



The Lyon Village

Bulletin

May 2004

Lyon Village Citizen's Association
Arlington, VA
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Family Fun in the Sun

The County sponsors a number of family oriented events that are listed below. To Register for the following activities Call 703-228-4747.

May 16—1-2 pm. Slug Fest: What elementary school child or gardener could pass this up? Come to the Nature Center to learn fascinating facts about **slugs and snails**. Meet at GULF BRANCH NATURE CENTER, 3608 N. MILITARY RD. Fee: \$2

May 8—1 pm-4 pm. **Bike Ride:** Ages 11 and up. A moderately strenuous 18-mile loop over the Arlington County Bike Trail System. Trip, includes the Potomac River shore, views of the downtown DC area, Washington National Airport, Four Mile Run, Barcroft Park, Bon Air Park and much more. Bring your own bike, plenty of water, a snack, and a helmet. Meet at BLUEMONT PARK, 601 NORTH MANCHESTER ST. Free; registration is required.

May 8—8 am-12 pm. Arlington's **9th Annual Walk for the Animals**, (rain or shine) helps Arlington's homeless animals. The 3-mile loop walk begins and ends at Bluemont Park. Dogs and people only. There will be plenty of pre-and post-Walk events. Register now (703-931-9241) and start collecting pledges!

May 10—7-9 pm TJ Middle School. **Workshop** sponsored by the County Office of Emergency Management and the Citizen Corps Council. **Entirely in Spanish**, the workshops will help participants understand how to prepare themselves and their families for emergencies and incidents. Participants can also sign for the Arlington Alert and the County's Community Emergency Response Team (CERT). The Hispanic Committee of Virginia and the Hispanic Parents Association support this event. Share the news.

May 11—7:30 am-5 pm. Birding Trip Adults. View the great variety of bird life in our region. Dress for the weather, bring binoculars, a bag lunch, and snacks for the day. Van leaves from the Lubber Run Recreation Center parking lot. Fee. \$20

May 12—11:45 am-12 pm. Gulf Branch Nature Center. Ages 1.5 through 2 years with an adult. Discover nature with hands-on learning songs, crafts, finger plays and mini-hikes. Adults must remain during the entire program. Fee: \$3/child or adult.

Monday, May 10 Meeting, 8 pm, Community House:

Historic Preservation Tax Credits; Update on Baptist Church Proposal

1. **Historic preservation.** We have invited Michael Leventhal, the County's Historic Preservation Coordinator, to describe the Virginia state tax credit program for house renovations available to Lyon Village homeowners, since we are part of an historic district (see further information below).
2. **Update on Baptist Church proposal.** Mary Renkey, who is chairing a committee of residents opposed to the Baptist Church proposal, will update us on developments (see information next page).

May Program

Historic Preservation Tax Credits

When Lyon Village received special Virginia designation and then was added to the National Register of Historic Places several years ago, owners of "contributing" houses in Lyon Village became eligible for Federal and state tax credits for qualifying house renovations. Several Lyon Village residents have used the credit program, found it relatively easy to qualify, and found it much to their financial advantage.

We have asked Michael Leventhal, the Arlington County official who handles all the paperwork, to explain the program. As part of a panel we also hope to include a Lyon Village homeowner or architect who has gone through the program explain their experience.

For most Lyon Village homeowners, the most relevant credits are the state credits (the Federal credits are available only to investor owners). Under the state program, you may be eligible for the tax credits if you have a "contributing" house (over 50 years old) and your reinvestment exceeds 25% or more of the tax assessment for your house. (Please note that the 25% threshold is based on the *house part* of your assessment, which is much lower than the full assessment, which includes the value of both the house and land). Once you meet the threshold, then the full value of the qualifying reinvestment is eligible for the tax credit (not just the part that exceeds the 25% threshold). For most Lyon Village houses, a qualifying renovation of \$50,000 will likely meet the threshold. If you don't know your current assessment, you can find it on the County's web site.

The state tax credit is equal to 25% of the qualifying restoration expense. Qualifying restoration expenses may include such items as architects fees, a new roof on the house, updating the plumbing, new kitchen cabinets and granite countertops, new HVAC system, new electrical, updating the bathroom, replacement of siding, correction of structural deterioration, etc. While the cost of building a new addition to your house generally will not qualify, the renovations to the existing house often associated with an addition likely will, such as renovation of the old kitchen next to the new family room. Generally new kitchen appliances will not qualify, but some that are in the form of permanent fixtures may. A key requirement is that you maintain the architectural defining characteristics of your house, but this does not appear to be difficult to meet.

You have 10 years to use the tax credit. Thus, depending on the value of your qualifying renovation and your tax situation, the credit may offset your state income tax obligation for several years to come. If you have recently completed a renovation, you may still be able to qualify for the credit.

The general paperwork is handled by Arlington County staff, and final approval must come from state officials in Richmond. For more information, call the County's Historic Preservation Program Office at 703-228-3812.

Your Community Emergency Response Team (CERT) offers the following items to enhance your basic preparedness kits. These can be found in outdoor adventure stores. Adventurers know its cool to be prepared. Or go online and type CERT supplies.

For Kids: construction hard hats, 2nd story rope safety ladders, compass/thermometer, ID card and contact information laminated, snap light sticks, NASA space food, juice packs.

For Adults: hands-free cell phone attachment, binoculars (night vision for the person who has everything!), TV, radio, lantern battery operated device, head lamp (itty-bitty bed light's bigger brother), camp lanterns, 2-way radios, NOAA weather-alert radio, multi-purpose pocket knife comfort food, and beverages.

Rummage Sale: Community Methodist Church, Key and N. Bryan St. June 5, 9 am to 2:30 pm.

LV Women's Club Morning Coffee Social. May 21, hosted by Lora Polari-Welbes, 9:30-11:00am. Join a great group of neighborhood women to chat, relax, exchange information, have fun. RSVP LWVC@comcast.net or call Claire 703-465-8393.

Participate in North Track development. The County Board earlier this year approved a master plan for recreational development on the North Track near Crystal City. It will cost an estimated \$94.5 million to complete.

Three subcommittees have been formed to oversee implementation of the plan: Indoor Implementation, Outdoor Implementation, and Environment. The County Manager's CIP proposes full funding for the first phase of North Tract (\$50 million in this year's bond), which includes the indoor facility with the fitness and aquatics complex. The Indoor Subcommittee will be seeking to develop a design for construction leading to projected groundbreaking in the spring of 2006 and an opening date of summer 2007. The outdoor subcommittee will be developing plans for the 2 lighted synthetic grass rectangular fields and public spaces that are part of phase 1.

If you would like to participate, the County staff contact for the Implementation Oversight Committee effort is Erik Beach in the Department of Parks, Recreation and Community Resources (703-228-3318, email ebeach@co.arlington.va.us). Lyon Villager Doug Ross is chairing the indoor subcommittee (703-528-6386, email: swim_48@yahoo.com).

New business: Mosaic Makers, a walk-in mosaic studio, has opened at the Garfield St. corner of 3033 Wilson Blvd. The studio has an array of wood and glass surfaces and colorful selection of glass and ceramic tiles, and offers individual instruction on mosaic techniques and weekly advanced classes. For more information, see www.mosaicmakers.com.

Baptist Church proposal

We received a presentation on the Baptist Church proposal at our April 12 meeting. A relatively large crowd of over 60 persons braved a heavy rain to attend. At the conclusion of their presentation, members present discussed the proposal and unanimously passed a resolution opposing the proposal. More specifically, the resolution expressed a willingness to work with the church to explore other options for development of the commercially zoned portion of the site to allow affordable housing and a church within the 55 foot height limit allowed by sector plan for that portion of the site, and opposed the requested land use change and the requested rezoning of the residentially zoned (R-5) portion of the site. The current church sanctuary and steeple are on the commercially zoned part of the site; the church school building, which houses the daycare center, occupies the majority of the site and is zoned low density residential (R-5).

As indicated in previous issues of the Bulletin, the church as asked for a land use change for the entire site, a rezoning of the residential portion to commercial and possible rezoning of the commercial portion to another commercial zoning district, and approval of a site plan proposal for a 10-story residential building that would include affordable housing units and a new, smaller church. The commercially zoned portion of the site does not meet the minimum area for a site plan project (hence the request for a rezoning), and the proposed height and density of the residential building substantially exceed what is allowed by-right under the current commercial zoning.

The proposal is now going through the County's site plan review process, even though no decision has been made by the County with respect to the requested change in land use plan and rezoning (this is normal). The first site plan review meeting is set for Thursday, May 13 at 9 pm, with the place not yet announced. There will likely be several additional site plan review meetings to review building design, location of garage entrances, etc. The proposal will then go to the County's Planning Commission, which will make a recommendation to the County Board on the land use and rezoning issues and proposed site plan. The County Board will make the final decision on all three issues. If approved, the land use change and rezoning would represent the first expansion of the Clarendon commercial district into low-density residentially zoned land since the Clarendon Sector Plan was approved in 1984, and set a troublesome precedent for expansion of the commercial district on other sites along our residential edge.

We will post additional information about the process, time and place of meetings, etc., on our web site at www.lyonvillage.org. Mary Renkey is heading a committee of concerned neighbors. If you would like to help, including with the petition the committee is circulating, please call Mary at 703-522-3952.

Village Market

LADIES CLOTHES (14-16) Professional and dressy clothes; excellent condition. Email Lee: alnesq@yahoo.com to see/try them in Lyon Village.

PARIS, FRANCE 3-room apartment for rent on weekly basis. Centrally located, fully furnished apartment in the exclusive area of the 7th Arrondissement, near the Eiffel Tower and all museums. \$900 per week for 2 or \$1,100 per week for up to 4 people. Email Lee at alnesq@yahoo.com for details. (No smoking, children under 10 or pets.)

MOVING SALE: 6 Finnish Stendig arm chairs in high gloss mahogany, spindle back and sides; medium blue Spinneybeck leather seats, excellent condition, \$1,500; Plow & Hearth beige & green wicker love seat, chair, coffee table with glass top, forest green cushions, 2 years old, cost \$1,500 new, \$500; Brown Jordan 60" round frosted glass and beige metal table, \$200; Brown Jordan adjustable lounge chair with forest green full cushion, \$100; all offers considered; Call Ken at 703-919-9989.

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