

VER 12/3/3  
NRHP 2/11/4

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Buckingham Historic District (Boundary Increase)  
other names/site number DHR File No. 000-0025

**2. Location**

street & number Area bounded by and including N. Oxford Street, Fifth Street North, North Henderson Road, First Street North, North Pershing, North Thomas Street, and Second Street North not for publication N/A  
city or town N/A vicinity N/A  
state Virginia code VA county Arlington code 013  
zip code 22203

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally statewide X locally. (    See continuation sheet for additional comments.)

[Signature] Date 12/23/03  
Signature of certifying official

Virginia Department of Historic Resources  
State or Federal Agency or Tribal government

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

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#### 4. National Park Service Certification

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I, hereby certify that this property is:

- entered in the National Register  
     See continuation sheet.  
 determined eligible for the National Register  
     See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register

other (explain): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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#### 5. Classification

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Ownership of Property (Check as many boxes as apply):

- private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box):

- building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property:

Contributing	Noncontributing
<u>83</u>	<u>0</u> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>83</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 53

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (DHR File Number 000-8825)

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## 6. Function or Use

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Historic Functions (Enter categories from instructions):

Cat: Domestic  
Domestic  
Commercial  
Government  
Recreation and Culture  
Recreation and Culture

Sub: Multiple Dwellings  
Secondary Structures  
Specialty Stores  
Post Office  
Movie Theater  
Sports Facility

Current Functions (Enter categories from instructions):

Cat: Domestic  
Domestic  
Commercial  
Government

Sub: Multiple Dwellings  
Secondary Structures  
Specialty Stores  
Post Office

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## 7. Description

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Architectural Classification (Enter categories from instructions):

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/Colonial Revival  
Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/Tudor Revival

Materials (Enter categories from instructions):

foundation: Concrete  
  
roof: Slate; Asphalt Shingles  
  
walls: Brick  
  
other:

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Arlington County Public Library, Virginia Room

## 10. Geographical Data

Acreage of Property: 95 acres

UTM References (Place additional UTM references on a continuation sheet):

	Zone	Easting	Northing		Zone	Easting	Northing
1)	<u>18</u>	<u>0317486</u>	<u>4305033</u>	3)	<u>18</u>	<u>0317245</u>	<u>4304345</u>
2)	<u>18</u>	<u>0317564</u>	<u>4304449</u>	4)	<u>18</u>	<u>0317187</u>	<u>4304170</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Laura V. Trieschmann and Laura H. Hughes, Architectural Historians  
organization EHT Traceries date July 2003/revised November 2003  
street & number 1121 Fifth Street, N.W. telephone 202/393-1199  
city or town Washington state D.C. zip code 20001

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## Additional Documentation

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Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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## Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

**Architectural Description**

The Buckingham apartment complex was planned as a large unified aesthetic expression of apartment buildings in a park-like setting. Developed in six phases, from 1937 to 1953, Buckingham's two- and three-story apartment buildings are arranged along angled streets and around U-shaped courtyards. The built environment of Buckingham occupies less than twenty percent of the land, leaving the remainder for landscaped parks, play areas, parking, and streets. The exterior design and site planning for Buckingham was executed by architect Henry Wright, with assistance from Allan F. Kamstra and Albert Leuders. Wright was responsible for the design of the first phase of development, while Kamstra oversaw the design and construction of the remaining five phases. The expanded Buckingham Historic District includes 136 buildings. This includes 126 apartment buildings, two commercial blocks, three freestanding commercial buildings, one community center, four single-family dwellings, roads, pedestrian paths, and landscaped courtyards. An internal circulation system separating cars and pedestrians, a commercial core, consistent yet varied Colonial Revival architecture executed in brick, and a large percentage of open space characterizes the Buckingham Historic District.

Glebe Road is the main road running north to south through the complex. The decision to locate the complex near the Nation's Capital made it nearly impossible to acquire a tract of land without some road systems already in place. Planners of garden communities strongly urged the direction of traffic around the community; however, Glebe Road, one of the oldest in Arlington County, was an unavoidable site constraint. The designers addressed this site feature by incorporating Glebe Road into the design with landscaping and locating the shopping facilities at its intersection with North Pershing Drive. The other major north-south road is George Mason Drive, which has a wide, landscaped median, giving it the effect of a boulevard. From north to south, the major east-west streets are Henderson Road, North Fourth Street, Pershing Drive, and North Second Street. Angled curves slow local traffic on the secondary streets.

The apartment buildings of Buckingham are designed in the Colonial Revival style. The buildings are two stories in height, constructed of common bond brick with slate hip and gable roofs. A few of the roofs have been reclad with asphalt shingles. Brick quoins mark the corners of each building. The entryways provide a decorative focus; eleven different types of cast stone surrounds, including broken pediments, segmental arches, and stylized jack arches, mark the entrances. The sills, lintels, and belt courses are also cast stone.

The basic building unit consists of an eight-bay structure with two stairwells, each leading to four apartments. Other combinations of building units provide variety and accommodate the different apartment sizes. Some have three stairwells, with a center reverse gable or gable-roofed center block flanked by two wings. The varying roof treatments on the larger structures help to maintain their residential scale.

The floor plans are successful in providing maximum light and air for each apartment unit, while taking full-advantage of the pleasant views provided by the park-like setting. The buildings are sited around U-shaped courtyards, or angled along the secondary streets with landscaped gardens laid out by H.E. Van Gelder. The gardens provide a verdant setting, while the small-scale Colonial Revival buildings conjure up images of life in a rural village.

At the angled corner of North Fourth and North Piedmont Streets stands the one apartment house that breaks the pattern. Built in 1937, as an experimental "feeler" of public reaction to non-traditional design of the era, the three-story building has a flat roof deck and cantilevered balconies. Although popular, this design, reminiscent of German apartment buildings of the 1920s, was not repeated in the community. The brick and cast stone entry surrounds and placement parallel to the street unify this building with others in the complex.

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Section 7 Page 2

**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

An integral part of Buckingham is the landscaping and open green space. An interior system of paths links the buildings throughout the interior of the superblocks. Many of the buildings are arranged around courtyards facing the street; balustraded walls mark these formal courtyards, which contrast with the irregularly shaped informal spaces of the interior of the blocks. As farmland in the 1930s, Buckingham's site had no formal landscaping. Extensive plantings of oaks and elms have created a neighborhood filled with tree-lined streets and shaded interior courtyards. Many of these buildings have extensive foundation plantings.

First and Second Buckingham, completed in 1937, occupy the portion of the site east of North Glebe Road. The building density is greater and the streets narrower in this section; it was built according to the conceptual plan published in 1938. In Third Buckingham, which was under construction in 1938, the designers began to alter the conceptual plan in response to tenant preferences. They eliminated the garages, which had been located within the blocks; tenants preferred on-street parking. Streets were made wider, also in response to recommendations from the tenants. After working on the first sections, the builders realized that larger buildings, which covered less ground, were more cost-efficient. Some of the buildings in subsequent sections of Buckingham have breezeways that function as balconies; this may be another example of the architects and owners testing to the reaction to innovations in design. The majority of Buckingham was completed by 1941; a section of five buildings was added to the southwest portion of the tract in 1953.

The first block of stores, on the north corner of the intersection of Glebe Road and Pershing Drive, opened in 1937. Similar in design, scale, and materials the retail stores compliment the surrounding apartment buildings. In 1939, the small shopping center and movie theater opened in the east corner of the commercial intersection. The theater is a two-story, brick building with a monumental portico consisting of four piers supporting a wide, plain entablature. The drugstore and post office opened in 1945; they are both housed in one-story, concrete buildings with polished stone bases and simple Art Moderne detailing. The brick grocery store opened in 1940.

In addition to the apartment and commercial buildings, Buckingham has four other buildings. The superintendent's house, a one-story, brick, Cape Cod, stands on Glebe Road. Near the intersection of George Mason Drive and Route 50, are two freestanding structures. They serve as gateway buildings to Buckingham for the traveler turning from Route 50 onto the landscaped boulevard-like George Mason Drive. Finally, a poolhouse and pool were constructed in 1966.

Buckingham retains a high degree of physical integrity. Some elements have been replaced, such as installation of metal windows in place of the original windows and replacement of roof shingles where necessary. The only significant change to Buckingham's plan, as built, was the demolition of nine apartment houses on the west side of the intersection of Glebe and Henderson Road in the early 1970s. Additionally, at the turn of the 21<sup>st</sup> century, Building 12 and the poolhouse were razed to allow for the reconfiguring of Quincy Street.

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**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

**Expanded Inventory**

**Arlington Boulevard**

4365 Arlington Boulevard (000-0025-0054)	1940	Single-family dwelling (gatehouse), 2 story, brick, slate side gable roof, Colonial Revival	<b>Contributing</b>
4401 Arlington Boulevard (000-0025-0055)	1940	Single-family dwelling (gatehouse), 2 story, brick, slate side gable roof, Colonial Revival	<b>Contributing</b>

**Second Road North**

4206-4210 Second Road North (000-0025-0056)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4209-4211 Second Road North (000-0025-0057)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4214-4216 Second Road North (000-0025-0058)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4215-4219 Second Road North (000-0025-0059)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4218-4220 Second Road North (000-0025-0060)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4222-4228 Second Road North (000-0025-0061)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4223-4225 Second Road North (000-0025-0062)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4230-4232 Second Road North (000-0025-0063)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4234-4236 Second Road North (000-0025-0064)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>



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**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

4240-4246 Second Road North (000-0025-0065)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4305-4311 Second Road North (000-0025-0066)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4308-4312 Second Road North (000-0025-0067)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4315-4319 Second Road North (000-0025-0068)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4322-4324 Second Road North (000-0025-0069)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
<b>Third Road North</b>			
4100-4104 Third Road North (000-0025-0070)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4101-4105 Third Road North (000-0025-0071)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4109-4111 Third Road North (000-0025-0072)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4110-4112 Third Road North (000-0025-0073)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4115-4119 Third Road North (000-0025-0074)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4116-4120 Third Road North (000-0025-0075)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4124-4136 Third Road North (000-0025-0076)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

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Arlington County, Virginia**

DHR File Number 000-0025

**Fourth Street North**

4104-4106 Fourth Street North (000-0025-0077)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4103-4107 Fourth Street North (000-0025-0078)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4111-4121 Fourth Street North (000-0025-0079)	1939	Multiple-dwelling, 2 story U-shaped, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4112-4114 Fourth Street North (000-0025-0080)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof with flat ends, Colonial Revival	<b>Contributing</b>
4200-4204 Fourth Street North (000-0025-0081)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof with flat ends, Colonial Revival	<b>Contributing</b>
4201-4203 Fourth Street North (000-0025-0082)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

**North Henderson Road**

4104-4108 North Henderson Road (000-0025-0087)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4112-4116 North Henderson Road (000-0025-0088)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4200-4204 North Henderson Road (000-0025-0089)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

**North George Mason Drive**

100-110 North George Mason Drive (000-0025-0095)	1940	Multiple-dwelling, 2 story U-shaped, brick-clad tile, asphalt hipped roof, Colonial Revival	<b>Contributing</b>
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**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

101-103 North George Mason Drive (000-0025-0096)	1938	Multiple-dwelling, 2 story, brick-clad tile, composite hipped roof, Colonial Revival	<b>Contributing</b>
105-107 North George Mason Drive (000-0025-0097)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
109-111 North George Mason Drive (000-0025-0098)	1938	Multiple-dwelling, 2 story, brick-clad tile, asphalt side gable roof, Colonial Revival	<b>Contributing</b>
200-206 North George Mason Drive (000-0025-0099)	1940	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
201-205 North George Mason Drive (000-0025-0100)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
210-216 North George Mason Drive (000-0025-0101)	1940	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
221-223 North George Mason Drive (000-0025-0102)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
222-224 North George Mason Drive (000-0025-0103)	1940	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
227-231 North George Mason Drive (000-0025-0104)	1938	Multiple-dwelling, 2 story, brick-clad tile, asphalt hipped roof, Colonial Revival	<b>Contributing</b>
230-232 North George Mason Drive (000-0025-0105)	1940	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
235-237 North George Mason Drive (000-0025-0106)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
<b>North Glebe Road</b>			
218-224 North Glebe Road (000-0025-0118)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
235-249 North Glebe Road (000-0025-0119)	1939	Theater (now post office)/Commercial Building, 1-1/2 stories, flat roof, brick, Colonial Revival	<b>Contributing</b>

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**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

250-256 North Glebe Road (000-0025-0120)	1946	Commercial Building, 1-story, flat roof, brick/ limestone, Colonial Revival	<b>Contributing</b>
300 North Glebe Road (000-0025-0121)	1941	Commercial Building, 1-story, flat roof, brick, Vernacular,	<b>Contributing</b>
303-319 North Glebe Road (000-0025-0122)	1939	Commercial Building, 1-story, flat roof, brick with limestone, Colonial Revival	<b>Contributing</b>
344-346 North Glebe Road (000-0025-0123)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
360-364 North Glebe Road (000-0025-0124)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
374 North Glebe Road (000-0025-0125)	1939	Single-family, 1-1/2 stories, Cross-gabled roof, Brick, Tudor Revival style	<b>Contributing</b>
406-410 North Glebe Road (000-0025-0126)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

**North Pershing Drive**

4200-4202 North Pershing Drive (000-0025-0127)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4201-4207 North Pershing Drive (000-0025-0128)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4235-4241 North Pershing Drive (000-0025-0129)	1939	Post Office (now commercial), 1-story, flat roof, brick with limestone, Colonial Revival	<b>Contributing</b>
4304-4306 North Pershing Drive (000-0025-0131)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4310-4312 North Pershing Drive (000-0025-0133)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4314-4316 North Pershing Drive (000-0025-0134)	1938	Multiple-dwelling, 2 story, brick-clad tile, asphalt hipped roof, Colonial Revival	<b>Contributing</b>

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**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia**

**DHR File Number 000-0025**

4318-4320 North Pershing Drive (000-0025-0135)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4324-4326 North Pershing Drive (000-0025-0137)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
4350-4354 North Pershing Drive (000-0025-0139)	1953	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4358-4360 North Pershing Drive (000-0025-0140)	1953	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4362-4374 North Pershing Drive (000-0025-0141)	1953	Multiple-dwelling, 2 story U-shaped, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4376-4378 North Pershing Drive (000-0025-0143)	1953	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
4400-4402 North Pershing Drive (000-0025-0144)	1953	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

**North Thomas Street**

220-222 North Thomas Street (000-0025-0148)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
221-225 North Thomas Street (000-0025-0149)	1938	Multiple-dwelling, 2 story, brick-clad tile, asphalt side gable roof, Colonial Revival	<b>Contributing</b>
224 North Thomas Street (000-0025-0150)	1938	Utility building, 1 story, brick-clad tile, flat roof, Vernacular	<b>Contributing</b>
226-230 North Thomas Street (000-0025-0151)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
233-235 North Thomas Street (000-0025-0152)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
234-236 North Thomas Street (000-0025-0153)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>

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248-250 North Thomas Street (000-0025-0154)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
251-257 North Thomas Street (000-0025-0155)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
254-256 North Thomas Street (000-0025-0156)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
309-325 North Thomas Street (000-0025-0157)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
409-423 North Thomas Street (000-0025-0160)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
421-423 North Thomas Street (000-0025-0163)	1939	Multiple-dwelling, 2 story, brick-clad tile, slate hipped roof, Colonial Revival	<b>Contributing</b>
<b>North Trenton Street</b>			
100-104 North Trenton Street (000-0025-0164)	1938	Multiple-dwelling, 2 story, brick-clad tile, composite side gable roof, Colonial Revival	<b>Contributing</b>
200-202 North Trenton Street (000-0025-0165)	1938	Multiple-dwelling, 2 story, brick-clad tile, composite hipped roof, Colonial Revival	<b>Contributing</b>
201-205 North Trenton Street (000-0025-0166)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
206-208 North Trenton Street (000-0025-0167)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>
209-211 North Trenton Street (000-0025-0168)	1938	Multiple-dwelling, 2 story, brick-clad tile, slate side gable roof, Colonial Revival	<b>Contributing</b>

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**Significance Statement**

The buildings comprising the residential apartment community of Buckingham are located in Arlington County, Virginia. Composed of six residential sections surrounding a commercial core, Buckingham was designed and constructed in six phases between 1937 and 1953. The first phase of the multi-family apartment complex was designed in the Colonial Revival style by Henry Wright with the assistance of Albert Lueders and Allan Kamstra and was constructed by Paramount Communities, Inc. between 1937 and 1938. Lueders and Kamstra executed the subsequent phases of development, also in the Colonial Revival style, following Wright's inspiration for community planning. Intended to be a middle-income neighborhood, the complex was financed by the Federal Housing Administration, with insured mortgages for each of the building phases. The tremendous popularity of the first phase of development at Buckingham, coupled with the great need for quality, affordable housing in Arlington County, prompted Paramount Communities, Inc. to increase the rate of production so more units would be available during the first year. The garden-apartment complex is a significant example of the application of pioneering principles of garden city planning to a large-scale, planned residential community. These principles include low-density superblocks, curving streets, separation of automobiles and pedestrians, shallow building plans allowing improved light and ventilation, and landscaped common spaces designed around the apartments to form a continuous park. Buckingham played a significant role in the development of affordable, well-planned garden communities in Arlington County, and its success and acceptance subsequently affected housing policy in the United States. The developer, Allie Freed, chairman of the Committee for Economic Recovery, sought to promote economic recovery through the construction of large-scale privately financed housing developments, and attempted reform of the building industry by employing production techniques of the automobile industry including pioneer uses of prefabrication. The location of the Buckingham Apartment Complex near the Nation's Capital provided the development with the exposure and political awareness necessary to influence housing developments nationwide.

The Buckingham Historic District today is comprised of Buckingham Village Apartments, Arlington Oaks (condominiums), Ballston Park at Historic Buckingham Village, and the Gates of Arlington. In 1998, Ballston Park at Buckingham Village was placed on the National Register of Historic Places. This section of Buckingham was the first of the six phases developed, dating from between 1937 and 1938. The nomination, although recognizing the significance of this initial development and the contribution of Henry Wright, excluded the commercial properties at the intersection of North Glebe Road and North Pershing Drive as well as the other five phases of development at Buckingham. The residential buildings to the west of North Glebe Road were also part of the original planned development of Buckingham as envisioned by Henry Wright and designed by Allan Kamstra and Albert Lueders. Paramount Communities, Inc. developed the entire apartment complex, which consisted originally of nearly 2,000 units. Although constructed in six phases between 1937 and 1953, Buckingham was intended to be a cohesive Colonial Revival-style, multi-family neighborhood within a park-like setting with landscaped yards and a commercial center. Despite being sold by the Freed family and now owned independently in sections, Buckingham continues to maintain this planned garden-style neighborhood setting.

Further, the Buckingham Shopping Center, also designed by Henry Wright, Allan Kamstra, and Albert Lueders, was built as components of the planned residential community, with ample off-street parking and a balanced mix of everyday services for residents and passing motorists. The commercial buildings, evoking the idea of the traditional village center, was one of the final illustrations in the Washington, D.C. area of separating stores by a street, which was a popular design among planners in the 1920s. The Shopping Center, which now includes the historic and compatible commercial development on the west side of North Glebe Road, is substantially intact. Therefore, the Buckingham Shopping Center retains sufficient integrity to support inclusion in the expansion of the Buckingham Historic District for its role within the planned garden apartment complex as well as its bifurcated arrangement of storefronts.

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The Buckingham Historic District is eligible for listing in the National Register of Historic Places under criterion A in the area of community planning and development as an example of a planned garden apartment complex that became a model for other planned residential developments marketed to members of the middle class. Furthermore, Buckingham is eligible under criterion C in the area of architecture as a unique garden apartment complex design by noted architects Henry Wright, Albert Lueders, and Allan Kamstra. The architectural achievement of Buckingham combines the best in garden apartment planning with FHA-insured financing guidelines to make this property an excellent example of the garden apartment complex as described in the Multiple Property Documentation Nomination, *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*. The Buckingham Historic District, listed in 1999, includes fifty-two of the buildings within Buckingham. These buildings make up the first phase of development of the complex, a phase that led to the construction of nearly 2,000 units by the early 1950s. Two of the buildings in the original boundaries were non-contributing, and one historic building has been razed.

The expanded Buckingham Historic District includes 136 buildings. This includes 126 apartment buildings, two commercial blocks, three freestanding commercial buildings, one community center, four single-family dwellings, roads, pedestrian paths, and landscaped courtyards. The original historic district included 54 resources, two of which were non-contributing and one that has since been razed. The expanded boundaries include 83 buildings, all of which are contributing. Thus, of the 136 buildings in the Buckingham Historic District, there are 134 contributing resources and two non-contributing resources.

**HISTORY OF BALLSTON**

Buckingham is located in what is known today as Ballston, in central Arlington County, Virginia. Ballston is one of Arlington's oldest, most historic, and fastest-growing communities. Ballston has been a crossroads of commerce and transportation since before the American Revolution (1775-1781). Known historically by a variety of names including Birch's Crossroads, Thompson's Crossroads, and Ball's Crossroads, the intersection of Wilson Boulevard and Glebe Road presented a traditional tavern and blacksmith shop that provided commercial and social opportunities to area residents and travelers. Until the advent of the rail, the crossroads was a major thoroughfare for trade between riverside towns and the plantations and agricultural villages of Virginia. Wilson Boulevard, named after President Woodrow Wilson, was formerly Awbrey's Ferry Road and originated at the ferry dock in what is now Rosslyn, while Glebe Road stretched between Alexandria and the Falls Bridge Church.

The earliest land grants for parcels at the Crossroads were granted to John Birch in 1716.<sup>1</sup> John Birch, for whom the crossroads was originally named, owned 795 acres in the central and eastern portions of the Crossroads. The largest tract of the present Ballston area was originally granted to Colonel John Colville of Newcastle-upon-Tyne, England, and consisted of 1,321 acres in 1739. By 1775, he had become a resident of Fairfax County and made his will in May of that year. He bequeathed all lands to "the present Earl of Tankerville." In 1756, Samuel Shreve purchased nearly 260 acres adjacent to the west boundary of the Birch tract, extending from Lubber Run to Four Mile Run, and between Wilson and Washington Boulevards.

By the late 1700s, the Ball family had acquired parcels within the Crossroads area. John Ball acquired 166 acres in 1742 and Moses Ball acquired 91 acres in 1748. They were descended from Colonial William Ball, the great-grandfather of George Washington, who arrived in Tidewater Virginia about 1650. In 1774, one of the Ball decedents constructed a two-story log tavern on the southwest corner of the crossroads. It was an excellent site as it lay on two main roads used by local farmers to travel to the markets. As Ball's Tavern became the center of the community, the Crossroads naturally became known as Ball's Crossroads. The tavern's use expanded

<sup>1</sup> James Barron, "Then and Now: Parkington-Ball's Crossroads." *Arlington Historical Magazine*, Vol. 4, No. 3. (Arlington, VA: Arlington Historical Society), p. 43.



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over its years of existence to include a store, general gathering place, post office, and the voting precinct for Arlington County.<sup>2</sup>

On another corner at Ball's Crossroads stood Mortimer's Blacksmith Shop, which also figured largely in county activities during the Civil War (1861-1865) and until after the turn of the twentieth century. One of the first Sunday schools and the first sessions of public schools in the county met in the room over Mortimer's Blacksmith Shop. By 1879, the Hopkin's *Atlas of Fifteen Miles Around Washington* details the presence of the Presbyterian Church and the Walker School, in addition to Mortimer's Black and Ball's Tavern at Ball's Crossroads.

At the beginning of the Civil War, Ball's Crossroads assumed possibly even more importance as the nearby level farmland around the Crossroads made excellent camp sites that were immediately taken advantage of by Union troops. The camp at Ball's Crossroads was called Camp Union, Virginia. Ball's Tavern, as seen in *Harper's Weekly Magazine*, became the site of a "photographic saloon" where photographers would make portraits of soldiers to send to relatives. The *Washington Evening Star* gives account of a balloon ascension at the Crossroads on August 29, 1861. The Union troops sent a gas-filled balloon into the air for aerial reconnaissance purposes. The balloon was occupied by Professor Thaddeus Lowe, who later became a distinguished astronomer and founded Lowe Observatory in California. The balloon was fired upon by Confederate troops entrenched on Munson's Hill. Although the balloon was not hit, from a historical standpoint, it was the first combat use of aircraft by the United States Army and the first use of anti-aircraft artillery.<sup>3</sup>

By 1874, Ball's Crossroads was established as a village in Arlington County. The name was later changed to Ballston in 1895. By the end of the 1900s, the Washington, Arlington and Falls Church Railroad carried commuters from Rosslyn to Ballston and Lacey Stations, traveling on to Falls Church and Fairfax Court House. Connections in Rosslyn took commuters to Georgetown and Alexandria. The railroad struggled throughout the economic battering of the Great Depression into the 1930s when copper from the overwire was sold to Japan for its munitions manufacturing.

The expansion of the railroad also brought about the development of planned community subdivision and real estate sales in Ballston. Ballston had the second volunteer fire department in the county, formed in 1908. Dr. Williamson C. Welburn, who also thoughtfully had the county's first sidewalks poured at the front door of his store, opened the first pharmacy in Arlington County. The community was also the site of a football stadium with a semi-pro team, the Ballston Skulls. The Skulls worked out with the newly formed Washington Redskins in Ballston Stadium in 1937.<sup>4</sup>

An increase in the county's population, from 6,430 in 1900 to 16,040 in 1920, was reflected in the growth of subdivisions.<sup>5</sup> The Buckingham apartment complex, constructed between 1937 and 1953, emerged in the 1930s as a national model of a successful rental housing project. Sited on approximately 84 acres in Ballston, the six-phase development was originally planned with 183 apartment buildings containing 1,817 units, two commercial blocks, three freestanding commercial buildings, three detached dwellings, roads, pedestrian paths, playgrounds, and landscaped courtyards. The construction of Buckingham promoted economic recovery through the development of economically viable rental housing and by looking ahead to the growth of the automobile industry.

By 1949, Ballston began to expand further into commerce and trade with the construction of the Parkington Shopping Center and the Hecht Company Department Store on the southeastern corner of Glebe Road and Washington Boulevard. The Parkington, the area's first regional mall, was believed to be looking ahead to the age of the automobile with the construction of a four-story parking building

<sup>2</sup> Eleanor L. Templeman, "Ballston's Beginnings." *Arlington Historical Magazine*, Vol. 1, No. 3. (Arlington, VA: Arlington Historical Society), p. 52.

<sup>3</sup> Rouse & Associates, "Ballston Times: A Rich Past Leads to a Vibrant Future." In Promotional Packet for the Farrgate at Ballston, January 1988.

<sup>4</sup> Daniel Dugan, "A Look at Ballston Yesterday." *The Northern Virginia Sun*. November 30, 1987. p. 1.

<sup>5</sup> Nan & Ross Netherton, *Arlington County in Virginia: A Pictorial History*. (Norfolk, VA: The Donning Co., 1987), p. 106.

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to the rear. The Parkington Shopping Center was demolished and the renovations of the Hecht Company building began in 1984. The new mall, called Ballston Common, included the renovation of two large department stores, and 135 new shops in an enclosed four-level shopping mall.

More than 200 years after Ball's Crossroads served travelers, most of the land bordering Glebe Road has been developed as residential or retail subdivisions. Glebe Road continues to carry traffic and commerce between Alexandria and Chain Bridge and now also crosses not only Wilson Boulevard, but also I-66 at Ballston. Like the earlier Awbrey's Road and Ferry, I-66 links Georgetown and, indeed, all of downtown Washington to the towns and cities west to the Blue Ridge.

Transportation at Ballston continued to develop with the construction of the Washington, Virginia and Maryland Coach Company on Randolph Street sometime prior to 1956. By 1974, the building was occupied by the Arlington Division of the Washington Metropolitan Area Transit Authority, which opened Ballston to more residential and commercial traffic in 1979 with the expansion of the orange line of the Metro's subway system. Soon thereafter, Arlington County legislation designated the Metrorail station superblock as a "coordinated mixed-use development district," thus allowing for the expansion of commercial and residential buildings.

**THE GARDEN APARTMENT AND ADVANCES IN APARTMENT DESIGN**

Apartment buildings were constructed with great speed and in great numbers during the 1920s and 1930s in the metropolitan area. The population in Washington, D.C. and its suburbs increased tremendously in the years prior to World War I (1914-1918), and the population remained much higher after the war had concluded. The federal work force tripled between 1916 and 1918.<sup>6</sup> The 1920 census revealed that, for the first time, the majority of Americans lived in urban and suburban settings, and that the suburbs were growing at a much faster rate than the urban cores.<sup>7</sup>

The two types of housing – single-family houses and multi-family dwellings – accommodated the expanding urban and suburban population. Standard urban lots typically resulted in narrow, deep buildings with dark side lots. Suburban development often continued this pattern. Speculators subdivided land into rectangular lots that expanded the urban grids into the countryside with little concern for the existing landscape or the conservation of open space. One reason for increased popularity of rental housing was the cost of home ownership. Eighty-five percent of the houses built in 1936 were priced for those in the upper ten percent income bracket.<sup>8</sup> Not only were houses difficult for the average American to purchase, they were in short supply. Studies determined that the United States had a housing shortage of as many as 10,000,000 units by 1937.<sup>9</sup> The concepts of garden apartments and garden city planning provided developers the framework to build more attractive, affordable apartment buildings, which were desperately needed in the 1920s and 1930s. The construction of garden apartments in the metropolitan area reached a peak in the mid-1930s and early 1940s. Hundreds of garden apartment complexes were constructed during these years throughout the area.

During the 1920s, "the advent of freestanding apartment houses with large amounts of open space an integral part of the scheme" was a new concept.<sup>10</sup> Developers hoped that by providing open space and landscaped gardens around the apartments they could dispense with many of the stigmas attached to city apartment buildings particularly in Washington. These new "garden" apartments offered superior air circulation, more pleasing views, and enhanced light in each apartment.

<sup>6</sup> James Goode, *Best Addresses*, (Washington, D.C.: Smithsonian Institution Press, 1988), p. 173.

<sup>7</sup> Gwendolyn Wright, *Building The Dream: A Social History of Housing in America*, (Cambridge, Massachusetts: The MIT Press, 1981), p. 195.

<sup>8</sup> *New York Times*, February 14, 1937, p. 4RE.

<sup>9</sup> *Washington Post*, May 16, 1937, p. 1.

<sup>10</sup> Goode, p. 173.

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The earliest garden apartments appeared in Washington, D.C. in the 1920s. Noted apartment building historian, James Goode, defines garden apartments as "a group of two-or-three-story buildings without lobbies or elevators arranged together in a landscaped setting."<sup>11</sup>

The first garden apartment in the city was developed by Allen E. Walker, and constructed in 1921-1922. Located adjacent to the Soldier's Home at 124-126-128-130 Webster Street, N.W., the buildings were modeled after the famous Pomander Walk community in London.<sup>12</sup> The complex, known as Petworth Gardens, was designed by Washington architect Robert Beresford, who used red brick, hipped roofs, decorative dormer windows, glazed sleeping porches, arched doors, and eaves to create a residential, small-scale quality for the development. Beresford used the same design for each of the six buildings in the complex. The landscaping was limited to narrow rectangular lawns that separate each building. James Goode further discusses the city's earliest garden apartments as unsuccessful architecturally because: "...their elements were poorly related to one another. The idea works best when the buildings are grouped together harmoniously around a spacious landscaped courtyard."<sup>13</sup>

Colonial Village in Arlington County, Virginia, was the vision of developer Gustave Ring. Ring had survived the Depression with careful management of his Westchester Apartment development in Washington, D.C. He saw the severe housing shortage of the 1930s as an opportunity to develop a large garden apartment complex. Ring purchased a tract of land, ideally located close to the city via the Key Bridge and Georgetown. Ring's architects, Harvey H. Warwick, Sr. and Francis Koenig, produced carefully conceived apartment building designs within park-like settings. Colonial Village was the area's first garden apartment complex designed as a planned community, with adjacent shopping developed by Ring who paid meticulous attention to amenities and the comforts of the renters. The success of Colonial Village was immediate; the first phase of 276 apartments was completed in 1935 with a waiting list of 10,000 people.

The Buckingham apartment complex also in Arlington, Virginia, equaled these examples in both vision and practical application. The success of Buckingham was directly related to its appeal to the average government worker, and to the carefully integrated architecture and landscape plan, which made the apartments an affordable alternative to the usual city apartment building. Buckingham offered a unique residential enclave of domestically scaled apartment buildings that were closely associated with and enhanced by a courtyard, garden setting. Although built on farmland in an undeveloped part of Arlington County, the rental apartment venture was met with enthusiasm, and the apartments rented quickly.

**CONSTRUCTION AND PLANNING FOR BUCKINGHAM**

The Buckingham apartment complex, constructed between 1937 and 1953, emerged in the 1930s as a national model of a successful, full-service rental housing project. Originally, sited on 100 acres in Arlington County, Virginia, the six-phase development was planned with 183 apartment buildings, two commercial blocks, three freestanding commercial buildings, three detached dwellings, roads, pedestrian paths, playgrounds and landscaped courtyards. Buckingham apartment complex stands today as a significant multi-family, rental development that still promotes the innovative principles of garden city planning.

The severe housing shortage of the 1920s and the overwhelming demand for affordable housing prompted President Franklin D. Roosevelt to formulate plans and organize the Committee for Economic and Social Progress. This committee, led by the country's leading businessmen, conceived methods for constructing privately financed planned communities throughout the United States. The Committee served as sponsors and advisors for projects. The Buckingham apartment complex was owned and developed by Allie

<sup>11</sup> Goode, p. 183.

<sup>12</sup> "Construction of First unit of Petworth Gardens Begun." *The Evening Star*, October 8, 1921.

<sup>13</sup> Goode, p. 183.

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Freed, chairman of the Committee for Economic Recovery. Freed's impassioned commitment to the construction of economically viable rental housing using only private sources of income dominated the planning and construction of Buckingham. By adopting pioneer construction methods employing prefabricated materials and using the production techniques of the automobile industry, Freed led the way for the construction nationwide of well-built, cost-efficient housing developments. Freed chose the site for his pioneer development close to the Nation's Capital where he believed it would receive maximum exposure in the press, and be within the purview of influential political and business leaders. Freed formed Paramount Communities, Inc. and purchased one hundred acres of farmland in Arlington County, Virginia.

Freed selected Henry Wright, the country's leading garden city planner, to design Buckingham. Wright was typically associated with Clarence Stein, his partner in the firm Wright and Stein in New York City for over seventeen years. It appears, however, that his work on Buckingham was done without the collaboration of Stein. Together they had built a solid and notable reputation as architects and planners of acclaimed garden developments such as the Radburn, New Jersey project and Chatham Village in Pittsburgh. Wright and Stein based their ideas of garden city planning on the concepts of efficiency, land conservation, and beauty in the development of the new greenbelt communities. Wright was assisted initially on the planning and design of the project by long-time associates Allan Kamstra and Albert Leuders, both noted architects. Kamstra and Leuders were responsible for completing the design and scheme after Wright's death. Kamstra had worked with Wright and Stein on Radburn and Chatham Village, as well as other projects such as Greenbelt; Leuders had worked with Wright and Stein for seventeen years.<sup>14</sup> According to its press release, Paramount Communities "began its existence under the inspiration and guidance of the late Henry Wright, who years ago developed living patterns of community planning."<sup>15</sup>

Buckingham advertisements touted the planned community as "dedicated to yesterday's charm and tomorrow's convenience."<sup>16</sup> Apartments offered beautifully landscaped gardens and architecturally pleasing and superior designs using carefully selected materials and construction techniques, and well-planned and efficient interior arrangements incorporating the latest interior features. Ordinary apartments throughout the metropolitan area lacked the careful planning and architectural treatments, and offered few of the up-to-date interior finishes, hardware and products found at Buckingham. As Freed envisioned, life at Buckingham was a community affair. Residents were not transient, and tended to live at Buckingham for many years. Amenities such as a theater, post office, and drugstore assured that Buckingham became a friendly and caring community with a strong visual sense of place in Arlington County.

The scheme for Buckingham was the result of extensive planning and analysis. Allie Freed remarked on the attention to each component of the complex:

First, the market for shelter was analyzed, the requirements were surveyed and the types of dwelling accommodations determined. From that the plan was fitted to the topography. Then the architects harmonized the requirements with the plan. Materials and equipment were studied alone and in combination. Using the known needs as to the size of the family units, these were grouped in the rental sections to produce the most economical units.<sup>17</sup>

This intensive planning prior to and during construction produced economies of scale, construction, and delivery. The manufacturers shipped materials to the site pre-packaged in the units needed for construction; for instance, the bathroom tiles arrived on the site packaged in the amount required for one room. Freed applied assembly line techniques of automobile production on the construction

<sup>14</sup> Oscar Fisher, "Buckingham: Housing Laboratory," *Architectural Record*, January 1938, pp. 69-82.

<sup>15</sup> *Washington Post*, May 16, 1937, p. 1.

<sup>16</sup> "Buckingham Community A City Within Itself," *The Northern Virginia Sun*, Friday, September 29, 1939.

<sup>17</sup> "New Virginia Project Result of U.S. Housing Shortage," *The Washington Post*, May 16, 1937, p. 1.

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site at Buckingham, and coupled with the use of prefabricated materials he managed to reduce construction costs by using his building labor to the most efficient means possible. A "Ford-unit" of three rooms and a bath evolved after experimentation, as it was the most popular apartment unit and could be easily reproduced in all of the buildings.<sup>18</sup>

This standardization did not lead to mindless repetitive design. Buckingham exhibited the best characteristics of the earlier Wright designs for planned residential communities. The land was divided into superblocks, with buildings occupying only twenty percent of the land. The remainder of the site was devoted to landscaped parks, play areas, and streets. Heavy traffic was shunted around the community, while angled streets, less expensive than curved streets, slowed traffic. The buildings in First and Second Buckingham were arranged at angles along the streets, and in subsequent phases the buildings were arranged around U-shaped courtyards. Their wide frontage and narrow depth provided each apartment maximum exposure of light and air. Informal, paved walkways connected the courtyards in an internal system spanning the complex. As former farmland, the site had little original landscaping. The landscaping plan, produced by H.E. Van Gelder, provided hundreds of oaks and elms along the streets and within the interior of the superblocks. The placing of all utilities underground at the time of construction also contributes to the park-like setting. Recessed parking bays and off-street garages accommodated the automobiles.

Throughout the complex, the majority of the buildings have the same basic form and features. The variety of massing and subtle differences in detailing provides each building with its own character, while maintaining the overall unity of design. Combinations of buildings in units of two to four stair halls, staggered building lines, and multiplicity of site layout contribute to the subtle variety of the design. The buildings exhibit a simplified Colonial Revival design. High-quality materials, such as brick walls, slate roofs, and cast stone detailing were used to insure permanence and to reduce maintenance costs.

One unique building was erected as an experimental model. Rather than the traditional Colonial Revival design, it employs a modern design vocabulary characteristic of modern German apartment blocks of the 1920s and 1930s, and the work of Walter Gropius. The flat-roofed brick building has glass block stair halls and cantilevered balconies. Erected as a "feeler" for public opinion, it typifies the dynamic nature of the design process at Buckingham. The developer constantly tested the reactions from the public and altered the plan to meet the demands of the market. Although it proved popular with tenants, the design was not repeated in later phases of construction. Apparently, tenants preferred the more traditional designs of the other buildings.

A neighborhood shopping center was constructed at the heart of the Buckingham community. The design advanced several ideals of planners Stein and Bauer, including a plan that "cares for and separates pedestrians, parking and delivery."<sup>19</sup> The tenants included a barber shop, cleaners, drugstore, grocery store, sporting goods store, and theater. The inclusion of a retail component as an integral part of the plan helped Buckingham realize the ideal of neighborhood self-sufficiency. As explained by Richard Longstreth in "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," The shopping center planned for Buckingham departed from the norm. Traditionally, in Washington, D.C. in particular, commercial buildings were clustered and fronted the streets. The Buckingham Shopping Center, as designed by Henry Wright, presented a bifurcated arrangement with North Pershing Drive dividing the two buildings. This arrangement was popular among planners during the 1930s and recalled the traditional village center of the previous decades. "Buckingham was one the of the last of the genre, for by the eve of World War II, the practice of separating stores in an integrated complex by though traffic was recognized as inhibiting customer circulation."<sup>20</sup>

<sup>18</sup> *Washington Post*, January 9, 1938, p. R3.

<sup>19</sup> Clarence Stein and Catherine Bauer, "Store Buildings and Neighborhood Shopping Centers," *Architectural Record*, February 1934, p. 185.

<sup>20</sup> Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians*, volume LI, number 1, March 1992, pp. 22-23.

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Construction began on the first phase of Buckingham in March 1937. By December, families occupied the 622 units of phases one and two. Construction was increased to meet the unexpectedly high demand; Freed called the instant favorable response "gratifying".<sup>21</sup> Freed intended Buckingham for middle-income residents earning from, \$1,500 to \$3,000 a year. Through the economies of construction, Buckingham met his goal; the median annual income of the first tenants was \$2,482.<sup>22</sup> The average monthly rent was \$14.50 per room. The apartment sizes ranged from two- to five-room apartments to five- to seven-room duplexes. Apartments of varying sizes were scattered throughout the community; no effort was made to segregate the tenants by income. However, racial segregation was the norm. Buckingham did not accept applications from African American tenants until the late 1960s.<sup>23</sup>

As a leading advocate of affordable housing, and as Chairman of the Committee for Social and Economic Progress, Freed was invited to respond to criticism of the Committee, and to answer the question whether the Committee "...was indulging in theories and idealism or whether it knew what it was talking about."<sup>24</sup> Freed's work with the Committee and at Buckingham responded to the 1937 United States Federal Housing Policy Act to promote the welfare of citizens and "to alleviate present and recurring unemployment and to remedy the unsafe and unsanitary housing conditions and the acute shortage of decent, safe and sanitary dwellings for families of low-income, in rural and urban communities, that are injurious to the health, safety, and morals of the citizens of the Nation."<sup>25</sup> Although government involvement in Buckingham was limited to mortgage insurance provided by the Federal Housing Authority, Freed planned the Buckingham development as a model community that addressed the provisions of the U.S. Housing Policy Acts of 1937 and 1949. Under the National Housing Act, the FHA insured privately funded housing which met their design, financing, and rental rate requirements. The first FHA-insured project in the United States was Colonial Village, also in Arlington County, Virginia. Buckingham was the largest of the early FHA projects.<sup>26</sup> The FHA administrators were advocates of Stein and Wright's landmark projects and thus favored projects incorporating the characteristics of those communities.

Freed spoke frequently to public forums and stated clearly that he considered large-scale planned rental communities to be good business. Unlike the Buhl Foundation of Chatham Village, Paramount Communities was "not a philanthropic organization. It is motivated by a desire for the legitimate profit which accrues to an efficient industrial operation."<sup>27</sup> Freed, fulfilling his Committee's recommendations, put up approximately one million dollars in 1937, with Prudential Life Insurance Company mortgaging the remaining \$1,670,000. The total cost of phases one and two of the complex was \$2,596,720.

Immediate, widespread praise greeted Buckingham. The *New York Times* devoted the front page to Buckingham with the subheading "Model Home Community Nearing Completion Close to Nation's Capital."<sup>28</sup> *Architectural Record* devoted a feature entitled "Buckingham: Housing Laboratory" to the development of the apartment complex.<sup>29</sup> Charles Lewis, the builder of Chatham Village, declared, "This skillfully planned project promises to be one of the most significant of all that have been constructed in America to date."<sup>30</sup> Eleanor Roosevelt toured Buckingham and wrote in her nationally syndicated "My Day" column:

At noon I spent a very interesting hour visiting a Housing project which has been done by private capital in

<sup>21</sup> *Washington Post*, May 27, 1937, Section E, p.1.

<sup>22</sup> Fisher, p. 76.

<sup>23</sup> The Arlington Heritage Alliance, Inc., "Draft National Register Nomination for the Buckingham Apartments," 1991.

<sup>24</sup> "New Ideas Used For Model Housing," *The New York Times*, January 9, 1938.

<sup>25</sup> United States Housing Law of 1937, Public Law 412, September 1, 1937, *Statutes at Large* 50 (1937), followed by Housing Act of 1949, Public Law 171, July 14, 1949, *Statutes at Large* 63 (1949).

<sup>26</sup> Seward Mott, "Land Planning in the Federal Housing Administration: 1934-1944," *Insured Mortgage Portfolio*, Vol. 8, No. 4, 1944.

<sup>27</sup> *Washington Post*, May 16, 1937, p. 1.

<sup>28</sup> "New Ideas Used for Model Housing," *The New York Times*, January 9, 1938, Section 13, page 1.

<sup>29</sup> Fisher, pp. 69-82.

<sup>30</sup> Fisher, p. 71.

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conjunction with FHA. It is a delightful development...The houses are well planned and I think it would be easy for a woman to live in them. These developments give one the feeling that there is a possibility of doing many things on a community basis that would make life easier for the individual family.<sup>31</sup>

Buckingham continued to expand, eventually covering the original 84 acres with 1,850 apartment units. After Allie Freed's untimely death in 1938, his widow, Frances Freed, took over management of Paramount Communities, now called Buckingham Communities. Kamstra and Leuders remained the project architects and planners. In keeping with Freed's original market philosophy, new construction incorporated ideas based on the experiences with tenants and contractors. Based on tenant recommendations, the owner painted more of the buildings white, widened the streets, and eliminated the garages.<sup>32</sup> The arrangement of the buildings around U-Shaped courtyards became the dominant scheme, altering the original conceptual plan for the development of the remainder of the site. The site within the complex proposed for a school was developed for apartments after Arlington County built a school nearby. Approximately 16 acres of land originally set aside for a community center was sold as an out-parcel. The last of the buildings, erected in 1953, reflect architectural design of the 1950s, although maintaining the unified architectural character of the first phases of Buckingham.

Buckingham remains significant today as an intact example of garden apartment planned residential communities. It exhibits the character-defining features of both garden apartments and planned communities and was part of the influential movement to provide affordable, decent housing for the majority of Americans. Buckingham has a unique position in the history of American housing: it brought together Henry Wright, the originator of the concepts found in group dwelling designs in planned communities, and the practical world of market-driven development. Wright's earlier projects received their primary exposure in architectural journals, while Buckingham received wide coverage in the popular press. The wide coverage and success of Buckingham contributed to the popular acceptance by residents and the real estate industry of the lessons of Wright's earlier projects -- elimination of lot lines, large-scale planning, and viability of high-quality, moderate-cost rental housing. The incorporation of a neighborhood shopping center as an integral part of the development and the efficient economies of scale production that allowed low-cost yet flexible construction set Buckingham apart from other early, privately funded, FHA-insured developments. Oscar Fishers summarizes the significance of Buckingham:

If we are not to be satisfied with building a few scattered Utopias which it is impracticable to reproduce in great numbers, it is to projects like Buckingham that we must turn: here are physical patterns of the future; here is the beginning of a new kind of business.<sup>33</sup>

**PLANNERS AND ARCHITECTS: HENRY WRIGHT, ALLAN KAMSTRA, ALBERT LEUDERS**

Henry Wright was the preeminent promoter of garden city principles in the United States. British garden cities, based on Ebenezer Howard's *Garden Cities of Tomorrow*, incorporated cost efficiency, land conservation, and beauty in the development of new "greenbelt" communities outside of older urban centers. Typically associated with his partner Clarence Stein, Wright and Stein applied the themes of British garden cities to the design of large-scale planned residential communities. A landscape architect and town planner, Wright devoted his career to solving the dual problem of providing well-designed housing that the average American could afford.

<sup>31</sup> Franklin D. Roosevelt Library, Freed File.

<sup>32</sup> Lee E. Cooper, "Buckingham Housing Gets New Manager: Planning is Altered as New Units Rise," *The New York Times*, June 17, 1938, p. 39.

<sup>33</sup> Fisher, p. 70.

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Wright believed that the group dwelling and the garden apartment offered the best opportunity to improve American housing.<sup>34</sup> He rejected the standard real estate practice of subdividing land into repetitive, narrow strips, advocating instead planning that "assembled buildings and land for effective openness without extravagance."<sup>35</sup> He rearranged the standard plan by rotating the buildings and turning them parallel to the street. This created broad frontage and shallow depth. His analysis demonstrated that this arrangement eliminated useless side yards and provided greater light, ventilation, and open recreation space without increasing cost.

Wright and Stein collaborated on three influential projects, Sunnyside Gardens (Long Island City, New York, 1924), Radburn (Fairlawn, New Jersey, 1929), and Chatham Village (Pittsburgh, 1930). Each project contributed to the acceptance of planned communities using garden city principles. At Sunnyside Gardens, the planners were constrained by the existing gridiron street pattern, but did eliminate lot lines within the blocks. They arranged the buildings in a linear fashion along the perimeters of the site, creating ample central garden courts.

Radburn, with its two square-mile site, offered Stein and Wright the opportunity to apply their principles on a large scale. The elements of the Radburn plan were: the superblock in place of the rectangular block; specialized roads; separation of pedestrians and automobiles; houses oriented towards gardens; and continuous parks running through the superblocks.<sup>36</sup> Though a financial failure due to the Great Depression, "Radburn demonstrated for America a new form of city and community that fits the needs of present day urban living in America, and it is influencing city building throughout the world."<sup>37</sup>

The non-profit Buhl Foundation had planned Chatham Village as a development of detached houses for sale. However, the high cost of construction would have pushed the houses out of reach of the market they sought to serve. They agreed to "build something (garden apartments) within the price range of those needing the houses, and if necessary to rent instead of attempting to sell."<sup>38</sup> Chatham Village pioneered thoughtfully designed housing for those of limited income and demonstrated the security of investment in large-scale rental housing development.<sup>39</sup>

**ECONOMICS HISTORY: COMMITTEE FOR ECONOMIC RECOVERY**

Concerned over the nation's bleak economy and social turmoil, automobile manufacturer and president of Paramount Motors Corporation, Allie S. Freed, assembled a group of businessmen to discuss ways that business interests could help lead the nation to economic recovery. To put their ideas into practice, they founded the Committee for Economic Recovery (Later called the Committee for Economic and Social Progress), incorporated in Albany, New York on November 5, 1934 with Allie Freed as president.<sup>40</sup> The Committee counted among its members some of the most prominent businessmen of the day: the presidents of Eastman Kodak Company, Pittsburgh Plate Glass Company, and the Glidden Company; the chairman of the board of Westinghouse; the dean of the Harvard Business School; and two dozen others. Their first report, "Recovery or Radicalism? -- A New Civilization in the Making," issued on March 23, 1935 and addressed to President Roosevelt, described the social and economic choices facing the nation in stark terms:

This situation is rapidly becoming more serious than we realize. We seem to forget that men and women who suffer

<sup>34</sup> Henry Wright, "Housing - Why, When, and How?" *Architecture*, Vol. LXVIII, No. 2, August 1933, p. 79.

<sup>35</sup> Wright, p. 80.

<sup>36</sup> Clarence Stein, *Towards New Towns for America*, (Cambridge, Massachusetts: The MIT Press, 1950), pp. 41-44.

<sup>37</sup> Stein, p. 41.

<sup>38</sup> Wright, p. 101.

<sup>39</sup> Stein, p. 75.

<sup>40</sup> "Goal: 750,000 Homes A Year," *Architectural Forum*, April 1936, p. 366.



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from economic maladjustments reach a frame of mind in which reason plays little part...The demagogue preaches a doctrine which, though destructive in the end, brings followers in the interim...There is, of course, but one real cure for this type of radicalism. It lies solely in economic recovery. When men are properly employed under the structure of Capitalism, their minds resist the impractical rantings of a Coughlin, Long, Sinclair or Townshend.

After his trip to inspect British housing developments, Freed convinced the Committee that housing held the greatest possibility for industrial recovery in the United States. The Committee's 1935 "Home Sweet Home" report outlined a four-point program involving industry, labor, finance, and government to produce affordable housing for the majority of Americans. Raymond Cheseldine, the assistant Regional Director of the Federal Housing Administration (FHA) served as consultant on the report.<sup>41</sup>

The Committee advocated that highly capitalized home-building companies purchase large tracts and create planned communities of sufficient size to provide a higher grade of mortgage loan collateral.<sup>42</sup> At that time, mortgages were generally five years long and difficult to obtain. They proposed the creation of forty building companies nationwide, each with a minimal capitalization of one million dollars.<sup>43</sup> The Committee believed that government should have only a limited role:

Twenty-nine million families could not have been put on wheels in the United States had the automobile industry waited for companies, individuals, or government to supply them because they were sorry that people had to walk. It was only because the demand existed for production at prices that could be afforded by the mass buying population. Good roads, built by government, have aided private capital to develop the automobile industry. Government encouragement to private Housing should be of this type.<sup>44</sup>

Freed reasoned that the main reason for the inability of the home building industry to meet the vast demand for housing in the middle price range was inefficiency. By unifying all aspects of housing operations he believed that the desires of the "unbuilt-for ninety percent of Americans" could be met.<sup>45</sup>

**BUCKINGHAM TODAY**

The Buckingham apartment complex today is comprised of Buckingham Village Apartments, Arlington Oaks (condominiums), Ballston Park at Historic Buckingham Village, and the Gates of Arlington.

Buckingham continued to be a rental community under the ownership of Frances Freed through the 1970s. The Klingbeil Management Group, Inc. of Columbus, Ohio, ultimately purchased the Buckingham complex from Freed, ending the direct association with the family of developer Allie Freed and Paramount Communities, Inc. In April 1981, Buckingham Venture, an affiliate of the Chicago-based Stein and Company real estate development firm, acquired 1,352 of the over 1,800 garden apartment units in the complex. All of these were rental units at the time. It was the intent of Buckingham Venture to convert all of the garden apartment units purchased into a cooperative form of ownership in three phases. However, as a result of slow sales, only the 372 units in Phase One of A-1 project were converted. The cooperative, Buckingham Village Housing Corporation (later known as Arlington Oaks Community Association,

<sup>41</sup> "Goal: 750,000 Homes A Year," p. 366.

<sup>42</sup> *New York Times*, February 14, 1937, p. 4RE.

<sup>43</sup> "Goal: 750,000 Homes A Year," p. 366.

<sup>44</sup> Fisher, p. 69.

<sup>45</sup> Information in Section E from The Arlington Heritage Alliance, Inc. "Draft National Register Nomination for the Buckingham Apartments," 1991.

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Inc., and converted to Condominium on May 1, 1995), held fee simple title to the land and buildings comprising Phase One, known as Arlington Oaks. Arlington Oaks is located in the southwestern corner of the apartment complex, south of North Pershing Drive.

The remaining 980 units owned by Buckingham Venture were sold in 1983 to Hall Management Company of Southfield, Michigan. These units were initially to remain rental housing, subject to possible condominium conversion at a later date. In 2002, Hall sold its holdings to the Gates of Ballston, LLC, which is a subset of Arlington Housing Corporation, Inc. The Gates of Ballston, consisting of 465 rental units, is bounded by North Glebe Road to the west, North Thomas Street to the east, North Henderson Road to the north and includes those properties fronting Second Road North. Aetna purchased Buckingham Village, the rental units, on the north side of North Pershing Drive and to the south of North Henderson Road. This section of the apartment complex, which includes 32 apartment buildings dating from 1939, 1941, and 1953, are not included in the historic district boundaries.

The property to the east of North Glebe Road became known as Ballston Park, which is owned and managed as rental housing by the Paradigm Development Company. In 1998, Ballston Park at Buckingham Village was placed on the National Register of Historic Places. This section of the Buckingham Apartment Complex was the first of the six phases developed, dating from between 1937 and 1938. The nomination, although recognizing the significance of this initial development and the contribution of Henry Wright, excluded the commercial properties at the intersection of North Glebe Road and North Pershing Drive as well as the other five phases of development at Buckingham.

The residential buildings to the west of North Glebe Road were also part of the original planned development of the Buckingham Apartment Complex as envisioned by Henry Wright and designed by Allan Kamstra and Albert Lueders. Paramount Communities, Inc. developed the entire apartment complex, which consisted originally of nearly 2,000 units. Although constructed in six phases between 1937 and 1953, Buckingham Apartment Complex was intended to be a cohesive Colonial Revival-style, multi-family neighborhood within a park-like setting with landscaped yards and a commercial center. Despite being sold by the Freed family and now owned independently in sections, the Buckingham Apartment Complex continues to maintain this planned garden-style neighborhood setting.

Further, the Buckingham Shopping Center, also designed by Henry Wright, Allan Kamstra, and Albert Lueders, was built as components of the planned residential community, with ample off-street parking and a balanced mix of everyday services for residents and passing motorists. The commercial buildings, evoking the idea of the traditional village center, was one of the final example in the Washington, D.C. area of separating stores by a street, which was a popular design among planners in the 1920s. The Shopping Center, which now includes the historic and compatible commercial development on the west side of North Glebe Road, is substantially intact. Therefore, the Buckingham Shopping Center retains sufficient integrity to support inclusion in the expansion of the Buckingham Apartment Complex historic district for its role within the planned garden apartment complex as well as its bifurcated arrangement of storefronts.

A portion of Buckingham was listed as an Arlington County Local Historic District in 1991. This local historic district is roughly bounded by North Henderson Road, Fifth Street North, North Oxford Street, Second Street North, and North Thomas Street and includes Historic Ballston, the Gates of Arlington, and the commercial center.

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Clippings Files, Vertical Files, City Directories, Maps, Star Collection  
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James Goode Apartment Collection, Vertical Files, People Files

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**UTM References:**

	Zone	Easting	Northing		Zone	Easting	Northing
5)	<u>18</u>	<u>0317003</u>	<u>4304113</u>	6)	<u>18</u>	<u>0316934</u>	<u>4304279</u>
7)	<u>18</u>	<u>0317196</u>	<u>4304522</u>	8)	<u>18</u>	<u>0316926</u>	<u>4304755</u>
8)	<u>18</u>	<u>0317083</u>	<u>4304935</u>				

**Verbal Boundary Description**

The Buckingham Historic District in Arlington County, Virginia is bounded to the north by North Henderson Road, North Pershing Drive, and the new extension of North Quincy Street. The property, extending into Ashton Heights, includes all those buildings located in the existing historic district (Buckingham Historic District, 1998). These resources are located on the west side of North Oxford Street between Fifth Street North and Second Street North. The southern boundary terminates at the southwest corner along Arlington Boulevard (Route 50) and travels northward to include the buildings fronting along North Trenton Street, Second Road North, and those properties to the south of North Pershing Drive along North Thomas Street. To the north of North Pershing Drive, only those properties along the east side of North Thomas Street are included as part of the western border. First Street North, which intersects with North Henderson Road in the northwest corner serves as the western border to the south of North Pershing Drive. North Pershing Drive and North Glebe Road bisect the community at the center.

**Boundary Justification**

Despite being sold by the Freed family and now owned independently in sections, Buckingham continues to maintain this planned garden-style neighborhood setting. The original boundary for the Buckingham Historic District include 52 residential buildings and supporting outbuildings as developed during the first of six phases. The five commercial properties on North Glebe Road and North Pershing Drive, and the 136 residential apartment buildings to the west of North Glebe Road were an integral part of the original development planned by Henry Wright and Allie Freed as Buckingham. The Buckingham Historic District includes most of the property within the original 84-acre site developed in six stages between 1937 and 1953. Buckingham Village, which is excluded from the historic district, is located on the north side of North Pershing Drive, to the west of North Thomas Street, and south of North Henderson Road. This section of the apartment complex includes 32 apartment buildings dating from between 1939 and 1953.

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All photographs are of:

**Buckingham Historic District (Boundary Increase)  
Arlington County, Virginia  
VDHR File Number: 000-0025  
E.H.T. Traceries, Inc., photographer**

**All negatives are stored with the Department of Historic Resources:**

**DATE:** August 2003  
**VIEW OF:** 300 North Glebe Road, looking West  
**NEG. NO.:** 20928-24A  
**PHOTO:** 1 of 9

**DATE:** August 2003  
**VIEW OF:** 235-319 North Glebe Road, looking Northeast  
**NEG. NO.:** 20928-23A  
**PHOTO:** 2 of 9

**DATE:** August 2003  
**VIEW OF:** 104-110 North George Mason Drive, looking West  
**NEG. NO.:** 20928-22A  
**PHOTO:** 3 of 9

**DATE:** August 2003  
**VIEW OF:** 4315-4319 Second Street North, looking North  
**NEG. NO.:** 20928-21A  
**PHOTO:** 4 of 9

**DATE:** August 2003  
**VIEW OF:** 4201-4203 Fourth Street North/409-411 North Thomas Street, looking North  
**NEG. NO.:** 20928-19A  
**PHOTO:** 5 of 9

**DATE:** August 2003  
**VIEW OF:** 4350-4354 North Pershing Drive, looking South  
**NEG. NO.:** 20928-17A  
**PHOTO:** 6 of 9

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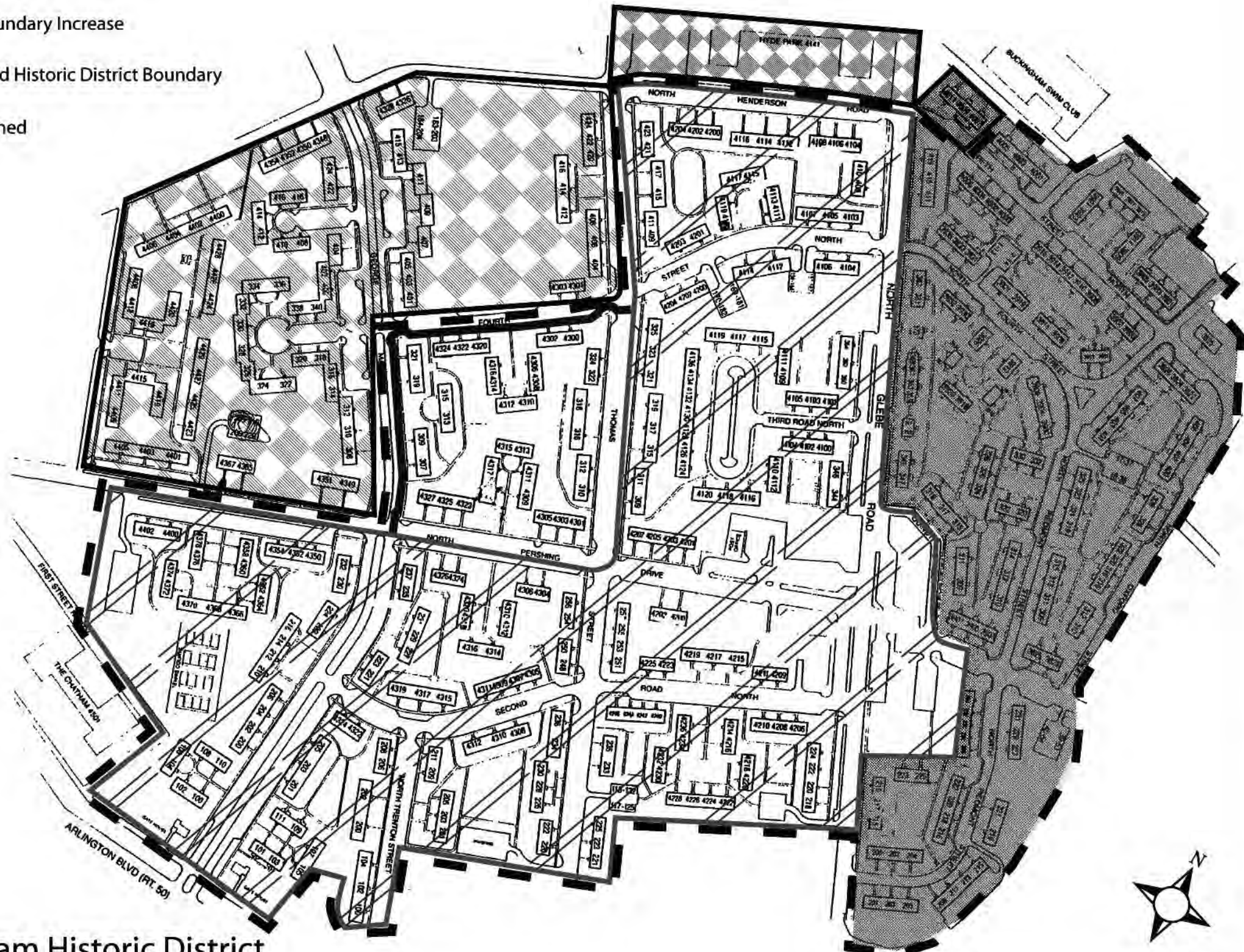
**DATE:** August 2003  
**VIEW OF:** 4235-4237 North Pershing Drive, looking North  
**NEG. NO.:** 20928-15A  
**PHOTO:** 7 of 9

**DATE:** August 2003  
**VIEW OF:** 4110-4120 Third Road North, looking Southeast  
**NEG. NO.:** 20928-14A  
**PHOTO:** 8 of 9

**DATE:** August 2003  
**VIEW OF:** 251-257 North Thomas Street, looking East  
**NEG. NO.:** 20928-13A  
**PHOTO:** 9 of 9



-  1999 Historic District Boundary
-  2003 Boundary Increase
-  2009 Boundary Increase
-  Expanded Historic District Boundary
-  Demolished

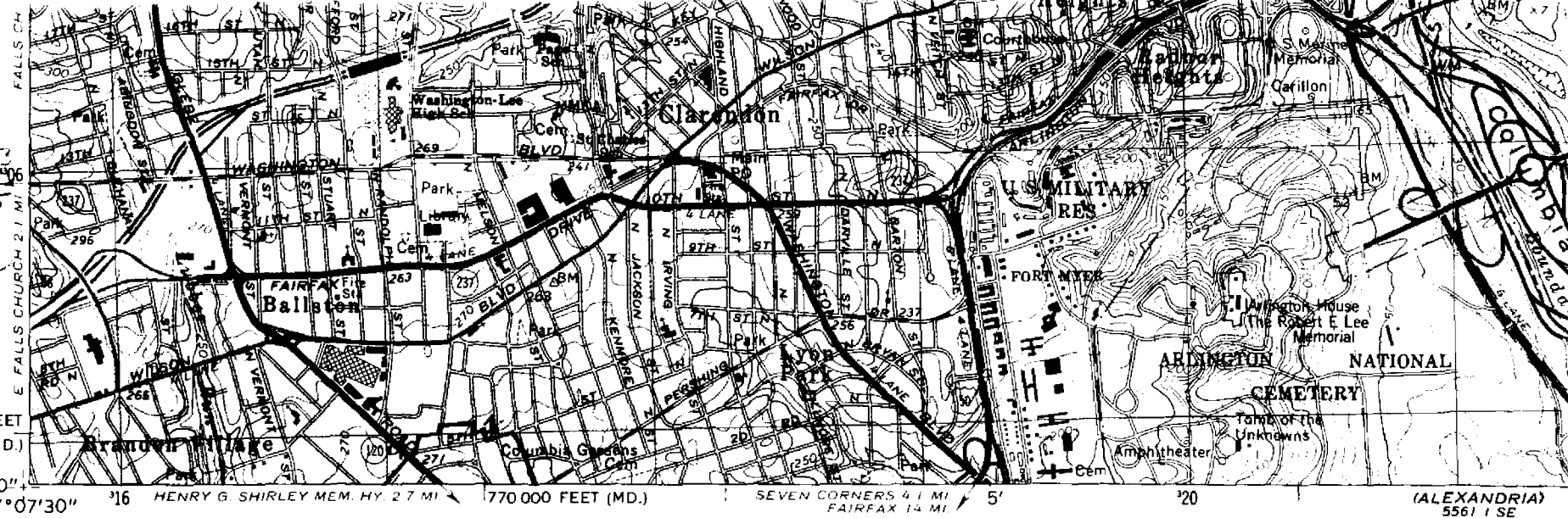


Buckingham Historic District  
 (000-0025)  
 Arlington, Virginia  
 September 2009

BIRMINGHAM  
APARTMENTS  
000 0025  
ARLINGTON, VA

1-18/317486/4305023  
1-18/317482/4304935

1:25000



380 000 FEET  
(MD.)

38°52'30"  
77°07'30"

E FALLS CHURCH 2.1 MI 156  
HENRY G. SHIRLEY MEM. HY 2.7 MI 16  
770 000 FEET (MD.) SEVEN CORNERS 4.1 MI 5'  
FAIRFAX 14 MI 20  
(ALEXANDRIA) 5561 I SE

(ANNANDALE)  
5561 I SW

Mapped, edited, and published by the Geological Survey and the National Ocean Service

Control by USGS, NOS/NOAA, NCPS, and WSSC

Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965

Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes

Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line

Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone 1000-meter Universal Transverse Mercator grid, zone 18 1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks

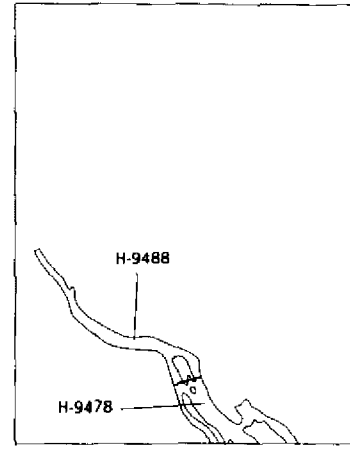
Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked  
Map edited 1983

Purple tint indicates extension of urban areas

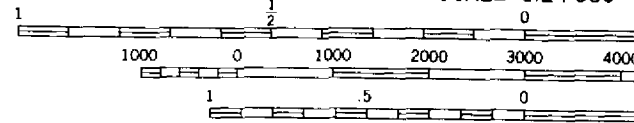
NATIONAL OCEAN SERVICE  
HYDROGRAPHIC SURVEY INDEX



HYDROGRAPHIC SURVEY  
INFORMATION

Survey Number	Survey Date	Survey Scale	Survey Line spacing (Naut. Miles)
H-9478	1977	1:5,000	.01-.08
H-9488	1976	1:5,000	.01-.05

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM  
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH  
0.5 METER CONTOURS—DATUM IS MEAN TIDE LEVEL  
THE RELATIONSHIP BETWEEN THE TWO DATUMS  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1.5 METERS

BASE MAP COMPLIES WITH NATIONAL MAP ACT  
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 AND/OR STANDARDS USED AT THE DATE OF PUBLICATION  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA  
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND  
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE FROM THE NATIONAL OCEAN SERVICE

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

77°07'30"  
38°52'30" E

1:280 000 FEET (MD)

18

19

5'

20

21

APARTMENTS  
200-2002 S  
KUNING VA  
18/30/2004  
18/30/2004 1304215  
18/30/2004 4304100  
18/30/2004 4304102  
18/30/2004 4304104  
18/30/2004 4304106  
18/30/2004 4304108  
18/30/2004 4304110  
18/30/2004 4304112  
18/30/2004 4304114  
18/30/2004 4304116  
18/30/2004 4304118  
18/30/2004 4304120  
18/30/2004 4304122  
18/30/2004 4304124  
18/30/2004 4304126  
18/30/2004 4304128  
18/30/2004 4304130  
18/30/2004 4304132  
18/30/2004 4304134  
18/30/2004 4304136  
18/30/2004 4304138  
18/30/2004 4304140  
18/30/2004 4304142  
18/30/2004 4304144  
18/30/2004 4304146  
18/30/2004 4304148  
18/30/2004 4304150  
18/30/2004 4304152  
18/30/2004 4304154  
18/30/2004 4304156  
18/30/2004 4304158  
18/30/2004 4304160  
18/30/2004 4304162  
18/30/2004 4304164  
18/30/2004 4304166  
18/30/2004 4304168  
18/30/2004 4304170  
18/30/2004 4304172  
18/30/2004 4304174  
18/30/2004 4304176  
18/30/2004 4304178  
18/30/2004 4304180  
18/30/2004 4304182  
18/30/2004 4304184  
18/30/2004 4304186  
18/30/2004 4304188  
18/30/2004 4304190  
18/30/2004 4304192  
18/30/2004 4304194  
18/30/2004 4304196  
18/30/2004 4304198  
18/30/2004 4304200



430 000 FEET  
(MD)

401