

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-27 (HP1600069)



A request by Razvan Cernucan, representative of the owners of 200 North Piedmont Street in the Buckingham Village Historic District, to replace the existing playground.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence, John Peck**

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 16-27 Agenda Item #

Application Complete

Application Incomplete

Applicant(s): Ballston Park Apartments

For Applicant(s): Razvan Cernucan

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. None.

Findings:

- Return to next DRC meeting
- Send to HALRB

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
- Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 - Recommend deferral of ruling on CoA (explanation):
 - Recommend denial of CoA (explanation):
 - No recommendation.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: November 8, 2016
Subject: 200 North Piedmont Street, CoA 16-27, Buckingham Village Historic District

Background Information

Composed of six residential sections, Buckingham was designed and constructed in six phases between 1937 and 1953. The first phase of the multi-family apartment complex was designed in the Colonial Revival style by Henry Wright with the assistance of Albert Lueders and Allan Kamstra. It was constructed by Paramount Communities, Inc. between 1937 and 1938. Lueders and Kamstra executed the subsequent phases of development, also in the Colonial Revival style, following Wright's inspiration for community planning. Intended to be a middle-income neighborhood, the complex was financed by the Federal Housing Administration (FHA), with insured mortgages for each of the building phases. The garden-apartment complex is a significant example of the application of pioneering principles of garden city planning to a large-scale, planned residential community. These principles include low-density superblocks, curving streets, separation of automobiles and pedestrians, shallow building plans allowing improved light and ventilation, and landscaped common spaces designed around the apartments to form a continuous park.

Proposal

The applicant proposes to replace the existing playground equipment with new playground equipment of similar dimensions.

DRC Review

The DRC heard this case at its November 2016 meeting. The committee requested that this application be placed on the consent agenda for the November 16, 2016, HALRB meeting.

Discussion and Recommendation

Staff finds that the request meets the intent of Chapter 6: Guidelines for Residential Areas, Landscaping Renovation of the *Buckingham Village Design Guidelines* and recommends approval.