



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: Rebecca Ballo, Historic Preservation Planner

DATE: September 14, 2016

SUBJECT: 301 North Glebe Road, CoA 16-20, Buckingham Village Historic District

Designed by Henry Wright, Allan Kamstra, and Albert Lueders, Buckingham Shopping Center was built as a component of the planned residential community. The one-story shopping center and adjacent two-story theater (now the Post Office) opened in 1939. The one-story building consists of concrete block construction with brick veneer and has a flat roof highlighted by a parapet wall with stone coping. The design features minimal architectural details and large storefront windows. The property is a contributing resource to the Buckingham Village National Register Historic District.

The new property owner is undertaking a comprehensive rehabilitation project for all four corners of the shopping center complex. The subject application is for the following items:

- 1) **New storefront windows and doors:** The existing first-floor windows and doors appear to have been installed in the 1970s or early 1980s, though there is no permit record for the work. The new windows and doors will match the sizes and profiles of the existing; the new window systems will be constructed of anodized aluminum.
- 2) **New awnings:** The existing awnings are sheathed with Kelly green fabric that has reached the end of its life cycle. The applicant is proposing to install new weather-resistant striped fabric for all the awnings. While the HALRB does not regulate color, the new fabric is meant to replicate as closely as possible the striped awnings that were in place during the 1940s and 1950s. An entirely new awning will be added above the doorway to the Woofs Dog Training School, located at the rear of the southwest corner building. The size and style of this awning will match the existing ones, and it will be installed with bolts through the mortar as much as possible so as not to damage the historic brick.
- 3) **New address signage:** The applicant is proposing new address numbers adjacent to the Woofs front door. The numbers will be 10" tall and made of stainless steel per the attached elevations and specifications.
- 4) **Construction of two new dumpster enclosures:** One dumpster will be located on the southwest block, with the other on the northeast block behind the existing buildings. Both enclosures are designed to contain existing dumpster locations. The enclosures will be of brick masonry construction that will match the adjacent red brick buildings. The enclosure walls will measure 6'8" tall. The enclosures will be accessed via metal slat gates as shown on the attached plans. The enclosure near the Woofs will measure approximately 27' wide by 14' deep. This enclosure will be adjacent to, but will not tie into the existing building. The second enclosure, located to the rear of the shopping center on the northeast corner, will measure approximately 20' wide by 11' deep.
- 5) **New lighting:** All the existing wall pack lights are proposed to be replaced with new low-profile LED lights.

- 6) **Painting:** Previously painted masonry surfaces will be cleaned, repointed where necessary, and repainted. The HALRB does not regulate color; however, the colors chosen will be complimentary to the historic painted color of the building, which from all available records, appeared to be an off-white color. The boiler tower next to the Woofs Dog Training School will be painted white to match the storefront on North Pershing Drive. Painting of this currently unpainted masonry elements does require a CoA.

The DRC heard this case at its September meeting. The original application included replacement of the original second story windows and the addition of a painted paw print on the boiler tower adjacent to Woofs. As there were issues with these items, the DRC asked that they be separated into a new CoA application for further review. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the September 21, 2016, HALRB meeting. Staff finds that the request meets the intent of Chapter 8: Guidelines for Commercial Areas: Renovation of the *Buckingham Design Guidelines* and recommends approval.