

For HALRB (*circle those present*): **Charles Craig, Andrew Wenchel, Joan Lawrence, Sara Steinberger, Dick Woodruff, Carmela Hamm, Gerald Laporte, John Peck, Mitchell Zink**

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

Case # SP-339 Amendment Agenda Item # 7

Application Complete

Application Incomplete

Applicant(s): Regency Market Common

For Applicant(s): Matthew Allman (Walsh Colucci), Benjamin Keeney (Antunovich Associates), Devin Corini (Applicant Clarendon Regency IV)

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

Design Recommendations:

1. HALRB strongly supports activation at the rooftop of the Engraver's Building.
2. Option C is the most unresolved of the ones presented. The vertical element and the new color (black) above the ground level doesn't relate well and seems unresolved.
3. The clean and contemporary portion of the building that swoops up to meet the Whole Foods block is the most successful expression.
4. Please bring material samples to all future meetings.
5. Renderings or drawings that show the subtle architectural details of the Engraver's Building (fluted columns, limestone panels) would help in determining adjacent building compatibility.
6. Project architecture can emphasize what is unique about Clarendon (legacy of an art deco/moderne style for small commercial buildings) and this historic building, and this aspect needs more emphasis.
7. Wilson Boulevard character used to be (and should continue to be) a procession of horizontal elements (buildings, masonry courses, ribbon windows) and vertical elements with blade signage. Explore this legacy in the project.
8. Show a rendering that explicitly references the red brick of the Engraver's Building so the HALRB can evaluate the option.
9. Show a rendering that pulls the face of the new building above Engraver's back the full 19' to the party wall so HALRB can evaluate this as an appropriate treatment.
10. Having roofdeck and alley activated space that relates will be important, but not necessarily by altering the building.
11. Simple massing and material solutions preferable to multiple volumes and mixing too many materials on this corner. Take cues of simplicity from the Engraver's Building.

12. The setbacks from Wilson are a successful strategy.
13. If different colored materials are desired for the new construction, consider juxtaposition of black/gray as opposed to the black/black currently proposed in Option C.
14. If cantilever is kept, consider creating a colonnade of dropping an element to anchor the corner, without actually punching a structural column through.
15. Staff proposal of a curved building wall above not supported as it introduces a new element (curve) that may exist elsewhere in Clarendon, but that does not exist on this block. HALRB finds it confusing for the overall composition.
16. Five of nine members rejected punching openings in alley wall. Two open to consideration.
17. HALRB supports retention and reuse of the Conklyn's sign in a new location within the project area. Will review details at next meeting.

Findings:

- Attend next DRC meeting—November 1st
- Send to HALRB

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.