

## **Investment Building**

### *2049 15th Street North*

In 1948, the Investment Building was constructed mid-block along 15<sup>th</sup> Street North by noted Arlington contractor and real estate investor Thomas J. Broyhill. Active between 1937 and 1966, M.T. Broyhill & Sons, Inc was responsible for the completion of over 15,000 houses in Northern Virginia in addition to retail, commercial, and apartment buildings. Designed by prolific local architect John M. Walton, the Investment Building encompasses the modern aesthetic seen on many commercial buildings in Arlington from the 1940s and 1950s. The International style is expressed through the Investment Building's lack of ornamentation and simplistic design, such as the smooth limestone panels, horizontal bands of steel windows, and the black granite panels that dominate and surround the main entrance. The Investment Building was sold to Arlington County within a decade of the building's completion. The County used the building for various municipal functions, including housing the registrar's office and the County's Personnel Department.

### *Preservation*

The Investment Building was identified in Arlington County's Historic Resource Inventory (HRI) for its historic and architectural significance. The HRI, adopted by the County Board in 2011, comprehensively identified and ranked nearly 400 historic garden apartments, shopping centers and commercial buildings, and serves as a planning tool to help balance preservation goals with new development and other community benefits. To accommodate the redevelopment of the entire block for a mixed-use residential building, in 2021 significant interior features of the Investment Building were salvaged and the rear portion of the building was demolished.

Working together, architects, preservationists, builders, and masons developed a preservation plan to document and dismantle the Investment Building's historic façade that involved its reconstruction onto the new mixed-use residential building. The façade's limestone and granite panels were inventoried and carefully dismantled before being transported off site for storage, cleaning, and repairs. Although majority of the limestone panels were in good condition, the ground-level limestone panels had signs of deterioration and required additional restoration techniques to revitalize their condition and appearance, and at least three limestone panels near the roof were replaced in-kind. Accommodations were made to the Investment Building's historic façade with the installation of energy efficient windows that continue the design of original window fenestration pattern and the installation of bird-friendly glass at the third story window. Originally a mid-block building, the Investment Building's historic façade was reassembled in 2023 at the corner of 15<sup>th</sup> Street North and North Courthouse Road with a new east elevation and a third-story west elevation.