

**GREEN VALLEY PHARMACY LOCAL HISTORIC DISTRICT
DESIGN GUIDELINES
for a Certificate of Appropriateness
and an Administrative Certificate of Appropriateness**

I. Purpose and Intent of the Design Guidelines

These design guidelines are intended to assist the current and future property owners, Arlington County staff, and the Historical Affairs and Landmark Review Board (HALRB) in the preservation and protection of the historic character and physical integrity of the Green Valley Pharmacy Local Historic District located at 2415 Shirlington Road. The guidelines reflect the preservation principles and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

It is recognized that buildings are not static, but continue to evolve over time. These guidelines are not intended to prohibit changes, but rather to preserve the most important physical aspects of the Historic District and ensure that any changes are respectful of and compatible with the historic and existing fabric and character of the District. As part of the design review process for any proposed modifications to the Historic District, factors such as appropriateness and compatibility, durability, and design integrity will be considered.

II. Physical Description of the Green Valley Pharmacy Local Historic District

Built in 1942, the Green Valley Pharmacy is one-story in height with a rectangular-shaped plan. It is constructed of 12-inch cinder blocks faced in textured stucco. Wooden shingles cover the overhanging false mansard roof line that extends along the northern, western, and southern sides of the building. The large single-pane windows have aluminum surrounds and rest on brick rowlock sills; the sills on the smaller windows on the south elevation have been covered in stucco. The main entrance door at the southwest corner is solid glass within an aluminum surround and a fixed glass transom above. The building's simple design has minimal architectural ornamentation, with the most distinctive features being the prominent corner entrance and the built-up mansard roof line. Signage is limited to individual applied letters that spell out "Green Valley Pharmacy" centered underneath the roof line on both street-front elevations. Tube-style florescent lighting has been installed underneath the existing roof overhang along the Shirlington Road and 24th Road South frontage.

The building's west elevation, which faces Shirlington Road, has one large off-center window that frames the primary entrance to the pharmacy at its southwest corner. The fenestration of the south elevation that fronts 24th Road South has a total of four openings, including one large window that frames the south side of the main door, two smaller window openings (one of which has been infilled) past the mid-point of the facade, and one door opening at the southeastern end that is fitted with a solid metal door covered by metal bars. The rear east elevation features a standing exterior brick chimney near its center. This elevation has no fenestration and the original cinder blocks are visible; only the northeastern section of this facade is covered in stucco. There is no fenestration on the building's northern elevation. A three-foot

concrete sidewalk lines the building on the western and southern sides and separates the building from the surrounding parking lot.

The most substantial change made to the building over time was the installation of the mansard-style overhanging roof. However, the store's original flat roof remains and the built-up parapet could be removed to restore the building's original roof line shape. Overall, the pharmacy still retains its integrity of location, setting, design, feeling, and association, with minimal changes to its integrity of materials and workmanship. The original massing of the building and arrangement of fenestration remains unchanged. Stylistically, the Green Valley Pharmacy is of non-descript architectural design and is a simple, mid-20th century commercial building without architectural detailing.

The significant features of the site include the rectangular-shaped commercial building, the adjacent paved parking areas, and the building's prominent location at the corner of Shirlington Road and 24th Road South. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the entire building, mainly as a one-story commercial building with a corner entrance.

III. Requirements for a Certificate of Appropriateness (CoA) and an Administrative Certificate of Appropriateness (ACoA)

There are ten standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and two standard guidelines that will require an Administrative Certificate of Appropriateness (ACoA) from the staff of the HALRB.

A. A CoA is required for the following exterior changes to the Green Valley Pharmacy Local Historic District:

1. If the proposed work involves different materials and/or a different design than presently existing materials;
2. The removal or demolition of part or all of the building;
3. Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing building or a portion of the existing building;
4. The replacement of the windows or doors;ⁱ
5. The removal, replacement, or enclosure of entrances;
6. Any change in or alteration of materials, including but not limited to the removal or installation of stucco, sidingⁱⁱ, roofing, gutters, and downspouts.
7. The painting of previously unpainted materials;
8. The installation, removal, or modification of signage (e.g., business-related signage or historic markers);
9. The installation, removal, or changes in material of specific landscape elements, including outbuildings, fencing, walls, driveways, walkways, or parking areas;
10. Any other action which is not ordinary maintenance or repair, but which modifies, alters, or otherwise affects the exterior architectural element of a building, structure, site, or other features noted within the Historic District.

B. An ACoA is required for the following changes to the Green Valley Pharmacy Local Historic District:

1. The installation of air conditioning condenser and/or heat pump units. Depending on the size and exact location of the unit(s), screening with lattice or plantings will be encouraged.
2. The installation of satellite dishes less than 18” in diameter in an unobtrusive location.

IV. Exemptions from the CoA/ACoA Process:

The following changes to the Green Valley Pharmacy Local Historic District are exempt from the Certificate of Appropriateness (CoA) and Administrative Certificate of Appropriateness (ACoA) process and review:

1. Any interior modifications, renovations, or repairs;
2. The repair, replacement, and ordinary maintenance of exterior features with the same materials and the same design;
3. Paving repair using like materials of like design;
4. Exterior painting of, and paint colors on, surfaces previously painted including concrete block and stucco; and
5. Removable items and accessories such as window air conditioners or fans, window or door screens, storm windows and doorsⁱⁱⁱ, outdoor furniture, mail boxes, building numbers, outdoor light fixtures, and other temporary outdoor features.

ⁱ Replacement windows and doors are to be metal and sized to fit within the existing openings.

ⁱⁱ Vinyl, aluminum, cementitious (i.e., Hardiplank), or simulated wood-grain siding are not considered appropriate for the historic building. Synthetic siding may be considered on additions.

ⁱⁱⁱ Storm windows must either match the configuration of the existing window sash(es) or be a single pane of glass over the existing window(s).