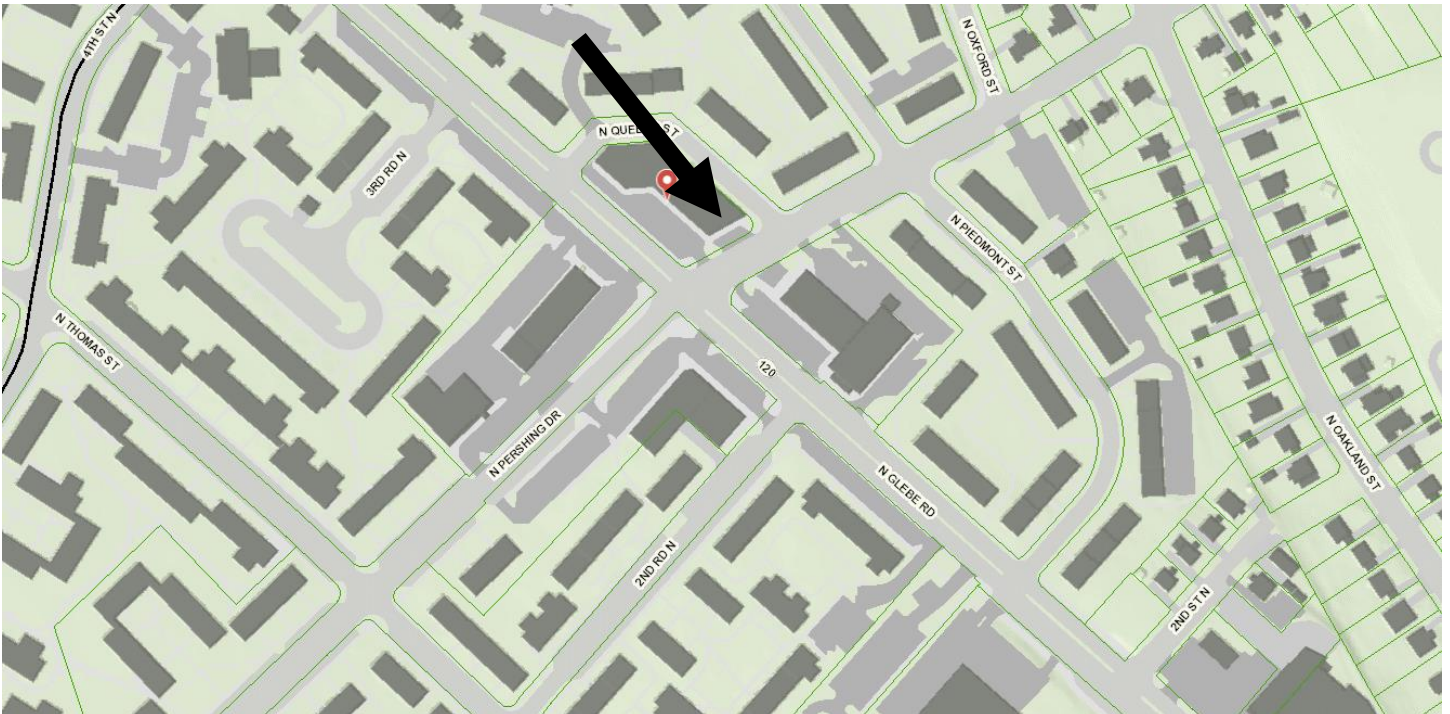


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-20D (HP1800024)



A request by Ballston Retail, Inc., owner of the Buckingham Shopping Center in the Buckingham Village Historic District, to install a mechanical unit on the roof of 301 North Glebe Road.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: June 14, 2018
SUBJECT: 301 North Glebe Road, CoA 16-20D, 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 buildings at the intersection of North Glebe Road and North Pershing Drive. The commercial complex, 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 also are contributing resources to the Buckingham Village National Register Historic District.

The HALRB has approved a number of CoAs (16-20 thru 16-20C) associated with the rehabilitation of the commercial properties over the last two years.

Proposal

The applicant proposes an amendment to CoA 16-20 that includes the replacement of a no longer extant air condenser unit on the roof of 301 North Glebe Road. The previous unit had been removed in 2017. The proposed unit measures 34"x37"x45" and would be placed in the northeast (rear) corner of the commercial building.

DRC Review

The DRC heard this case at its June 2018 meeting. The DRC noted that the prior unit had sat above the parapet wall based on photographs presented. The committee confirmed the accuracy of the applicants' renderings that showed the proposed air condenser unit's location behind the parapet, thereby further obscuring its view from the public rights-of-way. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the June 20, 2018, HALRB hearing.

Discussion and Recommendation

The proposal lessens the visual impact of the rooftop mechanical equipment. If the previous condenser had been documented by the applicant prior to its removal, the application would have been reviewed as an Administrative CoA as the proposed replacement unit likely is smaller based on photographs and renderings. The Historic Preservation Program 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

June 8, 2018

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

**RE: Design Review Committee Report
Buckingham Shopping Center
Certificate of Appropriateness 16-20D
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 June 6, 2018, meeting.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on June 20, 2018. Please submit the application and materials requested by Tuesday, June 12, 2018. You do not need to be present at the meeting. All additional requests will have to return to the DRC for further review.

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
cc: Serena Bolliger