



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: Rebecca Ballo, Historic Preservation Planner

DATE: December 14, 2017

SUBJECT: 301-311, 315-319 North Glebe Road, CoA 16-20B, Buckingham Village Historic District

Background Information

Designed by Henry Wright, Allan Kamstra, and Albert Lueders, Buckingham Shopping Center was built as a component of the planned residential community. The one-to two-story shopping center features concrete block construction with brick veneer. The massing of the building emphasizes the northern end by placing a second-story office above the two end units. This section of the building is capped with an asphalt-shingled hipped roof. The one-story section of the building has a flat roof highlighted by a parapet wall with stone coping. Fenestration consists of large storefront windows on the first story and six-over-six, double-hung, wood-sash windows on the second story. The property also is a contributing resource to the Buckingham Village National Register Historic District.

In September 2016, the HALRB approved CoA 16-20. This CoA included six major work items, one of which involved the installation of new storefront windows and doors on Units 301-311 and Units 315-319. Specifically, the HALRB approved the following:

- 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.

While demolishing portions of the historic storefronts, the applicant removed two awning boxes that were original contributing elements of the building. The boxes did not contain functional awnings, as the original awning fabric and frames had previously been removed at an undetermined time; the steel face of the awning boxes, the boxes themselves, and some of the mechanisms were extant.

Proposal

The applicant originally requested permission to remove the remaining awning boxes, as well as to remove the metal false front panels that had been installed (likely in the 1970s) where the awning boxes should have been in the other storefronts.

The DRC heard this case in September, November, and December 2017. After much discussion, the DRC and staff recommended that the extant original awning boxes and panels should be restored to the greatest extent possible and left in place. The remaining storefronts could receive new, false metal panels above the windows that would be similar to the original awning box panels. All historic fabric that remains, including the steel awning boxes and the three remaining historic panels on Windows 5-7 will be retained.

The applicant proposes to comprehensively restore or replace the awning box covers in each storefront in the Units #301-311 and 315-319 North Glebe Road. The details for each awning box are as follows and correspond with the information in the attached plans:

Windows 1-4: Install new aluminum awning box cover. Existing historic steel awning box to remain.

Windows 5-6: Remove existing historic awning box cover while storefront is being replaced. Reinstall with new aluminum trim pieces. Existing historic steel awning box to remain.

Windows 7-8: Remove corrugated metal panel over awning box. Replace with new aluminum awning box cover. Existing historic steel awning box to remain.

Windows 9-11: Remove channeled metal awning box cover. Replace with new aluminum awning box cover. Existing historic steel awning box to remain.

Window 12: Remove existing wood panels. Replace with new aluminum awning box cover. Existing historic steel awning box to remain.

Windows 13-14: Remove existing wood panels. Replace with new aluminum awning box cover. Existing awning box to remain.

The proposed new awning box covers will be manufactured from riveted aluminum panels.

DRC Review

The DRC heard this case at its September, November, and December 2017 meetings. The DRC was split as to whether or not there should be a small channel between the rivets. Some found the current submission appropriate, while others advocated for a channel. It was unanimous that the rounded edges at the rivets should be minimized. The DRC also recommended the finish on the new metal panels should match the existing as closely as possible. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the December 20, 2017, HALRB hearing.

Discussion and Recommendation

Staff supports either option for the new aluminum panels, and finds they comply with the spirit and the intent of Chapter 8: Guidelines for Commercial Areas: Renovation in the *Buckingham Design Guidelines* and recommends approval. The plan to carefully remove, clean, and reinstall the historic awning panels, as well as the plan to leave the historic steel awning boxes in place, complies with the *Buckingham Design Guidelines*, as well as the Secretary of the Interior's Standards 2, 5, and 6.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.



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Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.