

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-20A (HP1600059)



A request by Ballston Retail, LLC & Paradigm Management, owners of 235-317 N. Glebe Road in the Buckingham Village Historic District, to replace six windows.

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

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

Case # 16-20A Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): None

For Applicant(s): HPP Staff

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

Design Recommendations:

1. Confirm that wood trim and sills are wood.
 - a. These are the light gray areas on the drawings on Attachment A (L300).
2. Confirm that you are proposing simulated divided light.
3. Include the sketches and photographic documentation discussed on the phone that will show existing windows, profiles of muntins, etc.
 - a. Confirm that the muntins are wood.
4. Include general dimensions of existing window.

Findings:

Return to next DRC meeting

Send to HALRB

If sent to HALRB, recommended action is:

Place on consent agenda

Recommend approval of CoA, with DRC design recommendations and/or additional information provided



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: February 9, 2017
SUBJECT: 235-317 North Glebe Road, CoA 16-20A, 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 is a contributing resource to the Buckingham Village National Register Historic District.

In 2016, the previous property owner removed six historically significant wood windows from the second story without receiving a Certificate of Appropriateness. The six-over-six, double-hung, wood-sash windows were replaced with vinyl-sash windows. When the applicant applied for a permit for comprehensive repairs to the building in September 2016, Historic Preservation Program staff became aware of the unauthorized removal of these windows. Preservation staff recommended that the applicant: 1) replace the windows with one-over-one, wood-sash windows with six-over-six simulated divided lights in order to match the appearance of the historic windows; and 2) apply for a Certificate of Appropriateness.

Proposal

The applicant proposes to replace the six non-compliant vinyl-sash windows with six one-over-one, double-hung, wood-sash windows with six-over-six simulated divided lights. The windows will match the existing historic windows in size, material, design, and profile of the muntins. The frames and sills will match the existing conditions evident on the adjacent historic windows.

DRC Review

The DRC heard this case at its February 2017 meeting. The committee requested additional details regarding the original condition of the windows and requested that staff work with the applicant to ensure all materials are submitted to the HALRB. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the February 15, 2017, HALRB meeting.

Discussion and Recommendation

Staff finds that the request meets the intent of Chapter 8: Guidelines for Commercial Areas: Renovation of the *Buckingham Design Guidelines* and recommends approval.