, Continued				
21 x 27.5				2
21 x 32.75		2 (8 in. deep)		
21 x 32.75				2
23 x 26	2	3		3 (1 also cracked)
25.75 x 32.75 (observed depth; disappears into window frame)		1	1	
27.25 x 9 (observed height; disappears into soffit)			1	
27.25 x 24 x 3			3	
27.5 x 28.5 observed height; metal trim overlap)	7		5	
27.5 x 29.5	2		4	6 (3 also stained)
29 x 24	5	3		1
29 x 25				1
29 x 25.5	1			1
29 x 26				2
29 x 29				1
29 x 38 x 5.5 (observed depth)	2	4		2
29.75 x 22	15	1 (also has bolt hole)	1	10
30 x 27.5 (observed depth; disappears into window frame)				2

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Flat Panels, Continued				
30 x 32.75 (observed depth; disappears into window frame)		2		
32 x 27	2			
32 x 29	2			3
33.5 x 24	1			
33.5 x 25.5	1 (partially obscured by flashing)			
34.5 x 25	2	2		16 (2 also cracked)
34.5 x 26.5	12	6 (2 also stained)	2	
34.75 x 27				2
34.75 x 29	1			3
35.5 x 24				10 (1 also cracked; 2 also stained)
35.5 x 25.5	3	1	4	2
35.5 x 32.75				1
36 x 24.25				14 (2 also cracked)
36 x 24.5	7 (1 also stained)	6		1
36 x 27.5				2
36 x 32.75	2			2
36.5 x 25				13
36.5 x 26.5	7		6	1
37.5 x 26		2		2

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Flat Panels, Continued				
37.5-.75 x 16.5	1	2		1
37.5-.75 x 27	23	3		12
37.5-.75 x 29	7	1		8
38.25 x 27	4			
38.25 x 29	4	1		
38.75 x 27	8			
38.75 x 29	17	3		
39 x 18	3			
39 x 29	1			3
39.5 x 32.75				2
39.5 x 36				1
40 x 35	1			5
40 x 36	1			5
40.5-.75 x 27	14	2		2
41.25 x 32.75	3		1	
41.25 x 35			1	
41 x 36			1	
42 x 24.25				1
42 x 24.5		1		
42 x 32.75	2	2 (8 in. deep)		2

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Flat Panels, Continued				
42 x 35			3	4
42 x 36	1		1	5 (3 also stained)
43 x 30	6	2		1
43.75 x 24.5	1 (partially obscured by flashing)			
43.75 x 32.75	2 (1 partially obscured by wood construction)			1
60 x 35 approx. length (top of west panel of Kain Building façade)				1
Beveled Cornices				
27 x 11 + 2.5-inch reveal (corner piece: 12 in. deep; end piece 24 in. long)	1			
37.5 x 8.5	19			
38.25 x 11	3			
38.75 x 11	4			
40.5-.75 x 11	9			
18 x 6.75 + 2.75-inch reveal	1			
36 x 9.5	9	5		
40 x 9.5		6 (3 also stained)		

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Beveled Cornices, Continued				
41.25 x 9.5			1 (corner piece: 12 in. deep)	
42 x 9.5	1	6 (1 also stained)	1 (corner piece: 12 in. deep)	
44.625 x 9.5	2	2		2
48 x 9.5	1			
48 approx. x 9.5 (under sign)	3			
Chevron Cornices				
29-29.5 x 10 + 1-inch reveal	2			
33.5 x 11	2			
36.5 x 11	11	1		
48.625 x 11	14	3		2
60.75 x 11		2		
Coping Beneath Chevron Cornices				
34.5 x 2.75 + 1-inch reveal	19	1		
35.5 x 3.75	8	1		
36.5 x 3.75	12			
37.5 x 3.75		1		

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Beveled Entrance Frames				
Sides of Frames:				
7 bottom, 8 top x 22 x 6 (beveled, typ.)		1		
8 bottom, 8.5 top x 26 x 6		1		
8.5 bottom, 9.5 top x 26 x 6		1		
9.5 bottom, 10.5 top x 26 x 6	1			
10.5 bottom, 11 top x 18.5 x 6			1	
32.5 bottom, 33 top x 27 x 8 (beveled, typ.)		2		
33 bottom, 34 top x 29 x 8		2		
34 bottom, 35 top x 29 x 8	2			
35 bottom, 36 top x 29 x 8	2			
36.5 bottom 37 top x 22.5 x 6 (beveled, typ.)			1	
37 bottom, 38.25 top x 26 x 6		1		
38.25 bottom, 39.25 top x 26 x 6	1			

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Beveled Entrance Frames, Continued				
39.25 bottom, 40.25 top x 26 x 6	1			
40.25 bottom, 40.75 top x 20 x 6	1			
Tops of Frames:				
36 x 8 x 5 (beveled, typ.)	4			
30 x 6 x 4	1	1	3	
36.5 x 6 x 4			2	
Scalloped Window Frames				
Vertical Panels:				
30 x 43.5 x 6.5 (observed depth to plane of window)		1		
30 x 43.5 x 7.5 (observed depth to plane of window)		1		
30 x 57.5 x 6.5	1	1		
30 x 57.5 x 7.5	1	1		
Horizontal Panels:				
34.75 x 11 x 4 (observed depth)		1		
40.5-.75 x 11 x 4	1			
51 x 11 x 4		1		

Unit Dimensions Width x Height (Inches); 4-inch Depth Typical Unless Otherwise Noted	***# w/ No Visible Imperfections***	***# Chipped / Cracked***	***# Stained / Discolored***	***# w Blemishes, Bolt Holes, Penetrations***
Scalloped Window Frames, Continued				
45.25 x 11		1		
56.25 x 11		6		
60.25-.5 x 11		4		
Projections Over Windows				
34.5 x 5.25 x 3	16	4		
36.5 x 5.25 x 3	5	6	2	
40 x 5 x 4			6 (2 also cracked)	
42 x 5 x 4			6 (2 also cracked)	
Projections Over Blocked-Up Windows				
36 x 5 x 4	3		11 (2 also cracked)	

Surveyors Notes:

1. All dimensions must be field checked prior to selection of specific pieces to be incorporated into new construction.

2. In the cases where dimensions were noted as "observed," stone cladding extends into the building to a depth which could not be determined.

3. The top of the west panel of the Kain Building façade was inaccessible and its length is estimated.

4. The beveled cornice under the sign was inaccessible and its length is estimated.

2201 NORTH PERSHING DRIVE, ARLINGTON, VIRGINIA
Exterior Stone Cladding Attachment
January 2008

On Monday, January 7, 2008, Fred Schumacher and his assistant, Jose, erectors serving Arban & Carosi, Inc., removed a stone panel from the breezeway façade of the Kain Building just above the tile base course. Following the panel's removal, I observed the following:

1. The stone panel removed measured 32 inches high by 18 inches wide by seven inches thick.

2. The substrate for the stone was haphazardly laid brick fully set in mortar.

3. At the top center of the brick substrate, approximately 1/2 inch from the bottom of the adjacent stone immediately above, a single 1-3/8-inch-wide, approximately 1/16-inch thick metal clip extended out from the brick a length of 2-1/4 inches. Of this length, 1-1/2 inches was horizontal, and 3/4 inch was bent approximately 30 degrees below the horizontal. The depth to which the clip extended into the brick substrate could not be observed. Due to the thickness and corresponding weight of the stone panel, it is conceivable that a single metal clip was also used at panels larger in face area, typically four inches thick. A second clip may have been used if required to fix wider panels horizontally. This, however, could not be observed due to the erectors' opinion of the difficulty of removing a second, larger panel.

4. On the inside face of the removed stone panel, 1/2 inch from the top of the panel, was a slot corresponding in size to the metal clip, horizontal across the first 2-1/4 inches and disappearing into the stone at the same 30 degree angle below the horizontal.

5. The entire inside face of the stone panel was fully mortared to the brick substrate prior to its removal.

6. It is this observer's opinion that the clip was used to fix the panel in place during the setting of the mortar and the grout in joints with adjacent panels.

7. It is the erectors' opinion that the remaining stone panels are similarly attached by one or more metal clips, fully mortared to a masonry substrate.


Chevron cornices on copings
Beveled entrance frames
Beveled cornice
Scalloped windeow frames
Flat panels
New water table
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL