



LYON PARK COMMUNITY CENTER CAPITAL IMPROVEMENT PLAN

Adopted by the
Board of Governors
April 14, 2005

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Existing Conditions

➤ **GROUNDS:**

- Play equipment
 - New swings were installed October 2003. They are in excellent condition with a wood chip play surface.
 - The Doughnut Swing takes a lot of park space, especially in the area used for the Halloween Bonfire.
 - The Jungle Gym Playground Equipment is in good condition and approximately 8 years old. It has a sand play surface which was replenished in Spring 2004.
 - Easement - There is a sign referencing an easement which may or may not be required (Peggy to confirm status of easement).
- Lighting
 - Portico light and security light above portico operate on a dusk-to-dawn timer.
 - Light above garbage can area on motion sensor; switch located inside in storage area on stair landing near attic.
 - Light on stairway to cellar w/ motion sensor installed 2004.
 - Few official functions after dark; street lighting provides some lighting
 - Very limited lighting for pedestrians cutting through the park after dark on way home from Metro.
- Signage
 - Bulletin board serves purpose reasonably well, looks OK except for severe tilt
 - 2 monument signs which state the park is "maintained by the community" could be replaced with new signs which use the same type face and graphics which adorn the neighborhood entrance signs.
- Fencing
 - No fencing exists, but may consider using split rail fence at corners of park along Pershing Dr where slope is steep to encourage users to enter the park at designated areas.
- Drainage
 - Much of the interior portions of the park has poor drainage and remains soggy for days after a heavy rain, though there is no standing water.



➤ **LANDSCAPING**

- Trees and shrubs
 - 19 mature oaks, varying condition from excellent to in need of pruning to possible removal.
 - Glorious Old Willow Oak near Fillmore and Pershing has been registered by Arlington County as a notable tree.
 - Mixture of other trees and shrubs including white pines, hemlock, cedar, a rose bush, several bamboo clumps, yews, Buford and Foster hollies, azaleas, hydrangea, and camellia.

Existing Conditions, cont.

- Array of plants appear to be in keeping with those found to do well in Mid-Atlantic region.
- Large shrubs need pruning.
- Flower beds
 - Lack edging, mulching, regular maintenance
- Focus improvements around community house to minimize maintenance



➤ **DECKING AND WALKS**

- Entrance to Caterer's Kitchen OK, could be cleaned.
- Entrance on Fillmore St repaired and painted in spring 2004
- Entrance from park
 - uneven concrete presents tripping hazard
 - step from Fillmore St is very high
 - Ramp is too steep and does not have a hand rail
 - Large wood-chipped area needs a permanent solution; timbers may present a trip hazard; people are unsure if it is safe to walk on or meant to be a flower bed.
- An informal cut-through path transverses the entire park diagonally where residents regularly walk to and from the Metro. This path has no formal improvements.

➤ **STRUCTURAL**

- Foundation
 - There are known issues with the foundation sinking under the double doors on the East side.
 - Previous investigating revealed unusual construction design, in which the floor joists, footers, and foundation are encased in concrete as a single unit.
 - Prior estimate to shore up foundation: \$5-10K.
- Basement/crawl space
 - Dirt floor prone to moisture
 - Floor drain in areaway becomes clogged and floods the floor.
 - Loblolly columns added recently in attempt to stabilize floor, but they may rest on bare earth.
- Unclear whether floor is safe for dancing

➤ **ROOFING, SIDING AND GUTTERS**

- The asphalt shingle roof is approximately 24 years old.
 - Roof was replaced in March 1981 by Picquet Roofing using 220-lb fiberglass shingles (20 year warranty).
 - old roof was torn off and replaced as part of the work, so there is only one layer of shingles on the existing roof.
- White, 4" lap vinyl siding
- Soffits enclosed with white vinyl, non-venting
- Siding over original stucco finish which may have been damaged with installation of furring strips. Wendell Brown indicates stucco was very expensive to maintain.
- All fascia are wrapped with white aluminum
- Gutters are supposed to be cleaned yearly.
- There are no gutters on the portico at the North entrance

Existing Conditions, cont.

- Downspouts are connected to underground piping, which presumably connects with sewer.
- Exterior is generally dirty with a few minor areas in need of repair
- Exposed plumbing vent outside of front kitchen is unsightly
- The electrical service drop is on the south-east corner of the original structure.

➤ **DOORS & WINDOWS**

- Windows
 - 14 original wood windows on the main level
 - white aluminum storm windows were added at some point, but one window is missing them.
 - The original palladian window on the second floor has been defaced by removing the circular portion to allow for the installation of exterior floodlighting. Fortunately, the original window frame remains.
 - 2 windows on the kitchen addition are wood with utilitarian wood screens.
- Doors
 - Main entrance door on park side is metal with wood sidelights. The sidelights have been broken repeatedly by errant baseballs from the park
 - Double doors on Fillmore St side are metal and do not operate properly due to failing foundation
 - Double doors from kitchen addition are wood with glazing on top.
 - Doors to basement are non-standard and have padlocks instead of locking door knobs.

➤ **PLUMBING**

- General
All of the plumbing in the House's two kitchens and two bathrooms is generally in serviceable condition, though much of it is dated. All supply piping is copper, but there are no shut-off valves at most of the sink connections. Waste piping is mostly cast iron in the original structure with PVC connectors at the sinks, and copper piping in the kitchen addition. Most piping is exposed and not concealed in walls.
- Front (little) Kitchen
double-basin cast-iron sink in fair condition
new faucet
no garbage disposal
- Caterer's Kitchen
large single basin cast-iron sink in fair condition
cheap faucet could be replaced
no garbage disposal
3-basin stainless steel commercial-style sink w/ oversized faucet in excellent condition
utility tub with hot/cold water
- Restrooms
Both the male and female restrooms have older fixtures, which while serviceable, should be replaced soon before they fail. The men's toilet was replaced in 1996.

Existing Conditions, cont.

➤ **ELECTRICAL**

- General
The wiring of the House seems to be a hodgepodge of fixtures and receptacles added over time. Some wiring is concealed in walls, but much of it is by conduit. The main service panel is rated at 200 AMPs and there is ample remaining space for additional circuits. The number of outlets, especially in the kitchens, are woefully inadequate for modern standards.
- Appliances
Refrigerator, front kitchen – HotPoint, small size, missing shelf in freezer, fair condition.
Refrigerator, rear kitchen – HotPoint 21.6 cu. ft., icemaker not hooked up (too troublesome), side-by-side w/ dispenser, poor condition.
Electric Range, front kitchen – good condition
- Front Kitchen
1 GFCI outlet, no other convenience receptacles!!
1 220v for electric range
No exhaust for range
1 floor receptacle for fridge
2 switched ceiling fixtures
- Rear Kitchen
Only 2 outlets, plus the fridge
2 strips of fluorescent lighting run the length of the room
Exhaust not very effective, goes into attic
- Restrooms
No outlets
1 switched fixture each
- Main Hall
5 convenience receptacles total, including one on stage and one in floor in front of stage – inspector noted problem with one wall receptacle which has not been fixed
2 220v outlets, presumably for window A/C units on west wall.
Patchwork of switches for 4 ceiling fans and lights
- Second floor – 1 outlet, 2 light fixtures
- Exterior – 1 outlet by garbage area is not sufficient
- Cellar – Furnace mechanic believes that moisture is tripping the fuse for the furnace
- Exit lights – at each door currently use an incandescent bulb



➤ **GAS**

- Kitchens
Unused hook-up in front kitchen
10 burner Garland commercial stove in rear kitchen in good condition, but needs serviced.
- Hot Water Heater is 28 or 29 years old
- Furnace

➤ **HVAC**

- units are around 20 years old
- service contract with Bob Barfield, for both emergencies and to service the system at the beginning of the seasons.

Existing Conditions, cont.

- For unknown reasons, the electric bill remains relatively constant year-round based on 2002-2003 data.

➤ **FIRE EXTINGUISHERS**

- Appear not to have been serviced since November 1998!!
- 1 large fire ext upstairs, 1 small in caterer's kitchen, 1 in front kitchen

➤ **ATTIC**

- 2x6 rafter construction with no indication of water damage or structural issues
- blown-in insulation in the attic floor with floor boards covering the center section to provide for storage.
- Storage is generally unorganized and eclectic
- Attic over rear kitchen is separate from main attic.

➤ **INTERIOR DECOR**

- Window dressings are satisfactory now. They will need cleaning and replacement at some time, but not urgent at this time.
- Main Hall, including fireplace, was painted in 2002.
- Tin ceiling looks dingy and is peeling. Nothing urgently needed as far as safety is concerned.
- The walls have cracks in plaster, probably because of foundation settling.
- Flooring
 - Hardwood looks bad and is in bad condition-unsafe for barefeet.
 - Hardwood cannot be refinished anymore – too thin.
 - Tile in foyer in OK shape, but color is questionable.
 - Rear kitchen floor is vinyl-like and in good condition
 - If hardwood is replaced, need a material that can be mopped and withstand heavy use.
- Lighting
 - Very utilitarian, but unattractive
 - Lights on fans provide good low-level lighting
 - Fluorescent lights for main lighting
 - Original sconce lighting has been removed, but electrical boxes are still in place.
- Fireplace
 - One of the most striking features of the main hall; very handsome and cozy.
 - Extensive refurbishment of the fireplace was just completed in 2001, including stainless steel flue cap, new cement crown, repointing of the masonry, new flue liners, and replacement of the connector pipes from the hot water heater and furnace.
- Stage
 - Used only occasionally
 - No special lighting
 - Pull down screen does not stay down
- Front kitchen
 - Cabinets are slowly coming away from the wall, probably because of the building settling.
 - It would also be nice to have the refrigerator and stove secured.



Existing Conditions, cont.

- Caterer's kitchen
 - Added ca. 1972
 - Lacks storage space.
 - The plaster wall behind the stage is in poor shape, large cracks, this also possibly because of settling.
 - It is a good working kitchen, and changes made would have to be done with someone with vision.

➤ **FURNITURE, FIXTURES AND EQUIPMENT:**

- Tables: we have 20 of the 6 foot tables, bought from 2001-2003. They should last for a good 5 years. The new tables are indoor/outdoor tables, and have no parts to fall off in the process of moving them. 11 are kept upstairs, and 8 are stored in the cellar, for use as needed or for outside use. 10 new tables are scheduled for purchase in Spring of 2005. We have two five foot round tables. One was replaced in 2001 and the other in 2004.
- Chairs: 76 chairs are stored upstairs, with 19 padded chairs. There are about 50 chairs stored in the cellar.
- Piano
 - History: Wurlitzer Spinet, serial #470886 (built in 1952)
 - donated to the Lyon Park Community Center in the spring of 2002 by Juanita Smoot
 - reconditioned, including cleaning inside case and keybed, resurfacing hammers, check for proper string alignment, and stream voicing, tighten and adjust action and screws as necessary, lubricate parts, and tune upon completion of work in March of 2003.
 - Tuned twice a year

➤ **ACCESIBILITY**

- The park has minimal accessibility as the sidewalks give way to very rough terrain. Some of the newer playground areas are more accessible.
- The Community House generally does not meet accessibility guidelines. Only the Fillmore St entrance is accessible by wheelchair.
- There are no accessible restrooms.
- Door knobs are not friendly for seniors or the disabled.
- Hand rails were recently installed in the women's restroom, but there are other hallway areas, etc where they may be needed.

Suggested Improvements

➤ **GROUNDS:**

- Play equipment
 - Establish a schedule for regular maintenance, painting, etc.
 - Recommend rearranging the swings so that baby swings are commingled with toddler swings so that parents can be near children of different ages who are swinging.
 - Provisions for additional equipment?
- Trash Cans – install 2 additional in park(where?)
- Trash Container Storage
 - Explore relocating trash containers to the south side of the Community House off the kitchen addition.
 - Consider using a dumpster instead of multiple cans, if appropriate access for servicing can be provided without creating an eyesore.
- Lighting
 - Upgrade fixture on portico to be more attractive and energy efficient
 - Improved lighting for pedestrians cutting-through, if cost-effective, attractive, durable (secure from vandals), and does not contribute to light pollution.
- Signage
 - Incorporate bulletin board into redesign of side entrance to Community House
 - Replace 2 monument signs to read:
"Welcome to Historic Lyon Park
Park and Community House owned and maintained by the community
Please help keep the park clean and safe"
in the same type face and graphics which adorn the neighborhood entrance signs.
 - Remove sign near playground which reads: "Recycled material at work..."
 - Provide better alternative for hanging banners than existing metal rods
- Fencing
 - Consider using fence at corners of park along Pershing Dr where slope is steep to encourage users to enter the park at designated areas.
 - Style of fence should be consistent with neighborhood
- Park Entrances
 - Need to be better defined through walkways, fencing, and landscaping
- Drainage
 - Bring in fill and regrade to correct drainage issues
 - Need professional assistance with proper grading due to difficulty of slope and existing trees.
- Garden Structure
 - Consider some type of structure in middle of park to serve as focal point and break up long paths.
 - Functional for outdoor events, but have to be considerate of noise levels for neighbors



➤ **LANDSCAPING**

- Trees and shrubs
 - Establish regular pruning and fertilization schedule (every 3 years) to maintain healthy trees.

Suggested Improvements, cont.

- Remove trees greater than 20% dead.
- Plant new trees to begin replacement of older ones as they die out (species?)
- Flower beds
 - Prepare a holistic landscape plan to unify the park
 - Focus around Community House and corners/entrances to park
 - Use low-maintenance, native species

➤ **DECKING AND WALKS**

- Completely redesign entrance from park to Community House
 - Handicap accessible
 - Gradual grade changes – no steep ramps
 - Hand railings are required
 - Include access to garbage can area, possibly relocated
 - Possibly brick walks
- Provide pedestrian pathways around park
 - Informal cut-through path traversing the entire park diagonally where residents regularly walk to and from the Metro.
 - Connect the playground area, Community House, picnic areas, and possibly bus stop.
 - Design of paths should respect other uses and still allow for unobstructed open space (e.g., for soccer practice)
 - Material for paths TBD, but should be pervious for water such as gravel, crushed stone, mulch, etc.
- Construct appropriate stairs to provide access to park at corner of Garfield and Pershing, possibly coordinated with better access to bus stop.



➤ **STRUCTURAL**

- Shore up, underpin, and repair foundation per structural engineer's specifications.
- Provide footers for loblolly columns as needed.
- Strengthen floor joists as required to make the floor safe for dancing.

➤ **ROOFING, SIDING AND GUTTERS**

- Replace roof as soon as possible
 - Coordinate with any potential exterior construction or roof penetrations (e.g., new plumbing vents)
- Siding
 - Repair any defects and pressure wash all siding .
- Gutters
 - Establish regular gutter cleaning schedule
 - Install gutter over portico on North entrance
 - Consider installation of quality gutter cover system.
- Ensure downspouts drain freely

Suggested Improvements, cont.

➤ **DOORS & WINDOWS**

- Windows
 - Retain original wood windows
 - Replace the one missing storm window, possibly replace all storm windows if better energy efficiency could be gained.
 - Restore the original palladian window on the second floor
- Doors
 - Replace main entrance door on park side with a wood door; keep existing wood sidelights.
 - Replace double doors on Fillmore St side with wood doors with glazing to match caterer's kitchen doors once foundation has been resolved.
 - Replace door hardware with more authentic looking style, but still compliant with fire exit codes

➤ **PLUMBING**

- General
 - Replace plumbing only as required as part of other work. When the opportunity exists, install shut-off valves under all sinks.
- Caterer's Kitchen
 - Replace faucet at large single basin cast-iron sink
- Restrooms
 - Expect both the male and female restrooms to be completely remodeled and/or reconfigured.
 - Verify bathroom provisions are consistent with code for occupancy of 150 persons.
- Basement
 - Check that floor drain is clear at least twice per year and clean out as needed to prevent flooding

➤ **ELECTRICAL**

- New circuits and outlets are needed through-out the House:
 - Kitchens – more outlets
 - Exterior – need outlet near side entrance for outdoor functions
 - Main Hall – add outlets if possible, repair existing outlet.
- Appliances
 - Replace refrigerator in Caterer's kitchen
- Exit lights – replace with energy efficient models

➤ **GAS**

- Remove unused hook-up in front kitchen
- Establish regular service schedule for 10 burner commercial stove in caterer's kitchen.
- Hot Water Heater needs to be replaced imminently, possibly with a tankless model

➤ **HVAC**

- Consider replacement of system when major renovations are done and extend system to kitchen addition
- Ducts should be cleaned at that time

Suggested Improvements, cont.

➤ **FIRE PROTECTION**

- Establish regular service schedule for all fire extinguishers.
- Check with Fire Marshall to ensure we have the proper size and type.
- Verify code requirements for installation of sprinkler system with renovation.

➤ **UPSTAIRS**

- Clean out all items in storage – anything unclaimed should be donated or thrown away.
- Make the upstairs a more kid-friendly play area for supervised use during neighborhood meetings and events
- Do not allow any more padlocks to be installed!!
- Install appropriate door lock on door at top of stairs to prevent renters from entering the attic.

➤ **INTERIOR DECOR**

- Establish regular painting and drapery cleaning schedule (5-7 yrs?)
- Restore/repaint tin ceiling.
- Remove wood paneling wainscoting and replace with beadboard
- Replace doors on either side of stage with more authentic doors and trim
 - wider, if possible
 - retain "Lyon" and "Park" overhead
- Repair all cracks in plaster walls.
- Hardwood Flooring
 - Save existing floor if possible, replace with new hardwood if required.
 - Finish must be commercial grade that can be wet mopped and withstand heavy use, possibly moisture-cure urethane
 - Retain original or similar design in floor, if feasible.
- Lighting
 - Install new lighting consistent with the period of the House.
 - Provide for bright event lighting and good low-level lighting
 - Replace ceiling fans
 - Possibly replace original wall sconces that have been removed.
- Fireplace
 - Accentuate one of the most striking features of the main hall.
- Stage
 - Install hardwood flooring on stage
 - Provide for better lighting, (down lighting on piano?)
 - Replace pull down screen
 - Possibly use some of this space for the accessible restroom
- Front kitchen
 - This kitchen is most frequently used for beverage preparations and should retain that use.
 - Secure cabinets to the wall



Suggested Improvements, cont.

- Stove and refrigerator need to be secured
- Caterer's kitchen
 - Retain basic function of kitchen
 - Construct more appropriate and efficient storage space for tables and chairs
 - Possibly use some of this space for the accessible restroom
- Coat closet
 - Provide for enclosed coat closet, possibly coordinated with restroom redesign

➤ **FURNITURE, FIXTURES AND EQUIPMENT:**

- Establish expected replacement schedule for tables and chairs.
- Replace all chairs with newer, more convenient stacking models with padding
- Maintain semi-annual piano tunings

➤ **ACCESIBILITY**

- All new work shall be ADA compliant
- Reconstruct/reconfigure restrooms to provide for accessibility.
 - uni-sex restroom may be adequate

➤ **PATIO/PORCH**

- Consider adding covered patio/porch on to Community House to provide for better outdoor event space and create an appropriate connection between the park and Community House.
- May include French doors on either or both sides of the fireplace from the main hall
- Should be coordinated with reconfiguration of the restrooms and side entrance.
- May be inconsistent with desire to designate structure as Historic.

Community House Design Criteria

➤ **SPACE PLANNING**

- ADA Restroom
 - Expect both the male and female restrooms to be completely remodeled and/or reconfigured.
 - Possibly create accessible restroom in rear caterer's kitchen addition
 - Possibly use space from stage for restroom and storage space.
 - Possible one men's room (non ADA) and one uni-sex ADA compliant restroom
- Covered patio/porch
 - Consider adding to Community House to provide for better outdoor event space and create an appropriate connection between the park and Community House.
 - May include French doors on either or both sides of the fireplace from the main hall
 - Should be coordinated with reconfiguration of the restrooms and side entrance.
- Storage Space
 - Construct more appropriate and efficient storage space for tables and chairs
 - Provide for enclosed coat closet
 - Provide better alternative to multiple storage bins in breezeway between caterer's kitchen and main hall
- Upstairs - Make it a more kid-friendly play area for supervised use during neighborhood meetings and events
- Kitchens
 - Front kitchen is most frequently used for beverage preparations and should retain that use
 - Caterer's kitchen works very well and should retain existing functionality, but may be able to put some of the space to other uses

➤ **ARCHITECTURAL DETAILS**

- Restore the original Palladian window on the second floor over the portico
- Restore/repaint tin ceiling.
- Remove wood paneling wainscoting and replace with beadboard
- Doors
 - Replace main entrance door on park side with a wood door; keep existing wood sidelights.
 - Replace double doors on Fillmore St side with wood doors with glazing to match caterer's kitchen doors once foundation has been resolved.
 - Replace door hardware with more authentic looking style, but still compliant with fire exit codes
- Replace doors on either side of stage with more authentic doors and trim
 - wider, if possible
 - retain "Lyon" and "Park" overhead
- Hardwood Flooring
 - Preserve existing floor if at all possible. Refinish with durable, commercial grade finish, possibly moisture-cure urethane.
 - If existing flooring can't be saved, replace with hardwood flooring, possibly prefinished for ultimate durability.
 - Retain original or similar design in floor, if feasible.

Community House Design Criteria, cont.

- Repair all cracks in plaster walls.
- Fireplace - accentuate one of the most striking features of the main hall.
- Stage
 - Improve the appearance, but do not compete with the fireplace as the focal point.
 - Possibly install hardwood flooring on stage
 - Possible down-lighting on piano for dramatic effect

➤ **LIGHTING & ELECTRICAL**

- New circuits and outlets are needed through-out the House, including kitchens, the exterior, and the main hall
- Install new lighting consistent with the period of the House.
 - Provide for bright event lighting and good low-level lighting
- Possibly replace original wall sconces that have been removed.
- Replace ceiling fans
- Exit lights – replace with energy efficient models
- New down-lighting on stage

➤ **SPECIFICATIONS**

- All new work shall be ADA compliant
- All elements shall be compatible with the period of the House

Landscape Design Criteria

➤ **LANDSCAPE**

- Trees and shrubs
 - Glorious Old Willow Oak at Fillmore near Pershing should be focal point
 - Identify trees for removal.
 - Specify new trees to begin replacement of older ones as they die out
- Flower beds
 - Prepare a holistic landscape plan to unify the park
 - Focus around Community House and corners/entrances to park
 - Use low-maintenance, native species

➤ **DECKING AND WALKS**

- Completely redesign entrance from park to Community House
 - Handicap accessible
 - Gradual grade changes – no steep ramps
 - Hand railings are required
 - Include access to garbage can area, possibly relocated
 - Possibly brick walks
- Provide pedestrian pathways around park
 - Informal cut-through path traversing the entire park diagonally where residents regularly walk to and from the Metro.
 - Connect the playground area, Community House, picnic areas, and possibly bus stop.
 - Design of paths should respect other uses and still allow for unobstructed open space (e.g., for soccer practice)
- Construct appropriate stairs to provide access to park at corner of Garfield and Pershing, possibly coordinated with better access to bus stop.

➤ **HARDSCAPE**

- Park Entrances - Need to be better defined through walkways, fencing, and landscaping
- Garden Structure
 - Consider some type of structure in middle of park to serve as focal point and break up long paths.
 - Functional for outdoor events, but have to be considerate of noise levels for neighbors
- Lighting - Improved lighting for pedestrian pathways, if cost-effective and durable (secure from vandals).
- Signage
 - Incorporate bulletin board into redesign of side entrance to Community House
 - Replace 2 monument signs at corners and integrate their placement into an overall plan
 - Provide better alternative for hanging banners than existing metal rods at corner of Fillmore and Pershing
- Trash Container Storage
 - Explore relocating trash containers to the south side of the Community House off the kitchen addition. Possibly using a dumpster instead of multiple cans.
- Fencing

Landscape Design Criteria, cont.

- Consider using fence at corners of park along Pershing Dr where slope is steep to encourage users to enter the park at designated areas.
 - Style of fence should be consistent with neighborhood
- **DRAINAGE**
- Bring in fill and regrade to correct drainage issue

Board of Governors Action Items

➤ **GROUNDS**

- Play equipment
 - Establish a schedule for regular maintenance, painting, etc.
 - Consider rearranging the swings so that baby swings are co-mingled with toddler swings so that parents can be near children of different ages who are swinging. Check code requirements first.
- Trash Cans – install 2 additional in park (location TBD)

➤ **LANDSCAPING**

- Trees and shrubs
 - Establish regular pruning and fertilization schedule to maintain healthy trees.
 - Remove trees greater than 20 % dead.

➤ **ROOFING, SIDING AND GUTTERS**

- Establish regular gutter cleaning schedule
- Check monthly that floor drains in basement areways are clear and clean out as needed to prevent flooding.

➤ **ELECTRICAL**

- Exit Lights – replace with energy efficient models. *Completed April 2005.*

➤ **FIRE PROTECTION**

- Establish regular service schedule for all fire extinguishers.
- Check with Fire Marshall to ensure we have the proper size and type.

➤ **PLUMBING**

- Replace faucet at large single basin cast-iron sink in Caterer's Kitchen
- Replace hot water heater with tankless on-demand system

➤ **UPSTAIRS**

- Clean out all items in storage – anything unclaimed should be donated or thrown away.
- Make the upstairs a more kid-friendly play area for supervised use during neighborhood meetings and events.

➤ **INTERIOR DECOR**

- Establish regular painting and drapery cleaning schedule (5-7 years?)

➤ **FURNITURE, FIXTURES AND EQUIPMENT**

- Establish expected replacement schedule for tables and chairs.
- Replace all chairs with newer, more convenient stacking models with padding.
- Maintain semi-annual piano tuning.

Structural Engineer's Recommendations

The following recommendations were provided by Facility Engineering Associates, P.C. following an assessment of the Community House conducted in November 2004.

➤ **MINOR CRACKS**

- on the west side did not appear to indicate a structural problem
- seal with an elastomeric joint sealer

➤ **FLOOR JOISTS**

- Need immediate attention; insect damage was apparent
- Recommend a thorough inspection of the crawlspace by a professional exterminator
- Recommend that the joists below the east entry be shored using either pipe jacks (similar to those near the furnace) or CMU blocks.
- Recommend further structural evaluation to determine whether to replace the joists or install parallel joists to help distribute the floor loads in these areas.
- Further inspection is required of the floor joists in the northwest portion of the main building where access was blocked by debris, pipes, and falling insulation.

➤ **CRAWLSPACE DEBRIS**

- Remove to facilitate access to these areas for future inspections
- Falling insulation should be reinserted between the floor joists.

➤ **FOUNDATION WALLS**

- Signs of movement and settlement
- Recommend that the cracks in the foundation wall and the walls in the kitchen be monitored over a 12-month period to determine if the cracks are active.
 - If dormant, recommend they be sealed with an elastomeric joint sealant.
 - If active, further structural review will be required

➤ **AREAWAY DRAINS**

- Should be kept clean and clear of leaves.
- Drain in the areaway of the addition should be cleaned and screened to prevent clogging.
- Clean via the clean-out pipes in the yard.

Financial Plan

➤ **Existing Funds**

- LPCC \$45,000?
- LPCA \$45,000?
- Garfield Park \$17,500

➤ **Prospective Funds**

- Stambaugh Fund \$50,000?
- AHCA \$?
- Park Enhancement Grant \$12,000 max.
- Loans?
 - To be paid off based on projected operating income (expect higher rents but lower maintenance costs)

➤ **Fundraising**

- 501(c)(3) tax-deductible status
 - Kevin Bear currently pursuing
- Lyon Park/Clarendon Commercial
- Residents
- Acknowledgement
 - Bricks
 - Plaque
- Contribution levels
 - Cash or equivalent (labor & materials) value
 - Friend of Lyon Park – \$50, get mentioned in newsletter
 - Lyon Park Patron - \$100, small font on permanent plaque
 - Lyon Park Benefactor - \$500, engraved brick, larger font
 - Lyon Park Sponsor - \$1000, engraved brick, prominent plaque
 - Lyon Park Champion - \$5000, engraved stone?, larger font on prominent plaque
- Project Sponsorship
 - E.g., contractor remodels bathroom at reduced cost, plaque on bathroom door bears that contractor's name.
 - Specific terms to be negotiated individually
 - Must be tasteful and not overly commercialize the Community Center

Comments on the CIP

The following comments on the Draft CIP of 11/11/04 were received from users of the Community Center, the Lyon Park community, and the Board of Governors. Unless otherwise stated, the comments are accepted and incorporated into the CIP.

- 1) The double doors on Fillmore St are a real problem that should be addressed soon. And the wooden walkway is too narrow. It makes the entrance less inviting. The walkway should be at least as wide as or even a bit wider than the doors. I do not believe that would be in conflict with ADA requirements since it is not an incline. Also, I know that money is limited but I think a porch front there on Fillmore St would be beneficial. It might provide a sheltered place to wipe feet before entering and thereby help preserve the wood floors. *{CIP does not recommend porch front on Fillmore.}*
- 2) I am not sure what is being considered for the fireplace. I would like to see it sandblasted if it is possible that the brick under the paint is in good condition. However, painting it too bright a color would present difficulties for us since the only logical place for us to set up the altar is there in front of the fireplace. *{CIP recommends against sandblasting brick as the underlying condition is not known.}*
- 3) The padlock issue is one to consider but for now it is a practical and inexpensive solution. Seeing real doors and locks on all of the storage spaces would be nice however.
- 4) A coat closet would be most welcome especially if it is not in the main hall.
- 5) I like what I see in the plan and look forward to seeing it implemented.
- 6) I would recommend moving one or two of the baby swings next to the big kid swings so that parents can be near siblings or children of different ages who are swinging. *{CIP recommends checking legal requirements, if any.}*
- 7) I would first recommend dealing with life safety issues – structural integrity, electrical issues, fire protection. If any of these items are in disrepair, then they are the number one priority.
- 8) From your survey it's difficult to gage the priorities since there are no price tags associated with each. Trying to estimate each item would give the association a better idea of the real extent of maintenance required. You should try to obtain some estimates of costs so you can prioritize what's important to the association.. A contractor should be able to give you some ballpark figures if you can find one.....
- 9) Next you need to focus on items in disrepair that could put the community house in jeopardy of losing future revenue and usage. It depends how the community views the property. If renting out the house brings in revenue that helps our community association, then you should focus on that aspect. But like a lot of things in life, it comes down to how money you have to spend on improvements.
- 10) It was a very hot night so the ceiling fans were running on high. They also had on the ceiling lights closest to the stage. The fan blades cross these lights and cause a strobe effect. At a certain frequency this can induce a seizure. I found it so distressing and distracting that I asked their "crew" to turn off the lights, which they did. They still had the stage lights on. We should definitely correct this problem in the renovation. *{CIP recommends trying different color fluorescent bulbs until the fixtures can be replaced}*

Comments on the CIP, cont.

- 11) Many bring more than one child to use the swings, but the swings are segregated by regular and toddler size. She would like the 2 sizes adjacent within a swing set so one parent can watch a younger and older child at the same time. She said this is typical at other swing locations. Can this be done? *{CIP recommends checking legal requirements, if any.}*
- 12) I would love to see some kind of announcement sign introduced in front of the Community house. You know, along the lines of what schools often put up to announce upcoming events like PTA meetings. Just one of those small, glass-enclosed things that house push-pin letters, but something large enough to be visible from the street if you were driving by. It would be nice to have some way to let people know about upcoming LPCA meetings or ice cream socials or the like. Not everyone takes the time to read the newsletter thoroughly so it could serve as a great way of reminding people about Lyon Park events. *{The CIP recommends an appropriate structure to hang banners announcing upcoming events be incorporated into the hardscape of the park. However, the CIP does not endorse a push-pin letter type display for fear of maintenance issues and that it would detract from the charm of the LPCC.}*
- 13) The Last CIP version I read mentions removal of a sign at the new playground area. The description of that sign is incorrect in the report; the sign refers to the old play equipment. It actually reads:
Recycled material at work This playstructure is made from the equivalent of 5,704 plastic containers 10,897 aluminum cans 9,345 soup cans 39 car tires Landscape structures Inc Lyon Park Thanks for recycling
It does need to be clear that it should be removed when replacing signs is considered.
- 14) Also wondering, about bathrooms and code. We have a fire marshall capacity of 150, what would the code be for number of bathrooms for that many people? *{The architect should verify this.}*
- 15) Also, in renovating, even though we are non-profit, would County Code require a sprinkler system? *{The architect should verify this.}*
- 16) The Center is too small for many events and purposes and should be enlarged. Care should be given to both utilitarian and esthetic aspects of the expansion. Currently for example you cannot host a meal and have dancing simultaneously. But numerous events call for exactly this combination. Clearly, for large, community-wide events and larger celebrations...weddings, corporate annual meetings, etc., the current space is much too small. The addition should be designed with compartmentalization in mind so that it will be multi-functional with energy efficiency and sound-proofing taken into consideration. *{CIP does not recommend enlargement of the Community House for lack of funds and desire to retain the intimacy of the existing space.}*
- 17) Obviously if the electrical wiring is dated and insufficient for current or future needs, it should be replaced. This should be a high priority because it poses a hidden but significant danger. I couldn't really get the flavor of how bad the situation is but we have replace all or nearly all original wiring in our house because we found extension cords sealed up in the ceilings and even under the first floor bath tubs. They did goofy things back when the Center was built and this situation should be carefully evaluated if it has not been.

Comments on the CIP, cont.

- 18) Air conditioning. This is needed now and will be a priority if the Center is expanded. The best and most energy-efficient options should be evaluated with regard to the total heating/cooling plant. Even the fireplace should be included in this evaluation. *{The original Community House does have air conditioning currently, and the CIP recommends extending the ductwork to the kitchen addition when the system is replaced.}*
- 19) The best option for floor resurfacing would be a clear laminate that could be installed over the floor or a transparent finish that could be applied, which would allow for the preservation of the current floor while providing protection from wear. This might be expensive but it is most in keeping with historical nature of the Center. It is hard to believe that such overlays or treatments are not available, and I wouldn't take a "we've looked into this" response from anyone as a definitive answer. *{CIP recommends preservation of the existing floor if possible and replacement with hardwood if required.}*
- 20) Refurbishing the attic is a great idea. It has many potential uses...as a short-term child care space, a reading room or a private space for cabalistic gatherings...mysterious, right?! The louvered window opening on to and overseeing the main hall should be retained, of course, because it is a unique and dramatic architectural touch.
- 21) Park walkways should follow the basic contours of the paths that currently cross the park as this makes good ergonomic sense. They should be surfaced with bark mulch or other natural substance and not with gravel. Gravel will cause problems...consider stone-throwing kids and broken windows. Gravel is also "messy" as it will spill over onto the mowing surface. Yes, mulch has to be periodically replaced but it is relatively inexpensive to do so and utilized recyclable materials that are readily available. Even the community can get involved in re-mulching as a mini-community event, perhaps. Gravel is a bad idea. So is stone or brick because of runoff and the potential for injury. *{Material for pathways is TBD.}*
- 22) The non-functional "entranceway" at the corner of N. Fillmore and Pershing is the result of planning without taking into consideration normal actual traffic patterns. It is an embarrassment and an eyesore. It should be dealt with (removed) at the time the pathways are installed.
- 23) A gazebo or Victorian folly would be a nice addition to the park, perhaps allowing for old-fashioned band performances on week ends during the day. The Association should solicit and obtain permission in advance from nearby Park dwellers for this type of "noise pollution" ; obviously, probably few want to hear loud blasts of electronically-enhanced psycho-billy music at 11:30 PM. However an oom-pa-pa band on a Saturday afternoon shouldn't bother anyone. If standards haven't been established, (which they probably have) they are probably needed regarding decibel levels and as usual the individual's and the community's rights should be balanced, with no single individual being able to block everyone else's enjoyment of the park.

Comments on the CIP, cont.

- 24) Regarding trees and shrubs, the Association should ensure that any trees or shrubs that are planted are on the list of native plants prepared and maintained by the Virginia Department of Conservation and Recreation. No Bartlett Pears or other habitat-non-functional species please! Actually, with the installation of a simple bird bath or fountain and a few wildlife friendly shrubs, I'm sure that the park would qualify for certification as a "wildlife habitat". This would be a feather in our community's cap and would assist Arlington to achieve certification status as well. *{CIP does not recommend installation of water features due to maintenance requirements.}*
- 25) Finally, perhaps the fireplace should be graced by a painting of Lyon Park as it was in the "good old days" when the Center was constructed; I'm not sure how you would manage this but it would be "neat". *{CIP does not recommend hanging photos or paintings as experience has shown that renters take them down.}*
- 26) Expand the concrete pad on the side entrance to create a more permanent and weather-proof entrance.
- 27) First, a correction, the Jungle Gym was replaced about 8 years ago during the Long Branch ES renovation.
- 28) With the updating of the signage, please retain the sign about dogs.
- 29) The Gazebo idea sounds neat.
- 30) As for planting new trees, I would vote oaks since Arlington was an oak forest before development but perhaps the County arborist should be consulted as to what varieties of trees would be good. They also may have some to plant for us.
- 31) My only minor suggestion is to add a disposal in the caterer's kitchen. *{CIP does not recommend a disposal based on evidence that this actually leads to more clogs because renters dispose of inappropriate materials down the drain.}*
- 32) Grounds: I agree with all of the suggestions, and a gazebo would be nice, but someone has to keep it clean.
- 33) Landscaping: Also agree with everything. The Board of Governors should establish the tree care schedule.
- 34) Decking and Walks: Also agree with re-design, gradual grade change, hand rails, access to garbage area (it is currently very unsightly. One exception would be a gravel walk. Any type of walk way incorporating gravel or mulch, would need regular maintenance and replenishment. *{CIP recommends exploring the relocation of the garbage area. Material of pathways is TBD}*
- 35) Roofing, Siding and Gutters Agree with all suggestions, and restoring to original stucco finish should be investigated. *{CIP no longer recommends exploring restoration of stucco finish, as that would be cost-prohibitive.}*
- 36) Doors & Windows: Agree, perhaps we could get someone like Mark to gradually strip and paint the original windows, and repair muttons. I would suggest that we replace all of the storm windows. I think the doors do need to be replaced, and that we keep the side lights on park side door. Also, maybe Mark could also refurbish them. Replace the glass with a plastic?

Comments on the CIP, cont.

- 37) Plumbing Agree with comments. One thing I do wonder about though, is the shape of the pipes underneath the club house. When [the plumber] replaced the drain in the men's room, he had to crawl under the building and he did comment that all of the pipes were held together by rust.
- 38) Electrical Agree with all. The exit lights can be replaced at any time without waiting for the CIP. They are fairly inexpensive to buy, the main cost would be for an electrician to install.
- 39) GAS Also agree. The hot water heater is 28 or 29 years old, and I expect that it could go at any time.
- 40) HVAC Also agree
- 41) Fire Protection Agree
- 42) Attic Also strongly agree, but please change the wording on making the attic a more kid-friendly area, to the upstairs room a more kid-friendly area. At first I thought you wanted the kids to play in the attic, and not the upstairs room.
- 43) Interior Décor Agree with all, but want to pay particular attention to the type of wood for the floor in the main hall. In my conversations with others, it has always been recommended that we do not put down a pergo/laminate floor, as it is not as durable as hardwood, and is easily water damaged if water gets underneath. Attention should be toward the type of wood, and the type finish.
- 44) Furniture, Fixtures and Equipment. Agree with all. When I purchase 11 more of the vinyl type tables by the spring fair, all of the yukky old ones will be replaced. This has been over a period of 3 years, and we will have a total of 20 of the newer type tables. There has always been a replacement budget, and after the purchase of the additional tables, we will only have to replace them when they are broken. The chairs are another matter.
- 45) We do have a piano tuning schedule at this time, it is tuned twice a year as all good pianos should be, the same time I get my home piano tuned.
- 46) ACCESSIBILITY Agree
- 47) Patio Area with connecting doors to outside - Not so sure about this, again there would be more upkeep
- 48) I do not approve of a deck with french doors by the fireplace. That would detract from the fireplace being a focal point in the room. *{CIP retains the recommendation for a covered porch/patio as it was highly favored by the LPCA}*
- 49) Also, I would like for us to keep open space in the park without paths and a gazebo. *{CIP now clarifies that any paths or garden structure must retain the open space of the park.}*
- 50) Overall, the inconsistency between "authentic," "historic" and "period-consistent" proposals and ideas for new items such as a covered deck is bothersome
- 51) No add'l play equipment
- 52) Weren't more trash cans purchased recently? Where to put all of them is a good Q.
- 53) No lighting for pedestrian shortcuts *{CIP clarifies that lighting would have to be durable, attractive, and not contribute to light pollution.}*

Comments on the CIP, cont.

- 54) "Welcome" sign wording much too long; would need huge sign or very small type so wouldn't be difficult to read Should have "no dog" signs at key entrances to park
- 55) No Gazebo *{The CIP now clarifies some type of Garden Structure, which could include a gazebo or some other structure}*
- 56) No cut-thru paths anywhere *{Guidance for pedestrian pathways has been refined.}*
- 57) Do not remove siding
- 58) Add gutter to portico?
- 59) Why wood doors instead of metal? *{CIP recommends quality wood doors over metal because of the warmth and charm they would restore to the LPCC.}*
- 60) No play area upstairs *{CIP recommends making the upstairs area kid-friendly and requiring adult supervision.}*
- 61) No authentic doors by stage *{CIP recommends replacing the hollow-core luan doors and clamshell trim with doors and trim more appropriate to the period of the house.}*
- 62) Don't replace lighting, fans; would less harsh fluorescent bulb lighting be an improvement? *{CIP recommends replacing the lighting and fans to restore some of the original charm to the LPCC.}*
- 63) No stacking chairs
- 64) No patio/porch *{CIP retains recommendation per previous comment}*
- 65) Only one men's room and one unisex??? [listed under Design Criteria]
- 66) No "dramatizing" of the stage; it shouldn't compete with the fireplace. *{CIP clarifies that stage should not compete with fireplace as focal point.}*
- 67) No down-lighting on piano *{CIP recommends better lighting for the stage, possibly to include downlighting on the piano.}*
- 68) Postpone landscaping plans, etc., til clubhouse improvements are completed *{CIP has not established priorities at this point and envisions that the people who raise the money and implement the plan will set their own priorities based on what interests them the most.}*