

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-13A (HP1800042)



A request by Jessie Muse Al Amin, owner of 2415 Shirlinton Road in the Green Valley Pharmacy Historic District, to install a metal cap on the parapet.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: September 11, 2018
SUBJECT: 2415 Shirlington Road, CoA 18-13A, 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 extended along the northern, western, and southern sides of the building (this non-historic element of the building was constructed ca. 1983 and removed in summer 2018). 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 feature being the prominent corner entrance. The signage that had been centered underneath the roof line on both street-front elevations was removed at the same time as the mansard roof.

The HALRB approved CoA 18-13 in July 2018 for: 1) the demolition of the false mansard roof (built ca. 1983) and restoration of the roofline of the building to its original minimalist design; and 2) removal of a healthy tree (greater than 15"-diameter at dbh) abutting the rear of the building.

Proposal

The property owner demolished the false mansard roof (as per the approved plans), but no historic parapet coping remained intact. Therefore, the owner proposes to install a new metal architectural coping to the parapet.

DRC Review

The Design Review Committee (DRC) heard this application at its September 2018 meeting. Staff recommended the applicant consider installing a prefabricated metal cap in lieu of the contractor forming the coping on site. The DRC stated that either solution would be appropriate (with molding the coping on site a traditional building practice), but suggested that the pre-formed architectural metal capping might be less expensive. The DRC requested that the applicant choose a different color since the brown aluminum may suggest the use of copper, a material that would have not been utilized on a building. However, the applicant desires to retain the brown color as it recalled the color/feeling of the former mansard roof. Staff

requested the applicant submit dimensions and a simple drawing of the coping. The DRC recommended that the subject application be placed on the consent agenda for the September 19, 2018, HALRB hearing.

Recommendation

The Historic Preservation staff recommends approval of the application. While the original construction drawings (retrieved by the Center for Local History at Central Library) indicate that the original coping material was cast stone, none of the original coping material remains. Though other solutions for the coping could have been considered (concrete, stone, etc.) by the applicant, the use of metal coping on the parapet is appropriate for commercial architecture of this period. For these reasons, the subject application complies with the *Green Valley Pharmacy Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

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September 5, 2018

Ibrahim Al Amin
2415 Shirlington Road
Arlington, VA 22206

**RE: Design Review Committee Report
2415 Shirlington Road
Certificate of Appropriateness 18-13
Green Valley Pharmacy 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 September 5, 2018, meeting and recommended that your request to add a metal cap to your parapet be placed on the consent agenda for the HALRB meeting on September 19, 2018, with the provision that you resubmit a drawing with dimensions and specifications for the metal cap. You do not need to be present for the meeting.

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