Memorandum

To: Margaret Tulloch Rhodes and Kelsey Steffen, Planners, CPHD  
From: Angelina R. Jones, Historic Preservation Planner, CPHD  
Subject: Village at Shirlington Site History

Date: September 9, 2019

This memorandum details preliminary research on the history of the present-day Village at Shirlington, which is also known by the historical names of Shirlington Business Center (1943-ca. 1976) and Shirlington Shopping Center (ca. 1969-1986). This approximately 27-acre site is located at South Arlington Mill Drive and is bisected by Campbell Avenue, South Randolph Street, and South Quincy Street in Arlington, Virginia. The historical center dates to 1943 and was oriented around present-day Campbell Avenue, which was formerly named 28th Street South. The center has undergone several renovations and various plans for revitalization between 1959-2006, which will be discussed in more detail in this memorandum (see Table 1).

The present-day center is surrounded by apartments, condominiums, a hotel, and office spaces (Figure 1). There is also a transit hub for bus transfers that accommodates connections to the greater Arlington area as well as the Washington Metropolitan Area Transit Authority (WMATA) bus and metro rail. This increase in mixed-use development and regional connectivity is a direct result of the revitalization efforts of the 1980s and 2000s at the center.

18th through early-20th Century History

Before European colonization, a Nacotchtank Native American village was located on the land near the current Village at Shirlington shopping center.¹ On January 21, 1705, William Struttfield, one of 48 original settlers who owned land in present-day Arlington, patented a 543-acre tract south of Four Mile Run that included the study area.² In 1756, Colonel John Carlyle acquired the land, which then passed to his nephew, Carlyle Fairfax Whiting, upon Colonel Carlyle’s death in 1780 (Figure 2).³ Whiting most likely built the Morven Plantation house that stood near the Alexandria and Leesburg Turnpike until 1942.⁴ In 1834, Whiting’s son, Charles H. Whiting, inherited 200 acres of his father’s land that included the study site.

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The hill southwest of the present-day Village at Shirlington served as a fortification within the Defenses of Washington that were erected by Union forces to secure the capital city during the Civil War. The fort originally was called Fort Blenker after Colonel Louis Blenker then subsequently renamed Fort Reynolds to honor Major General John Fulton Reynolds who was killed during the Battle of Gettysburg. Fort Reynolds was built in 1861 and was selected by the Union due to its prospect and the view it afforded of the valley along Four Mile Run (Figure 3). The study area was in the low land adjacent to the fort and was characterized by obstacles made with cut trees that were intended to slow down approaching enemy forces in the event of a military engagement. In 1949 and 1950, the Fairlington Civic Association (since renamed Fairlington Citizens’ Association) requested that the County acquire the former fortification to establish a park for the adjacent community. The area at that time was covered with a wood predominated by oak trees and 360 yards of the original ramparts remained. In 1954 the owner, developer Mark Winkler, offered to sell the land to the County for less than market rate, but the County did not purchase the land, which was subsequently developed as the Park Shirlington apartment complex in 1956.

In the 1870s, Courtland Hawkins Smith I acquired the Morven Plantation, including the mansion, and renamed it Hampton. His son, Courtland Hawkins Smith II, raised hunters and show horses. The Smith family parceled off their land holdings in 1926.

Development of Adjacent Neighborhoods

The Village at Shirlington borders the City of Alexandria and is surrounded by several Arlington County neighborhoods, namely Fairlington, Shirlington, Green Valley, and Claremont. Fairlington, a historic garden apartment complex listed on the National Register of Historic Places, was built by the Defense Homes Corporation for white defense workers and their families. It is comprised of frame and brick buildings containing a total of 3,439 units built on 322 acres between 1942 and 1944. The proximity of this development and the contemporary development of Parkfairfax in Alexandria was a key factor in the subsequent selection of the project site for Shirlington Business Center by Joseph Cherner, which will be discussed in more detail in the following section. The nearby neighborhood of Shirlington is named for the shopping center and currently consists of five apartment buildings and eight condominium complexes.

The present-day Green Valley neighborhood is located north of the Village at Shirlington just south of Four Mile Run and consists of a conglomeration of multiple historically black

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8 Templeman, 80.
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neighborhoods that developed during forced segregation in the late-19th through the mid-20th centuries. Present-day Green Valley includes the following historic neighborhoods that were adjacent to Shirlington Business Center: the area historically known as Nauck or Nauckville, which first saw purchases by African Americans in the late-1860s and the 1870s, many of whom were formerly enslaved; Douglass Park, which was first subdivided in 1928; and Fort Barnard Heights, constructed in 1944 concurrently with the Shirlington Business Center to provide affordable, permanent housing for African American workers.\footnote{Arlington County Historic Preservation Program, A Guide to the African American Heritage of Arlington County, Virginia (Arlington: Department of Community Planning, Housing, and Development, 2016), 27-8.} Nauck included the Paul Lawrence Dunbar Homes garden apartment complex, designed by Albert Irvin Cassell and constructed by the Federal Public Housing Authority in 1944 to provide housing to black residents who were barred from renting in segregated white garden apartment complexes.\footnote{This development was demolished in 2006; \textit{Ibid.}, 54-5.} Fort Barnard Heights consisted primarily of frame and brick duplexes built into the steeply sloping land immediately north of Four Mile Run. While the Shirlington Business Center was geographically located near these segregated black neighborhoods when it first opened in 1944, these residents were not the intended clientele of the new businesses; this will be discussed in depth in a following section.

Claremont, like the neighborhood of Shirlington, post-dates the Shirlington Business Center. Built between 1946 and 1954 and listed on the National Register of Historic Places, this subdivision originally was built to provide housing for white WWII veterans following the end of the war. The housing stock here stands in contrast to neighboring Fairlington and Fort Barnard, as it mainly consists of all frame single-family dwellings.\footnote{“Claremont Historic District,” Arlington County Department of Community Planning, Housing, and Development, \url{https://projects.arlingtonva.us/projects/claremont/} (accessed August 23, 2019).}

**Founding of Shirlington, 1943-1949**

Joseph Chernor, a Jewish immigrant from Russia with a successful automobile dealership and repair shop, sought land to open an airport when he first considered purchasing acreage south of Four Mile Run (Figure 4).\footnote{John London, “‘Uncle Joe’ Chernor’s Saga is Strictly ‘Alger,’” \textit{The Washington Post}, October 13, 1949, Proquest.} He decided to invest in creating a shopping center there instead, a feat that necessitated raising the grade by as much as 13 feet with 200,000 cubic yards of fill, channelizing two creeks, and constructing roads and alleyways through the property.\footnote{Gershon Fishbein, “Joseph Chernor Reveals Shirlington Plans for Expansion,” \textit{The Washington Post}, November 25, 1951, Proquest.} He formed the Shirlington Corporation with adjacent tract owners in August 1943, and retained a 70 percent share in the business.\footnote{Conrad P. Harness, “48-Store Center Runs Gamut of Crullers to Cars,” \textit{The Washington Post}, October 13, 1949, Proquest.} Chermer led the Shirlington Corporation to successfully apply to the Arlington County Board to change the zoning of their land from residential to commercial in November 1943.\footnote{Arlington County Board Meeting Minutes, November 13, 1943, Arlington County Digital Archives, \url{https://arlisys.arlingtonva.us/index.html#/collection/CBO%20-%20Board%20Minutes} (accessed August 1, 2019).} When founding Shirlington Business Center, Chermer attracted new
businesses to the development by offering tenants very low rental rates in exchange for the Shirlington Corporation receiving a pre-determined percentage of the business’ profits.  

Shirlington was named after Shirley Highway (Interstates 95 and 395), the name being a combination of “Shirley” and “Arlington.” Shirley Highway, named for Henry G. Shirley, a highway commissioner for the Commonwealth of Virginia, established an automobile connection between Washington, D.C., and Woodbridge, Virginia, and was completed in September 1949. However, part of Shirley Highway, a two-lane connection from the Pentagon to State Route 7, opened in October 1943, just two months before the Shirlington Business Center’s first shops opened. Cherner intended proximity to this new thoroughfare to promote traffic to the new shopping center.  

The Shirlington Business Center’s first stores opened in December 1943. By July of the following year, the complex boasted a supermarket, gift shop, clothing cleaners, beauty parlor, and shoe repair shop. A second food market, post office, restaurant, theater, and medical offices were anticipated to open soon. The Shirlington Corporation obtained a Use Permit from Arlington County to open a gas station at the complex in February 1944 and the opening of a Gulf Service Station was announced in a July 1944 edition of The Evening Star (Figure 5). The gas station was located at 2817 South Quincy Street, the same location of a current-day gas station. Although there is no building permit history between the 1940s and 1980s available for this location, it is likely that the extant building is the same service station built in 1944, although with substantial renovations. One example of an alteration includes the front entry door. In the 1944 newspaper announcement, the façade of the station included a Georgian fanlight above a door set into a brick wall (Figure 5). The current station has painted brick walls, but with an aluminum and glass door set into a glass and aluminum storefront.

The complex continued to grow through the second half of the decade with several clothing shops, jewelers, a frame shop, a Hot Shoppe cafeteria restaurant opening in 1946, and a Jelleff’s clothing store opening in 1947 (Figures 6-7). By 1949, when the Shirlington Corporation, still headed by Cherner, staged a large 5-year anniversary event, the Shirlington Business Center had 48 stores and one office building. The 1949 completion of Shirley Highway spurred development of housing along the new thoroughfare and Shirlington Business Center saw a corresponding rise in customers. The core of the complex was centered around a double-lane street on either side of a central 20-foot island, the layout that still exists today. This main thoroughfare was called 28th Street South at that time (renamed Campbell Avenue in 2007). The original one- and two-story storefronts were of frame and brick construction, some along 28th Street.

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18 London, Proquest.
21 Ibid.
22 “Shirlington Service Station Opens,” The Evening Star, July 30, 1944, Proquest.
24 Harness, Proquest.
Street South and South Randolph Street with limestone and granite façades with Art Deco details (Figures 8-10).26

**Booming Business and Expansion, 1950-1959**

In November 1951, Cherner announced the Shirlington Corporation’s plans to build another 25 stores and additional parking.27 The Hot Shoppe and Gulf Gas Station flanked the entrance off Shirley Highway. The Shirlington Motor Company, barber shop, dry-cleaners, drug store, and a post office lined South Quincy Street facing the entrance (Figure 11). The businesses along 28th Street South included a Woolworth’s Five and Dime, department and clothing stores, and a sandwich shop (Figure 12). South Randolph Street featured a bank, the Shirlington Theater, a Chinese restaurant, and the office building that housed the Shirlington Branch Library as well as doctor, dentist, and lawyer offices.28

In April 1952, the Shirlington Corporation requested that the County Board agree to vacate five inches along publicly held rights-of-way throughout Shirlington so that the corporation could face some of the existing brick buildings along South Quincy Street and 28th Street South with five inches of limestone to match the limestone façades of other buildings in the complex.29 The County Board approved the request the following month and deeded the five inches on July 7, 1952 (Figure 13).30

Following Joseph Cherner’s death in 1956, his wife Ruth (née Schlom) Cherner, assumed the role of the president of Shirlington Corporation. She led the company through a land swap with Arlington County in May 1957 that increased acreage at the north boundary of the Shirlington Business Center by seven acres. The additional acreage was taken from the County’s Property Yard and in exchange Shirlington Business Corporation deeded fourteen acres north of the Property Yard to Arlington, so the County gained net seven acres in this transaction (Figures 14-15).31 The Shirlington Corporation also agreed to pay the cost of relocating or replacing the County’s buildings and other improvements as part of this deal.

Lansburgh’s Department Store opened in the Shirlington Business Center in September 1959 on the former Property Yard land previously described (Figures 16-18). The 150,000-square foot store served as a new retail anchor for the shopping center (Figure 19). The $3-million store was

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28 Ibid.
30 Ibid.
the third in the Washington, D.C., metro area and each department was designed to look like an individual storefront within the larger retail space.\textsuperscript{32}

**Shirlington Business Center and Segregation**

When the Shirlington Business Center first opened in December 1943, service industries in the Commonwealth of Virginia were racially segregated. This shopping center would not be an exception. In March 1947, the Fort Barnard Heights Citizens’ Association submitted a petition signed by 300 people requesting that the County Board establish public transport by bus from the Fort Barnard Heights development to the Shirlington Business Center.\textsuperscript{33} As noted above, Fort Barnard Heights was a black housing development built in 1944. The petition indicates that the African American residents of Fort Barnard Heights would buy goods in the Shirlington Business Center stores regardless if they were refused services in the restaurants, theater, beauty parlor, or barber shop. The County Board responded to this request at the end of the month, stating that the establishment of public transit would be taken care of as part of a recent merger of bus companies and the subsequent re-routing of many of the County’s bus lines.\textsuperscript{34} The use of the Shirlington Business Center by African American residents is further demonstrated by a 1949 article that appeared in *The Washington Post* as part of coverage of the five-year anniversary celebrations that specifically named Fort Barnard Heights as one of the housing developments adjacent to the shopping center.\textsuperscript{35} The Fort Barnard Heights Citizens’ Association made another request to the County Board for increased access to the Shirlington Business Center in August 1950, this time asking for South Oakland Street to be extended over Four Mile Run. The County Board agreed to investigate providing this as part of a larger, ongoing study regarding the expansion of South Arlington Mill Drive; however South Oakland Street was never extended over the run, although there is currently a pedestrian bridge at this location.\textsuperscript{36}

The Shirlington Corporation announced plans in 1959 to renovate the fifteen year-old complex by adding a “glass top” over a section of 28th Street South to create an all-weather pedestrian mall.\textsuperscript{37} George Smith, the planning consultant hired by the company, had advanced a plan for redeveloping the surrounding area. This plan included rezoning several commercial properties as residential in the adjacent black business district as part of a larger scheme to create a six-lane highway along Four Mile Run.\textsuperscript{38} Nauck (now Green Valley) area residents protested this plan as it called for the leveling of land where the parsonage for the Lomax African Methodist Episcopal


\textsuperscript{35} “Center Spurs Home Sales,” Proquest.


\textsuperscript{37} “Shirlington Shopping Center Undergoes Rapid Expansion,” *Shop in Shirlington*, October 27, 1959, Center for Local History Archives, Arlington County Public Library.

\textsuperscript{38} Ibid.
Zion Church stood.\textsuperscript{39} The County Board responded in August 1959, asking for the County Manager to prepare a study for alternative road improvements that would preserve the business interests of the Green Valley area and leave the residential fabric and parsonage intact.\textsuperscript{40} In January 1960, the Nauck Citizens’ Association (a precursor to the present-day Green Valley Civic Association) prepared a rezoning request to present to the Planning Commission that would provide a new business center to people of color for services that were not available elsewhere in the County.\textsuperscript{41} The proposed business district would extend south along South Shirlington Road, expanding the existing Green Valley business area and would include a motel, theater, restaurant, bowling alley, and office space for professional services.\textsuperscript{42} Chairman of the Nauck Citizens’ Association, Lutrelle F. Parker, asserted that they did not intend for the business center to detract from desegregation efforts that were currently being undertaken throughout the South.\textsuperscript{43} Rather the citizens’ group aimed to supply necessary services to African American citizens until other commercial areas were desegregated.\textsuperscript{44}

In June 1960, the protests against segregated businesses referred to by Parker came to Arlington, as a number of black and white college students staged sit-ins at lunch counters around the County. Following demonstrations at the Howard Johnson restaurant on Lee Highway and three drugstore lunch counters, the County Board Chairman Herbert L. Brown met with business leaders at the behest of protestors and later announced that the segregation of services was a “private matter” between business owners and customers, but that the Board felt that the majority of Arlingtonians would accept desegregation of services if businesses put it into practice.\textsuperscript{45}

On June 18, 1960, a group of fourteen demonstrators staged sit-ins at two Shirlington Business Center establishments, the Lansburgh’s Colonial Room and the Woolworth’s lunch counter. On the day of the sit-ins, although the demonstrations did not result in violent confrontation, both businesses responded by closing their counters.\textsuperscript{46} Laurence Henry, a Howard University divinity student, acted as spokesman for the group and told newspapers that the demonstrators had sent letters to business owners asking for them to negotiate.\textsuperscript{47} Woolworth’s in Shirlington was the first lunch counter to desegregate on June 22, serving a group of black and white students.\textsuperscript{48} Woolworth’s action was followed that same day by Lansburgh’s, Kahn’s, Peoples, and Drug Fair desegregating their Arlington restaurants.\textsuperscript{49} Chairman Brown made a statement on June 26 praising the decision on the part of business owners to desegregate and that it was carried out

\begin{itemize}
  \item \textsuperscript{39} Ibid.
  \item \textsuperscript{40} Arlington County Board Meeting Minutes, August 29, 1959, Arlington County Digital Archives, https://arlisys.arlingtonva.us/index.html#collection/CBO%20-%20Board%20Minutes (accessed August 1, 2019).
  \item \textsuperscript{41} “Negro Business Area Studied in Arlington,” The Washington Post, January 18, 1960, Proquest.
  \item \textsuperscript{42} Ibid.
  \item \textsuperscript{43} Ibid.
  \item \textsuperscript{44} Ibid.
  \item \textsuperscript{46} Ibid.
  \item \textsuperscript{49} Ibid.
\end{itemize}
quickly and without any violence. Arlington County was the first community in Northern Virginia to desegregate eating establishments.

Decline and Revitalization Efforts, Mid-1960s to 2007

Business in Shirlington declined in the mid-1960s and into the 1970s with the opening of several new shopping centers, first Alexandria’s Landmark Shopping Mall in 1965, followed by Tysons Corner in 1968 and the Springfield Mall in 1973. In 1969, the Shirlington Development Corporation headed by Louis Pompino, hired architect Paul Quigg to design a $100-million update to the flagging shopping center. The corporation filed a rezoning request with the County in May of that year that would enable them to add about 2,000 apartment or motel units, in addition to 1.2 million square feet of office space and 700,000 square feet of commercial floor area while preserving most of the existing buildings. Ultimately the developer withdrew his request in the face of public opposition and the project never materialized.

In the early-1970s, Shirlington Business Center saw the closure of many of its anchor retail stores. Jelleff’s closed in 1972, followed shortly by Lansburgh's, which was replaced by Best Products, and the Shirlington Motor Company’s Ford dealership, both in 1973. Among many vacant storefronts, the shopping center still had a Chinese restaurant, two banks, a discount furniture store, Hot Shoppe, the Grand Union Supermarket, and a bakery.

The County coordinated a Phased Development Site Plan (PDSP) in 1976 to promote the revitalization of Shirlington. Owners John Safer and Robert Davison hired architect Arthur Cotton Moore to manage the project that included plans for 1,727 apartment units in a high-rise tower overlooking a manmade lagoon (Figure 20). The owners abandoned this project before construction began.

In July 1982, a new $250-million PDSP to renovate the commercial complex began, led by developer Oliver T. Carr. Carr’s plan called for up to 429,000 square feet of additional retail space and 694,000 square feet of office space in 8- to 12-story buildings. It also included the

50 “Reaction to Sit-Down is Praised,” The Washington Post, June 26, 1960, Proquest.
55 Shaffer, Proquest.
construction of a 400-room hotel and 590 condominium units (Figure 21). By November 1986, some of the construction anticipated by this plan had been completed, most notably several new office buildings were nearly complete and the renovation of the core Shirlington Buildings along 28th Street South was underway. RTKL Associates designed an intervention to re-use the limestone and granite façades of the existing buildings while demolishing most of the ground level architecture and all of the interiors (Figure 22). Buildings lining 28th Street South were partially demolished in July 1984 and the complex was rebuilt over the next several years, again with much of the 1945-1952 limestone and granite façades being incorporated into the renovation. The finished design that customers saw at the 1987 grand reopening consisted of a copper turret and dome crowning the buildings at the entrance off South Randolph Street, Victorian-era inspired street lighting, cut-throughs for increased pedestrian circulation, and a large Beaux-Arts fountain in the median (Figure 23). The official reopening ceremonies took place on June 6, 1987, and the commercial center was renamed the Village at Shirlington. The Greater Washington Educational Telecommunications Association or WETA building on the northeast corner of the intersection of South Quincy Street and Campbell Avenue was constructed in 1989 where the Hot Shoppe once stood.

Federal Realty Investment Trust purchased the Village at Shirlington in 1996 and in 2000 initiated an amendment to the partially realized 1982 PDSP. In November 2006, the new Shirlington Town Center was unveiled and included a flagship Shirlington Branch Library and a new location for the Signature Theatre Company (Figures 24-27). In July 2007, the County changed the name of 28th Street South to Campbell Avenue in honor of Edmund and Margaret Elizabeth Pfohl Campbell, who were instrumental in desegregating Arlington Public Schools, and announced that there were continuing plans to open a $2.5-million transit hub which has since been built.

58 Ibid.
59 Benjamin Forgey, “In Shirlington, Main Street Revisited,” The Washington Star, November 1, 1986, Center for Local History Archives, Arlington County Public Library.
60 Ibid.
61 Ibid.
64 The Commonwealth of Virginia erected a marker honoring Margaret Elizabeth Pfohl Campbell at the intersection of Quincy Street and Campbell Avenue in Village at Shirlington. Additionally, Arlington County installed two markers next to the Shirlington Branch Library following the renaming of 28th Street South as Campbell Avenue, one honoring Edmund Campbell and one honoring Margaret Elizabeth Pfohl Campbell.
Table 1: Shirlington Business Center/Village at Shirlington Construction and Demolition Dates

<table>
<thead>
<tr>
<th>Historic Business</th>
<th>Current Business</th>
<th>Address (Historic/Current)</th>
<th>Original Year of Construction</th>
<th>Demolition Date</th>
<th>Reconstruction/Renovation Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drug Fair</td>
<td>Various - mixed use office/commercial</td>
<td>2780 S Quincy St / 2700 S Quincy St</td>
<td>1943</td>
<td>1984</td>
<td>1985</td>
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<tr>
<td>Calvert Motors</td>
<td>IO Piazza</td>
<td>2757 S Quincy St / 2727 S Quincy St</td>
<td>Ca. 1951</td>
<td>1984</td>
<td>2005</td>
</tr>
<tr>
<td>Post Office</td>
<td>Parking Garage</td>
<td>2762 S Quincy St / 2700 S Quincy St</td>
<td>1944</td>
<td>Unknown</td>
<td>1985</td>
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<tr>
<td>Your Gift Shop</td>
<td>Parking Garage</td>
<td>2766 S Quincy St / 2700 S Quincy St</td>
<td>1944</td>
<td>1984</td>
<td>1985</td>
</tr>
<tr>
<td>Laundry</td>
<td>Parking Garage</td>
<td>2768 S Quincy St / 2700 S Quincy St</td>
<td>1944</td>
<td>1984</td>
<td>1985</td>
</tr>
<tr>
<td>Shoe Repair Shop</td>
<td>Parking Garage</td>
<td>2770 S Quincy St / 2700 S Quincy St</td>
<td>1943</td>
<td>1984</td>
<td>1985</td>
</tr>
<tr>
<td>Barber Shop</td>
<td>Various - mixed use office/commercial</td>
<td>2772 S Quincy St / 2700 S Quincy St</td>
<td>1943</td>
<td>1984</td>
<td>1985</td>
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<tr>
<td>Beauty Parlor</td>
<td>Various - mixed use office/commercial</td>
<td>2774 S Quincy St / 2700 S Quincy St</td>
<td>1943</td>
<td>1984</td>
<td>1985</td>
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<td>Shirlington Trust Co. (bank) and shops</td>
<td>AMC Movie Theatre</td>
<td>2770 S Randolph St / 2772 S Randolph St</td>
<td>1956</td>
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<td>1986</td>
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<td>Store</td>
<td>Peet's Coffe and Campbell Avenue</td>
<td>2782-84 &amp; 2804-06 S Randolph St / 4115 Campbell Ave</td>
<td>1944</td>
<td>1959</td>
<td>Unknown</td>
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<tr>
<td>Theater</td>
<td>Various - mixed use office/commercial</td>
<td>2800 S Randolph St</td>
<td>1944</td>
<td>1959</td>
<td>2008</td>
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<tr>
<td>Bank</td>
<td>Various - mixed use office/commercial</td>
<td>2806 S Randolph St / 2800 S Randolph St</td>
<td>1944</td>
<td>1959</td>
<td>2008</td>
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<tr>
<td>Lansburgh's Department Store</td>
<td>Various - mixed use office/commercial</td>
<td>2800 S Randolph St</td>
<td>1958</td>
<td>Unknown</td>
<td>2008</td>
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<td>Stores and Offices</td>
<td>Various - mixed use office/commercial</td>
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<td>1946</td>
<td>1959</td>
<td>2008</td>
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<tr>
<td>Suburban Savings and Loan</td>
<td>Various - mixed use office/commercial</td>
<td>2811 S Randolph Street / 4060 Campbell Ave</td>
<td>1946</td>
<td>1984</td>
<td>1985</td>
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<tr>
<td>Store</td>
<td>Sheyla's Boutique</td>
<td>4013 S 28th St / 2700 S Quincy St</td>
<td>1944</td>
<td>Ca. 1984</td>
<td>1985</td>
</tr>
<tr>
<td>Store</td>
<td>Various - mixed use office/commercial</td>
<td>4015 S 28th St / 4015 Campbell Ave</td>
<td>1944</td>
<td>1984</td>
<td>1985</td>
</tr>
</tbody>
</table>

66 This table reflects the building permit history for the buildings in the Shirlington Business Center/Village at Shirlington for which Arlington County has information in its online archives. This information is not available for all the buildings in the shopping center complex: Arlington County Building Permit Index, Arlington County Public Archives, [https://arlisys.arlingtonva.us/index.html#collection/CPHD%20-%20House%20Cards](https://arlisys.arlingtonva.us/index.html#collection/CPHD%20-%20House%20Cards) (accessed August 1, 2019).
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<tr>
<th>Historic Business</th>
<th>Current Business</th>
<th>Address (Historic/Current)</th>
<th>Original Year of Construction</th>
<th>Demolition Date</th>
<th>Reconstruction/Renovation Date</th>
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</thead>
<tbody>
<tr>
<td>Store</td>
<td>Nirvana</td>
<td>4021 S 28th St / 4017 Campbell Ave</td>
<td>1946</td>
<td>1984 (partial)</td>
<td>Ca. 1985</td>
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<td>Unknown</td>
<td>1987</td>
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<tr>
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<td>4053 28th St S / 4053 Campbell Ave</td>
<td>Unknown</td>
<td>Unknown</td>
<td>1986</td>
</tr>
<tr>
<td>Adeline Shop</td>
<td>Guapo’s Mexican Restaurant and DAK Chicken</td>
<td>4032 28th St S / 4028 Campbell Ave and 4040 Campbell Ave</td>
<td>1945</td>
<td>1984 (partial)</td>
<td>1986</td>
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<tr>
<td>Ann Lewis Shop</td>
<td>Hula Girl Grill and Aroma Finest Indian Cuisine</td>
<td>4036 28th St S / 4044 Campbell Ave and 4052 Campbell Ave</td>
<td>1945</td>
<td>1984 (partial)</td>
<td>Ca. 1987</td>
</tr>
<tr>
<td>Nugent</td>
<td>Cheesetique</td>
<td>4044 28th St S / 4056 Campbell Ave</td>
<td>1945</td>
<td>1984 (partial)</td>
<td>1987</td>
</tr>
<tr>
<td>Sarnoff</td>
<td>Sheyla's Boutique</td>
<td>4046 28th St S / 4060 Campbell Ave</td>
<td>1945</td>
<td>1984 (partial)</td>
<td>Ca. 1986</td>
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<tr>
<td>Historic Business</td>
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<tr>
<td>Store</td>
<td>Sheyla's Boutique</td>
<td>4050 28th St S / 4060 Campbell Ave</td>
<td>1945</td>
<td>1984 (partial)</td>
<td>Ca. 1986</td>
</tr>
<tr>
<td>People's Drug Store</td>
<td>Various - mixed use office/commercial</td>
<td>4000 29th St S / 2900 S Quincy St</td>
<td>1956</td>
<td>Unknown</td>
<td>2001</td>
</tr>
<tr>
<td>Food Lane Super Market/Grand Union</td>
<td>Various - mixed use office/commercial</td>
<td>4101 31st St S / 2900 S Quincy St</td>
<td>1955</td>
<td>Unknown</td>
<td>2001</td>
</tr>
<tr>
<td>Firestone Tire Co.</td>
<td>Various - mixed use office/commercial</td>
<td>4005 S 31st St / 2900 S Quincy St</td>
<td>1960</td>
<td>Unknown</td>
<td>2001</td>
</tr>
</tbody>
</table>
Arlington County, Virginia

Figure 1: Estimated construction dates of buildings in the GLUP+ study area.

Source: Arlington County GIS Map, 2018.
Figure 2: This land grant map depicts property owners in Fairfax and Alexandria (now Arlington) counties in 1760. The blue arrow points to the approximate location of the Village at Shirlington.

Source: Beth Mitchell, *Fairfax County, Virginia in 1760: An Interpretive Historical Map.*
Figure 3: Map of the *Environ of Washington: Compiled from Boshkes’ Map of the District of Columbia and From Surveys of the U.S. Coast Survey showing the Line of Defenses of Washington as Constructed during the War from 1861 to 1865 Inclusive*. The red arrow points to Fort Reynolds and the blue arrow points to the approximate present-day location of the Village at Shirlington.

Source: Library of Congress.
Figure 4: The blue arrow points to the site Joseph Cherner chose for the Shirlington Business Center in the mid-1940s. The dashed line indicates a paper street.

Figure 5: Photograph taken in front of the Shirlington Gulf Service Station, 1944.

Figure 6: Bird’s eye rendering of the Shirlington Business Center and photographs of various store fronts, 1946.

Figure 7: Rendering of Jelleff’s Shirlington storefront at 2800 South Quincy Street, 1947.

Figure 8: Elevation and detail drawings for the Shirlington Auto Accessory and Clothes Horse by architect William N. Denton, 1947. The limestone and granite façade of this building was preserved as part of RTKL’s 1984 design to renovate the shopping center.

Source: Arlington County Building Permit 21091, “4039-41-43 28th Street South,” Center for Local History, Arlington County Public Library.
Figure 9: Elevation and section drawings for the Shirlington location of the Sarnoff store by architect Joseph A. Parks, 1945. The limestone and granite façade of this building was preserved as part of RTKL’s 1984 design to renovate the shopping center.

Source: Arlington County Building Permit 18834, “4046 28th Street South,” Center for Local History, Arlington County Public Library.
Figure 10: Elevation drawing for the Shirlington ABC Store by architect William N. Denton, 1948. The limestone and granite façade of this building was preserved as part of RTKL’s 1984 design to renovate the shopping center.

Source: Arlington County Building Permit 22114, “4047 28th Street South,” Center for Local History, Arlington County Public Library.
Figure 11: View of the entrance to the Shirlington Business Center off the Shirley Highway, 1951.

Figure 12: Elevation and section drawings for the Shirlington Woolworth’s Five and Dime by architects Thalheimer & Weitz, 1944.

Source: Arlington County Building Permit 18587, “4024 28th Street South,” Center for Local History, Arlington County Public Library.
Figure 13: Plat depicting the area vacated by Arlington County so that the Shirlington Corporation could add a five-inch limestone façade to existing buildings that had been brick faced, 1952.

Figure 14: Plan of land that would be exchanged in the May 1957 land swap between Arlington County and the Shirlington Corporation.

Figure 15: Plan of improvements made to the Arlington County Property Yard following the May 1957 land swap between Arlington County and the Shirlington Corporation.

Figure 16: Shirlington Business Center after the construction of Lansburgh’s Department Store, 1959. The red arrow points to the location of Lansburgh’s.

Figure 17: Comparison of 1955 organization (left) of the Shirlington Business Center and the 1962 organization (right) following the 1957 land swap and subsequent opening of Lansburgh’s Department Store in 1959. The change is concentrated along South Randolph Street, pointed out by red arrows in each photograph.

Figure 18: Elevation and section drawings for the Shirlington Lansburgh’s Department Store by architects Thalheimer & Weitz, 1958.

Source: Arlington County Building Permit 33366, “2800 South Randolph Street,” Center for Local History, Arlington County Public Library.
Figure 19: Bird’s eye view rendering of Lansburgh’s Department Store at the Shirlington Shopping Center, 1962.

Source: Arlington Blu Book, 1962, Center for Local History Archives, Arlington County Public Library.
Figure 20: Conceptual model of Arthur Cotton Moore’s unconstructed design for Shirlington, 1976.

Figure 21: Rendering of the existing condition of 28th Street South (top) and Oliver T. Carr Company’s proposed design (bottom), 1983.

Figure 22: Elevation drawings for the Village at Shirlington redevelopment by architects RTKL, 1984.

Image courtesy Federal Realty Investment Trust.
Figure 23: Redesigned 28th Street South (renamed Campbell Avenue in 2007), 1986.

Source: Benjamin Forgey, “In Shirlington, Main Street Revisited,” *The Washington Star*, November 1, 1986, Center for Local History Archives, Arlington County Public Library.
Figure 24: View of the Shirlington Branch Library looking west, 2011.

Source: Library of Congress.
Figure 25: View of the Shirlington shopping complex looking east at the corner of Campbell Avenue and South Randolph Street, 2019. The granite and limestone façade dates to 1943-1952 and the turret dates to the 1985-1987 renovation of the complex.

Source: Historic Preservation Staff, Arlington County.
Figure 26: View of the Shirlington shopping complex looking east from the median on Campbell Avenue, 2019.

Source: Historic Preservation Staff, Arlington County.
Figure 27: View of the Shirlington shopping complex looking north from the median on Campbell Avenue, 2019. The granite and limestone façade on the buildings to the left dates to 1943-1952 and the concrete and green tile infill to the right dates to 1985.

Source: Historic Preservation Staff, Arlington County.