

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-13B (HP1800064)



A request by Jessie Muse Al Amin, owner of 2415 Shirlinton Road in the Green Valley Pharmacy Historic District, to install an air conditioner condenser unit on the roof of the historic building.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Angelina Jones, Historic Preservation Planner
DATE: December 12, 2018
SUBJECT: 2415 Shirlington Road, CoA 18-13B, 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 now 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. The HALRB approved CoA 18-13A in September 2018 for the installation of a metal cap on the parapet.

Proposal

The property owner is requesting to replace an existing air conditioner condenser unit located next to the building with a new unit on the roof. The dimensions of the condenser are 35½" wide, 35½" long, and 38¼" high. It is unlikely that the unit will be visible from the parking lot, but it may be visible approaching the pharmacy from 24th Road South.

DRC Review

The Design Review Committee (DRC) heard this application at its December 2018 meeting. The committee had no comments and recommended that the subject application be placed on the consent agenda for the December 19, 2018, HALRB hearing.

Recommendation

Staff recommends approval of the application, provided that the applicant obtains all other necessary building and zoning permits. The air conditioner condenser unit will not be highly visible from the public rights-of-way and is therefore appropriate for the Green Valley Pharmacy Local Historic District. Furthermore, installation of the unit complies with Part III: Requirements for a Certificate of Appropriateness and an Administrative Certificate of Appropriateness of the *Green Valley Pharmacy Design Guidelines*. Since the unit will be placed on the roof of the building, staff does not recommend screening with lattice, which the district's design guidelines state may be encouraged depending on placement of the unit.



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

December 6, 2018

Jessie Muse Al-Almin

**RE: Design Review Committee Report
2415 Shirlington Road
Certificate of Appropriateness 18-13B
Green Valley Pharmacy Historic District**

Ms. Muse Al-Almin:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your request to install an air conditioner condenser unit on the roof of the historic building on your property at its December 5, 2018, meeting.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on December 19, 2018. 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/>

Please note that you may also need to apply for a building permit in order to locate a condenser unit on the roof of this structure. Any required building or zoning permits must be obtained at the County's Inspection Services Division, located on the 10th floor of 2100 Clarendon Boulevard.

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3838.

Sincerely,

A handwritten signature in cursive script that reads "Angelina R. Jones".

Angelina R. Jones
Historic Preservation Staff
cc: Serena Bolliger