

May 20, 1987

**TO:** The County Board of Arlington, Virginia  
**FROM:** Anton S. Gardner, Acting County Manager  
**SUBJECT:** Historic District Designation for the Dan Kain Building, 3100 Washington Boulevard (Z-2330-87-HD).

**RECOMMENDATION:** Approve Historic District designation for the Dan Kain Building, 3100 Washington Boulevard (Z-2330-87-HD).

**ISSUES:** None

**BACKGROUND:** The subject property is a 4,551 square foot parcel improved with a two-story structure built in 1945. Located adjacent to the Arlington Post Office Historic District (HD-115-84-1), the property is shown as "Government and Community Facilities" on the General Land Use Plan, and is zoned "C-3".

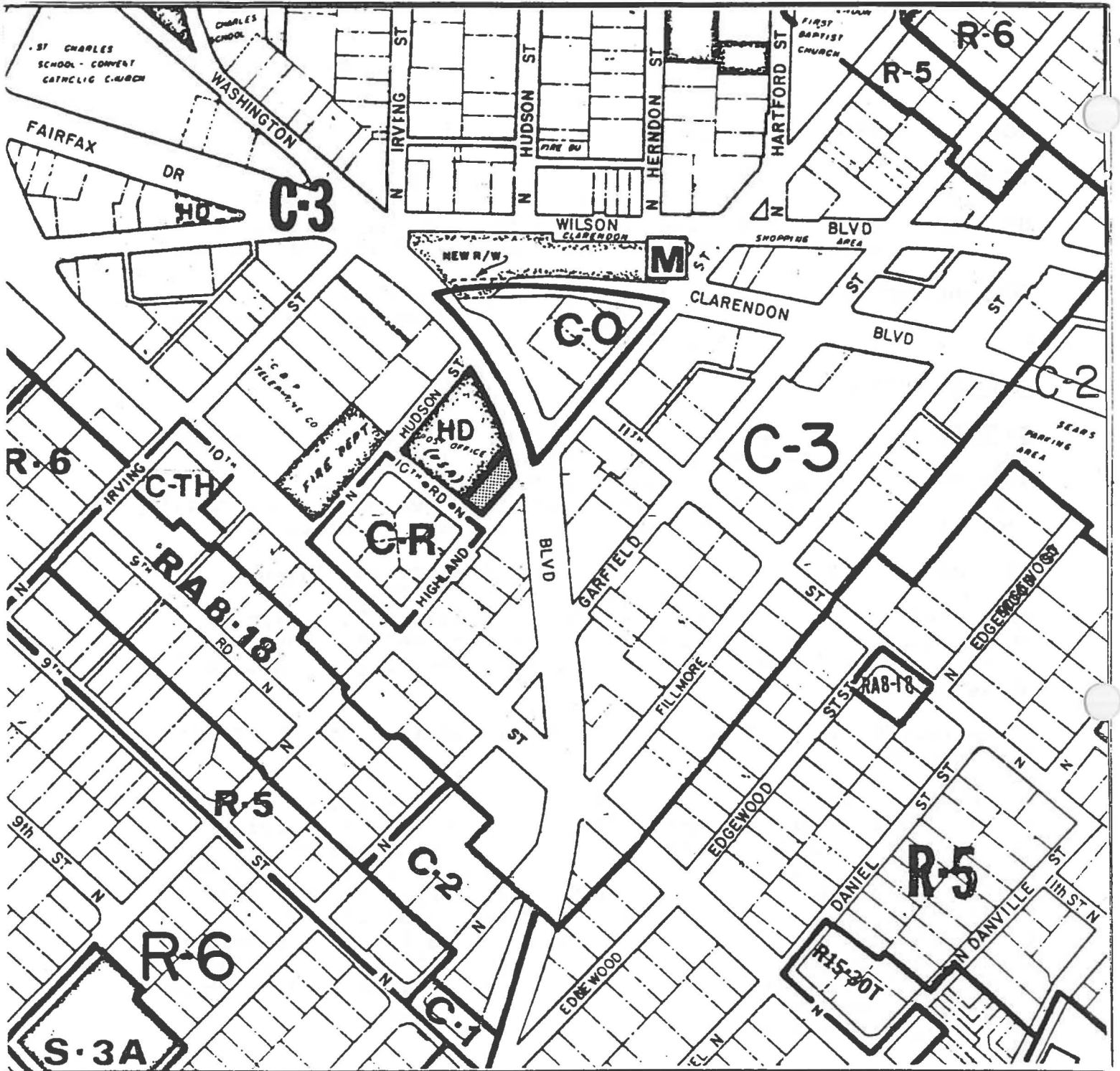
The request for Historic District designation, initiated by the Historical Affairs and Landmark Review Board (HALRB), is supported by the property owner, Mr. Dan Kain. Following endorsement by the Planning Commission, the HALRB voted unanimously at its March 18, 1987, public hearing to recommend designation.

**LEGAL DESCRIPTION:** Part lots 200-205 inclusive, Moore's Addition to Clarendon.

**DISCUSSION:** The HALRB has found the Dan Kain Building to be architecturally and historically significant. The building design represents the culmination of the Streamline Moderne architectural style in Clarendon, providing a clear architectural statement in a functional commercial building. The Dan Kain Building is also significant as the design prototype for the Olmsted Building. The major features of the Streamline Moderne style found in the Dan Kain Building are incorporated in the Olmsted's Post-Modern style. The Olmsted Building was designed to be architecturally compatible with the historically significant structures in Clarendon.

Historic District designation protects a historical resource by placing an overlay zone on the existing land use and zoning categories. The underlying land use and zoning may be changed while the Historic District overlay zone remains in force. After designation the property owner will apply for a Certificate of Appropriateness from the HALRB for review of exterior changes to the structure or site, including demolition.

Staff concurs with HALRB's recommendation to the County Board to designate the Dan Kain Building as an Historic District.



**PROPOSED HISTORIC DISTRICT**  
**Z-2330-87-HD**  
**Dan Kain Building**  
**3100 Washington Blvd.**

