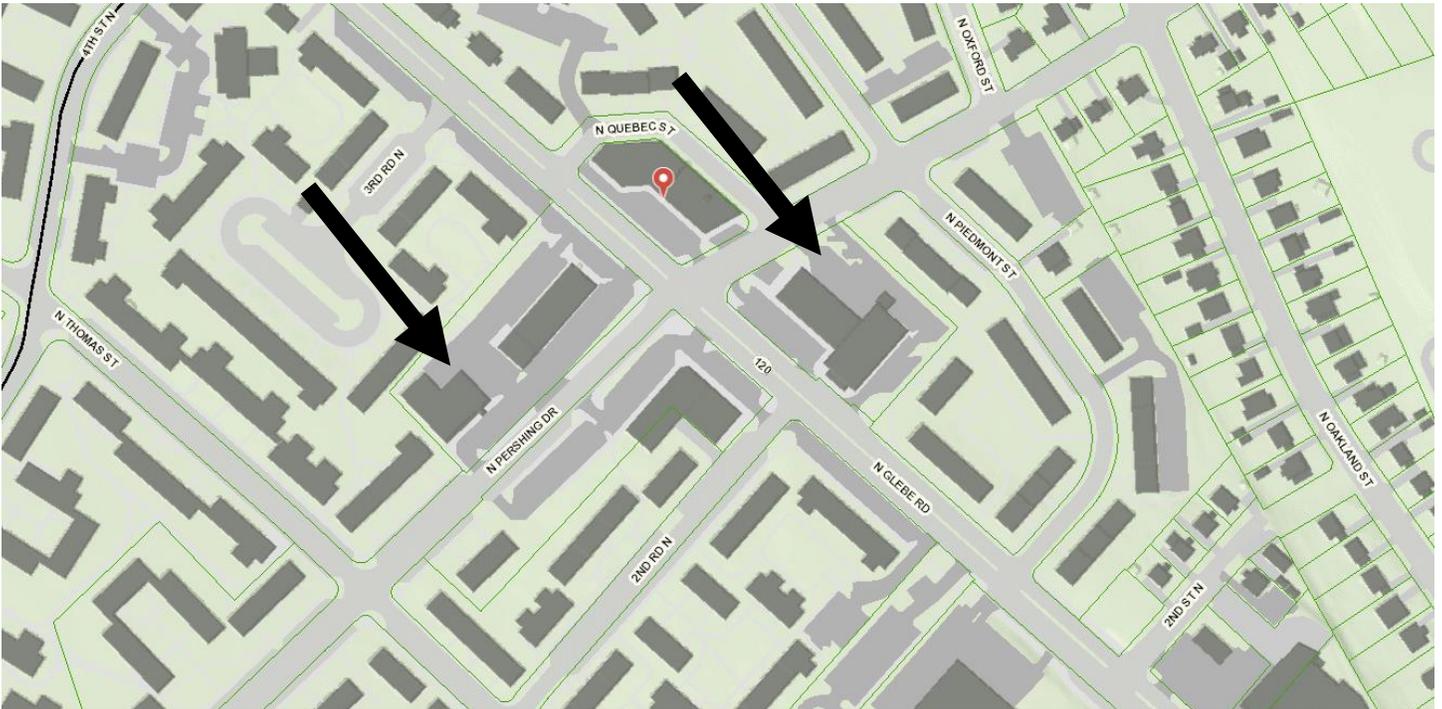


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-20C (HP1600061)



A request by Ballston Retail, Inc., owner of Buckingham Shopping Center in the Buckingham Village Historic District, to amend CoA 16-20 for revisions to the garbage enclosures.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: February 13, 2018

SUBJECT: 235-249 North Glebe Road & 4325 North Pershing Drive, 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 between 1937 and 1946. The complex consists of numerous building at the intersection of North Glebe Road and North Pershing Drive. The commercial buildings, evoking the idea of a traditional village center, was one of the final examples in the Washington, D.C. area of separating stores by a street, which was a popular design among planners in the 1920s. The commercial properties are contributing resources 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 construction of two new dumpster enclosures. Specifically, the HALRB approved the following:

- 1) **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 [business] 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.

In December 2017, the HALRB approved CoA 16-20B, an amendment to the original approval, for the restoration of and installation of new awning boxes at the shopping center.

Proposal

The applicant proposes an amendment to CoA 16-20 that includes minor alterations to the design and size of the masonry dumpster enclosures. The enclosures still would be of brick masonry construction but feature a precast coping. The metal slat gates remain but in different configurations.

For the enclosure near the Woofs (southwest corner of N. Pershing Drive and N. Glebe Road), the amendment includes an additional single-bay enclosure to the southwest of the approved enclosure. The overall dimensions of the enclosure would be 22'4" wide and 22'6" deep. The walls would measure 7' to

9' tall to coordinate with the change in grade. The applicant proposes to paint the brick to match the color of the adjacent building.

For the proposed enclosure located at the rear of shopping center on the northeast corner of N. Pershing Drive and N. Glebe Road, the dimensions largely remain consistent with the previously approved plan. The walls have increased four inches in height primarily due to the precast coping. There are minor alterations to the width of the metal slat gates. The applicant proposes to leave the masonry unpainted to match the rear of the shopping center as per the recommendation of the DRC.

DRC Review

The DRC heard this case at its December 2017 meeting. Neither the DRC nor HPP staff had comments regarding the inclusion of precast coping on the enclosures due to its functionality and simplicity of design. The DRC recommended that both dumpster enclosures match the condition of the respective adjacent historic buildings. The committee stated that the enclosure to the rear of the shopping center (at the northeast corner) remain unpainted to coalesce with the unpainted masonry on the rear of the building. The DRC and staff discussed the appropriate treatment of the dumpster enclosure near the Woofs as there are both painted and unpainted masonry buildings in proximity to this location. The DRC recommended that the enclosure be painted.

The HPP staff noted that the height of the enclosures was under review by the Zoning Division, which may require lowering the height of the enclosure wall (specifically any wall greater than 7'). Staff noted that the final CoA application would need to be updated to reflect changes required by the Zoning Division. The DRC stated that it would not be supportive of lowering the overall height of the wall as it would then fail to fully conceal the dumpsters. The committee recommended approval of this application and asked that this case be placed on the consent agenda for the January 17, 2018, HALRB hearing.

Discussion and Recommendation

However, the HALRB did not hear the proposal at its January meeting since comments were still pending from the Zoning Division on the building permit set. The Zoning Division later withdrew their comment related to the maximum height of the retaining walls. The HPP staff finds that the proposal continues to meet the intent of Chapter 8: Guidelines for Commercial Areas: Renovation of the *Buckingham Design Guidelines* and recommends approval.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 www.arlingtonva.us

January 9, 2018

MTFA Architecture
Attn: Rachel Sposa
3200 Lee Highway
Arlington, VA 22207

**RE: Design Review Committee Report
Buckingham Shopping Center
Certificate of Appropriateness 16-20C
Buckingham Village Historic District**

Ms. Sposa,

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its January 3, 2018, meeting. Please see the attached summary of comments from the committee and Historic Preservation Program (HPP) staff.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on January 17, 2018. HPP staff, however, deferred the application until the February, 21, 2018, HALRB meeting, to allow for adequate time for you to discuss with Zoning the allowed height of the garbage enclosure and to ensure a complete CoA application.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

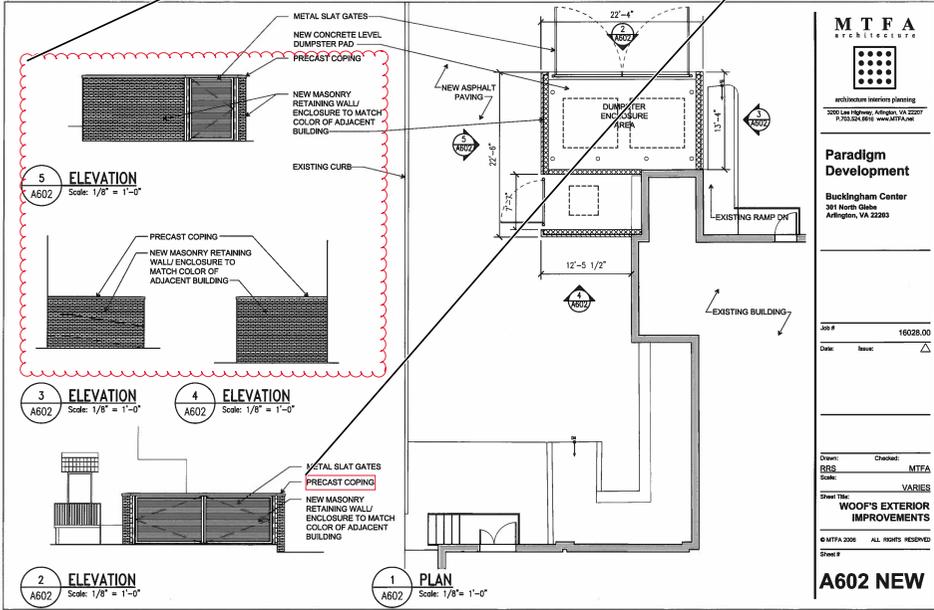
John Liebertz
Historic Preservation Staff

Summary of Comments on DRC Report.pdf

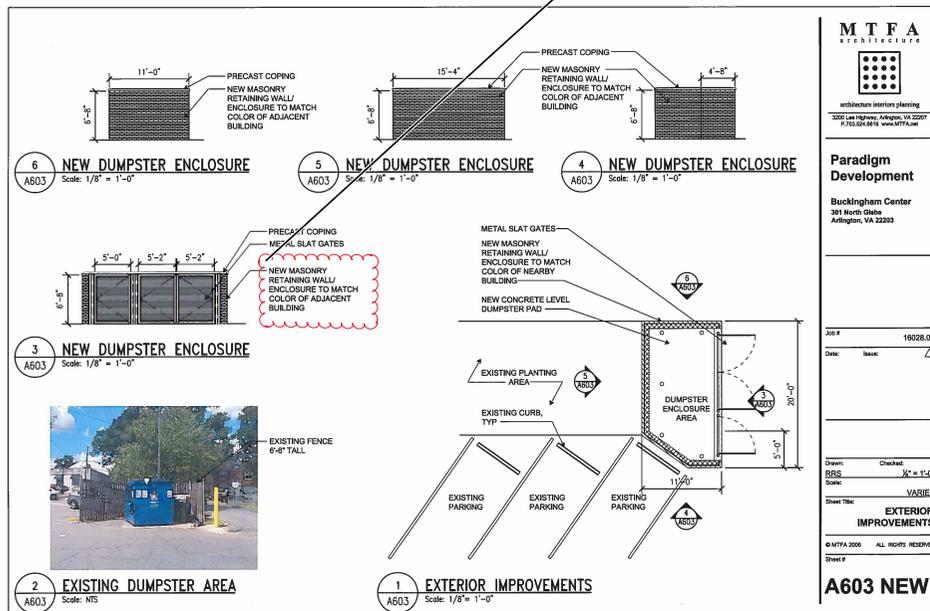
Page: 3

- Author: HPP Staff Subject: Dimensions
 Add dimensions to the drawing.

- Author: HPP Staff/DRC Subject: Design
 Precast coping is appropriate.



Author: DRC Subject: Masonry
 The masonry will not be painted to match the rear of the building.



Paradigm Development
 Buckingham Center
 301 North Glebe
 Arlington, VA 22203

JOB # 16028.00
 Date: Issue

Drawn: RES
 Checked: VABIES
 Scale: 1/8" = 1'-0"

Sheet Title: EXTERIOR IMPROVEMENTS

A603 NEW