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November 1, 1985

Arlington County Board  
Court House  
Arlington, Virginia 22201

SUBJECT: Z-2293-85-HD Request for  
Historic District Designation of the  
Clarendon Citizens' Hall at 3211  
Wilson Boulevard.

Recommendation: Approve the request  
for designation of the Clarendon  
Citizens' Hall at 3211 Wilson  
Boulevard as an Historic District.

Dear Board Members:

The Historical Affairs and Landmark Review Board heard the subject case in a public hearing at its regular meeting on June 19, 1985. Ms. Jody Gebhardt gave the staff report for the property, noting that the Review Board had recommended proceeding with Historic District designation in March 1985, and that the Planning Commission had voted to deny an endorsement of Historic District designation in April 1985. Mr. Bingham Burner, owner of the subject property, spoke in support of designation, noting that in March 1986, he will have been in the building for fifty years. Ms. Ann Felker, representing Ashton Heights Civic Association and herself, spoke in support of designation, and read a statement from Ivan Washburn supporting preservation of the building.

Mr. Cohen questioned why the Review Board was proceeding with designation, given the negative reaction of the Planning Commission. Mr. Allard suggested that the Review Board wait until they could proceed with all of Clarendon as a district. Ms. Lee responded that there were two approaches to the issue: to go building by building or to wait until the entire district could be done, during which time some buildings could be lost. Mr. Hoagland stated that the subject property was a key building in the development of Clarendon, and that the Planning Commission had acted without the benefit of the Clarendon report for context.

Mr. Cohen stated he was still dismayed by the Planning Commission's reaction, and moved that the vote on designation be tabled on the basis of timeliness. The motion died for lack of a second. Ms. Ramirez moved, seconded by Ms. Schaeffer, that the Review Board recommend to the County Board

that the Clarendon Citizens' Hall be considered for designation as an Historic District under Section 31A of the County's Zoning Ordinance. The motion passed by a 12-1 vote, Allard, Chambers, Collins, Cude, Fleet, Hoagland, Keune, Lee, Ramirez, Saulmon, and Schaeffer voting in favor. Mr. Cohen voted against the motion. A statement in support of designation is attached to this report.

Respectfully submitted,

HISTORICAL AFFAIRS AND LANDMARK  
REVIEW BOARD



Jody Gebhardt  
Coordinator

September 24, 1985

TO: The County Board of Arlington, Virginia

FROM: Larry J. Brown, County Manager *[Signature]*

SUBJECT: Request to Advertise for the November 16, 1985 public hearing  
Historic District Designation for the property at 3211 Wilson  
Boulevard (Clarendon Citizens' Hall)

RECOMMENDATION: Authorize on the Board's own motion, for a November 16, 1985  
County Board public hearing Historic District designation for  
the property at 3211 Wilson Boulevard (Clarendon Citizens'  
Hall)

ISSUE: Potential conflict with adopted policy for redevelopment in the  
Clarendon Station Area as set forth in the Clarendon Sector Plan.

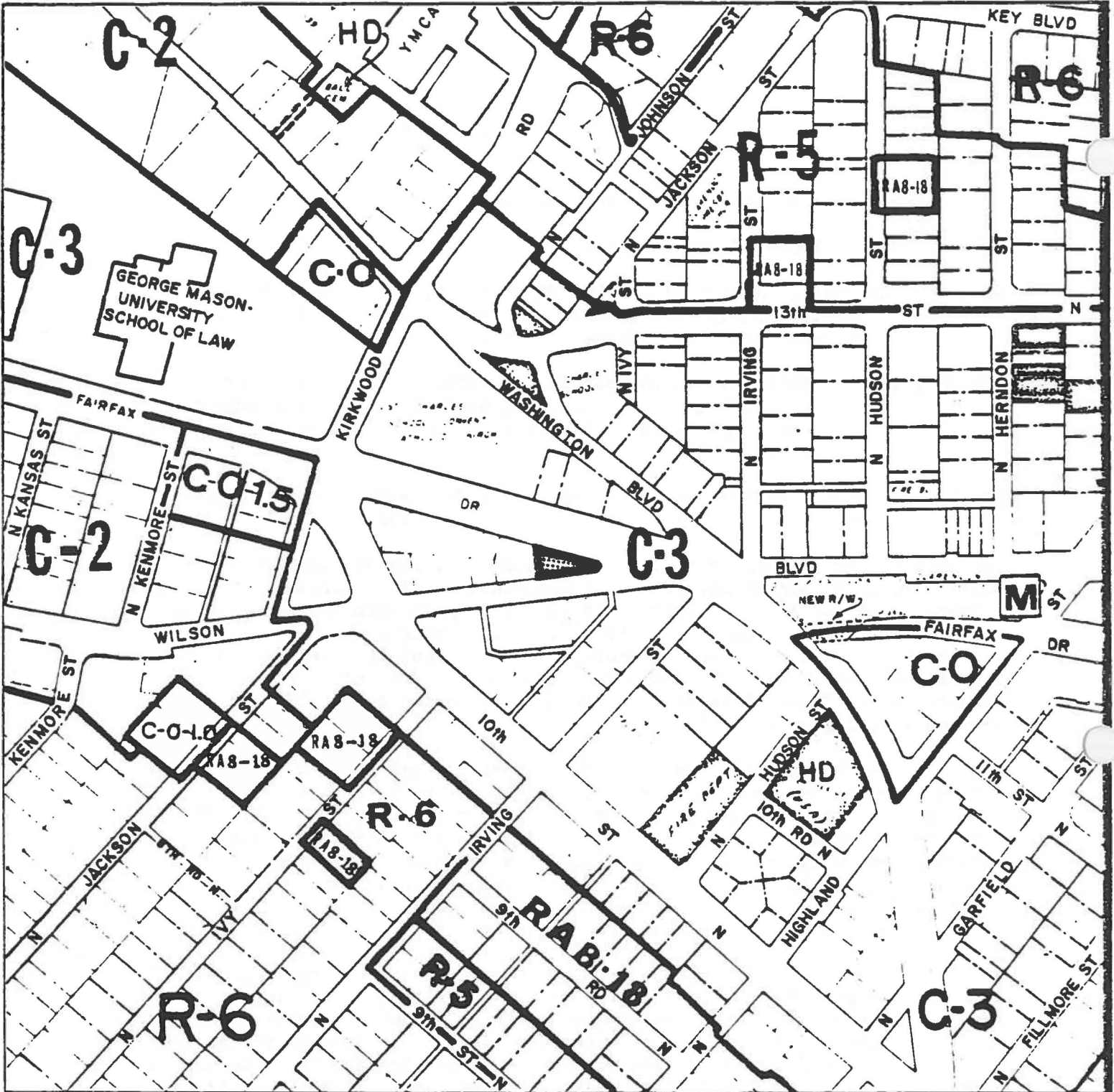
BACKGROUND: The subject site is a 6697 square foot parcel located on the  
north side of Wilson Boulevard at its intersection with Fairfax Drive in the  
Clarendon Station Area. The property is owned by Bingham and Pearl Burner,  
who initiated the request for Historic District designation. The subject site  
is currently zoned "C-3" and is shown as "Medium Density Mixed Use" on the  
General Land Use Plan. The property consists of a two and a half story  
stuccoed steel frame, tile wall building, constructed circa 1921 and now  
housing a drying cleaning business.

At its public hearing on June 19, 1985, the Historical Affairs and Landmark  
Review Board heard public testimony in support of Historic District  
designation. The Review Board voted 12-1 to recommend to the County Board  
that the Clarendon Citizens' Hall be designated as an Historic District. The  
Review Board noted in its recommendation that although it has undergone some  
alteration, the Clarendon Citizens' Hall played a significant role in the  
early development of the Clarendon area and has been a well known visual  
landmark in Clarendon since its construction.

DISCUSSION: The subject property is located in the Central Clarendon Sub-  
area of the Clarendon Station Area. The Clarendon Sector Plan identifies this  
area as the major focus of redevelopment in the Clarendon Station Area. Based  
on the development potential of the subject parcel as indicated by the General  
Land Use Plan designation of "Medium Density Mixed Use" and "C-3" zoning, the  
site is currently underdeveloped. Historic District designation would in  
effect discourage redevelopment of the site. However, the building, formerly  
known as the Hurt Cleaners Building, has been identified in the Review Board's  
report, Historic Resources in the Clarendon Commercial District, as a key  
structure in the development of the Clarendon commercial area. In addition,  
the owners, Bingham and Pearl Burner, have requested Historic District  
designation for the property. Because of the historic significance of the  
Clarendon Citizens' Hall and the owners' desire to have the property  
designated an Historic District, staff recommends that the County Board  
authorize advertizing the subject site for public hearing for Historic  
District designation at its meeting of November 16, 1985.

STAFF: Jody Gebhardt, Comprehensive Planning

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*[Handwritten signature]*



**Proposed Historic District  
(Request to Advertise)**

**Clarendon Citizens Hall  
3211 Wilson Blvd.  
(HD117-85-1)**

Department of Community Affairs - Planning Division

**NORTH**

scale:  
**1" = 300'**

Report of the Historical Affairs and Landmark Review Board  
on Designation of the Clarendon Citizens' Hall as an Historic District

On March 20, 1985, the Historical Affairs and Landmark Review Board voted to proceed with the Historic District designation of the Clarendon Citizens' Hall. This property was cited as a "significant" property in the report Historic Resources in the Clarendon Commercial District. It was also recorded in 1983 by Susan Sherman according to the standards of the Historic American Buildings Survey of the U.S. Department of the Interior.

Built in c1921, the Clarendon Citizen's Hall is one of the key buildings in historic Clarendon, a streetcar suburb which came into prominence of the turn of the century. The Clarendon Citizens' Hall served as the home for a variety of citizens' organizations, including the Clarendon Citizens' Association, the Third Volunteer Fire Department, and the library of the Womens' Civic Club of Clarendon. It later served as home to The Chronicle and The Arlington Press, two early community newspapers. Around the Clarendon Citizens' Hall, the commercial heart of Clarendon developed, emerging as a magnet for shopping in Arlington in the 1920's and 1930's.

In its deliberations on this property and others, the HALRB takes seriously its responsibility to study properties of local as well as state and national significance. Local historical significance is a common standard for the preservation of buildings and areas throughout the nation. Local significance is a standard that was set by the U.S. Department of the Interior in its implementation of the 1966 National Historic Preservation Act and subsequent federal preservation legislation. The HALRB has sought to evaluate properties against a knowledge of the historical development of the county since the eighteenth century. We feel that Clarendon is one of those areas of county-wide significance. The Clarendon Citizens' Hall is one of the most significant buildings in Clarendon and an essential element in contributing to the public's understanding and appreciation of the County's history.

Guided by its "Procedures for Designating Historic Districts and Landmarks," the HALRB concluded that Clarendon Citizens' Hall was eminently worthy of historical designation. The HALRB made this recommendation based on criterion #1, the role of the building in the "development, heritage, or cultural characteristics of the County." The HALRB was also guided by criterion #7, "its unique location that makes it an established or familiar visual feature." The location of the property at the intersection of Fairfax Drive and Wilson Boulevard for more than 60 years has endowed the property with a strong visual identification with historic Clarendon.

We would also like to note that the owner of Clarendon Citizens' Hall supports our recommendation for Historic District designation and, in fact, requested designation.



# Clarendon Historic Properties Survey



PROPERTY NAME Hurt Cleaners Building		Significant	CHS 129
LOCATION 3211 North Wilson Boulevard			
OWNER Bingham F. and Pearl E. Burner			
OWNER'S ADDRESS 120 North Irving Street Arlington, VA 22201			
FORM COMPLETED BY Staff, Planning Division			
ADDRESS Arlington County Department of Community Affairs 2100 14th Street North Arlington, Virginia 22201			
PHOTO BY Staff, Planning Division	DATE 1983		
VIEW East Facade			
PRESENT USE Service commercial and office use	Lot size 6,697 sq. ft.		
STYLE OR CULTURAL PERIOD Early Twentieth Century Commercial			
SIGNIFICANT DATES/ALTERATIONS Built 1921			

## PHYSICAL DESCRIPTION

The Hurt Cleaners Building is a two and one-half story L-shaped structure measuring 26 feet by 50 feet. The foundation is concrete block with steel framed walls covered with stucco painted white. The double hung one over one wood sash windows are symmetrically spaced at the second floor level. The front facade consists of a two bay storefront flanked by single bay entryways. The hip roof with slightly flared eaves is covered with metal shingles. The north, east and south faces of the roof have gabled dormers.

## STATEMENT OF SIGNIFICANCE

The Hurt Cleaners Building is a key structure in the development of the Clarendon Commercial area. Originally the site of Ives Funeral Home, the present structure was built in 1921 as the Clarendon Citizens' Hall, modeled after the Clarendon Trolley Station which stood opposite. The Citizens' Hall provided space for community activities, the first volunteer fire department and the second library, run by the Women's Civic Club of Clarendon. In 1929 the property was sold to Frank Ball, and was used to publish The Chronicle, a weekly newspaper. Later uses included a barbeque, service garage and pool hall. The Burners purchased the property in 1954.

## Legal description:

Part Lot 154, Center Clarendon