

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-13 (HP1800029)



A request by Jessie Muse Al Amin, owner of 2415 Shirlinton Road in the Green Valley Pharmacy Historic District, to remove the false mansard roof.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: July 12, 2018
SUBJECT: 2415 Shirlington Road, CoA 18-13, Green Valley Pharmacy Historic District

Background Information

The Green Valley Pharmacy is one-story in height with a rectangular-shaped plan. It is constructed of 12-inch cinder blocks faced in textured stucco. Wooden shingles covered the overhanging false mansard roof line that extends along the northern, western, and southern sides of the building (this non-historic element of the building was constructed ca. 1983). The large single-pane windows have aluminum surrounds and rest on brick rowlock sills; the sills on the smaller windows on the south elevation have been covered in stucco. The main entrance door at the southwest corner is solid glass within an aluminum surround and has a fixed glass transom above. The building’s simple design has minimal architectural ornamentation, with the most distinctive features being the prominent corner entrance and the built-up mansard roof line. Signage is limited to individual applied letters that spell out “Green Valley Pharmacy” centered underneath the roof line on both street-front elevations. Tube-style florescent lighting has been installed underneath the existing projecting mansard roof overhang along the Shirlington Road and 24th Road South frontages.

Proposal

The applicant proposes to: 1) demolish the false mansard roofline (built ca. 1983) and restore the roofline of the building to its original minimalist design; and 2) remove a healthy tree (greater than 15”-diameter at dbh) abutting the building.

DRC Review

The Design Review Committee (DRC) heard this application at its July 2018 meeting. The committee discussed how the restoration of the façade would occur. The HP staff recommended that a note be added to the application that states the façade will be repaired/restored in coordination with staff after the removal of the mansard roof. The committee requested that staff ensure the retention of the decorative coping stone on the parapet if its remains in place. The DRC recommended the removal of the subject tree due to its inappropriate (and unplanned) location with respect to commercial architecture and potential to damage the building. The committee recommended that the subject application be placed on the discussion agenda for the July 18, 2018, HALRB hearing.

Recommendation

The Historic Preservation Program staff recommends approval of the application. The demolition of the false mansard roof would restore the building to its original design that existed between 1942 to 1983. The removal of this non-historic element is discussed as a possibility in the *Green Valley Pharmacy Historic District Design Guidelines* (2013). Staff will coordinate with the property owners to ensure any damage to the building would be repaired consistent with the Secretary of the Interior's Standards for Rehabilitation as well as Technical Preservation Service Briefs. While the Arlington County Forester classified the tree as healthy, it does abut the rear of the pharmacy (having the potential to cause damage to the foundation) and is a "volunteer" tree (based on historic photographs) in a commercial setting. Trees in commercial settings often are planted within a greater overall landscape plan. For these reasons, HPP staff supports the removal of the tree.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

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July 5, 2018

Ibrahim Al Amin
2415 Shirlington Road
Arlington, VA 22206

**RE: Design Review Committee Report
2415 Shirlington Road
Certificate of Appropriateness 18-13
Nauck Historic District**

Dear Mr Al Amin,

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its July 5, 2018 meeting and recommended that your request to remove the faux mansard roof and remove the large tree on your property be placed on the discussion agenda for the HALRB meeting on July 18, 2018. Please have a representative present for the meeting in case our board have any questions.

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.

Best,

Sincerely,

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

John Liebertz
Historic Preservation Staff
cc: Serena Bolliger