

VLR 12/17/09
NRHP 3/23/10

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 2009)
other names/site number VDHR File Number 000-0025-0083, -0085, -0086, -0107, -0109, -0110, -130, -0132, -0156, -0158, -0169, -0170, -0171, -0172, -0173, -0174

2. Location

street & number Bounded by and including North Thomas Street, 4th Street North, North Pershing Drive, and North George Mason Drive not for publication N/A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 of certifying official _____ Date _____

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 _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register Signature of Keeper _____
 See continuation sheet.
- determined not eligible for the National Register Date of Action _____
- removed from the National Register
- other (explain): _____

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE; COMMUNITY PLANNING AND DEVELOPMENT; LANDSCAPE ARCHITECTURE

Period of Significance 1937-1953 (same as existing district)

Significant Dates 1939, 1940

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Freed, Allie
Kamstra, Allan Foeke
Lueders, Albert
Geran Construction Company
Paramount Communities, Inc.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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: Virginia Department of Historic Resources, Richmond Virginia, and Arlington County, Department of Community Planning, Housing and Development, Office of Neighborhood Services

10. Geographical Data

Acreage of Property 6.140 acres

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

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
18	0317188	4304532	18	0317075	4304437	18	0316960	4304514	18	0317064	4304650

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 Trieschmann and Paul Weishar; Architectural Historians
 organization EHT Traceries, Inc. date October 2007 (Revised September 2009)
 street & number 1121 Fifth Street, NW telephone 202/393-1199
 city or town Washington state DC zip code 20001

Additional Documentation

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)

Property Owner

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

name Arlington County (Ron Carlee, County Manager)
 street & number 2100 Clarendon Boulevard telephone 703-228-3120
 city or town Arlington state VA zip code 22201

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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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Section 7 Page 1

Buckingham Historic District (Boundary Increase 2009)
Arlington County, Virginia

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 prominent architect Henry Wright, with assistance from architects Allan F. Kamstra and Albert Leuders. Wright was responsible for the overall design of the complex and oversaw the construction of the first phase of development, while Kamstra and Lueders directed the design and construction of the remaining five phases. The buildings were all built by the Geran Construction Company.

This boundary increase includes seven freestanding rectilinear buildings, two three-part U-shaped buildings, and one three-part elongated building, adding up to sixteen multi-family apartment buildings set around a central courtyard traversed by paved pedestrian paths. Known collectively today as Buckingham Village 3, the buildings are bounded by North Pershing Drive on the south, North George Mason Drive on the west, 4th Street North on the north, and North Thomas Street on the east. Buckingham Village 3 was the result of two building phases designed by Allan F. Kamstra and Albert Leuders. The two buildings at 4301-4303-4305 North Pershing Street and 310 through 324 North Thomas Street were built circa 1939 as part of the Phase Three development of Buckingham. Phase Three is primarily bounded by North Glebe Road on the east and North Thomas Street on the west, although a few buildings such as those in Buckingham Village 3 are located to the west of North Thomas Street. Geran Construction Company served as the builders. The remaining buildings in Buckingham Village 3 were constructed as part of the Phase Five development. The building at 4300-4302 4th Street North was completed in Spring of 1939, while the remaining buildings on North Pershing Drive, North George Mason Drive, and 4th Street North were built in the Summer of 1940. Phase Five is located at the center of the garden-apartment complex to the west of North Thomas Street, with the majority of the buildings sited to the south of North Pershing Drive. Although the buildings in Buckingham Village 3 were designed and constructed under the direction of Allan F. Kamstra and Albert Leuders, after the death of lead architect Henry Wright, the architectural statement and site plan presented throughout the first phase of construction in 1937 was maintained in subsequent phases to ensure a cohesive garden-apartment complex design that incorporated many, if not all of the elements promoted by the Federal Housing Administration (FHA).

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Buckingham Historic District (Boundary Increase 2009)
Arlington County, Virginia

SUMMARY DESCRIPTION

Resembling all but one of the multi-family apartment buildings in Buckingham, the sixteen buildings in Buckingham Village 3 are designed in the Colonial Revival style. The buildings are two stories in height, clad in six-course American-bond brick with hipped roofs. The majority of the roofs retain their original square-butt slate shingles, although a few of the roofs have been covered with asphalt shingles. Edged by slightly overhanging ogee-molded wood cornices, the roofs are pierced by shed-roofed louvered vents. Two large corbelled brick incinerator chimneys rise from the rear of two buildings. Cast stone sill courses that read as belt courses and string courses provide contrast to the brick buildings. The single-leaf entryways provide a decorative focus, ornamented in a variety of Colonial Revival-style surrounds of wood. The basic building unit consists of a ten-bay structure with three main entry openings, each providing access to four apartments (two per floor). 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 that front North Pershing Drive and 4th Street North. Mature trees and paved pedestrian paths wind through the interior H-shaped courtyard, which was part of the overall landscape design laid out by H.E. Van Gelder. A large sign fronts North Pershing Drive to the immediate north of the front-end parking. Constructed of brick with concrete-capped posts, the structure holds a large rectangular-shaped sign that reads "Buckingham Village."

DETAILED DESCRIPTION

The rectangular-shaped building at 4301-4303-4305 North Pershing Drive was constructed as part of Phase Three circa 1939. The freestanding building is two stories in height with a hipped roof covered in square-butt slate shingles. The building is constructed of hollow tiles clad in six-course American-bond brick with concrete floors and a wooden roof structure. The roof, pierced by shed-roofed louvered vents, has a slightly overhanging ogee-molded wood cornice. On the façade (south elevation), the symmetrically fenestrated building has a slightly projecting center bay that holds a primary entry opening flanked by single and paired window openings, a pattern repeated in the two side bays. All of the openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Smaller replacement double-hung windows with cast stone lug sills symmetrically pierce the building, providing limited view into the bathrooms. Inoperable louvered shutters of metal have been affixed to the paired window openings on the façade. Projecting square sill courses of cast stone extend under the window openings, connecting several openings and wrapping around the corners of the structure. The lintels are created by a continuous stretcher course of bricks. The three primary entry openings along North Pershing Drive are accessed via poured concrete steps, some with cast-iron metal balustrades. The original concrete steps were replaced in 1981. The stepped surround ornamenting the three primary entry openings is created by two wythes of header bricks flanking a wythe of stretcher bricks. The three triangular wood pediments affixed to the building have ogee-molded cornices with an open tympanum. The oversized pediments are visually suspended by Tuscan capitals over a fluted panel that references a fluted pilaster. The metal replacement doors are hollow with recessed panels under nine fixed lights. The window fenestration of the façade is repeated on the north (rear) elevation, fronting the interior courtyard. Each entry opens onto a small landing or vestibule with access to two first-floor apartments and an enclosed straight-flight stair that leads to two second-story apartments. Rectangular air-conditioning units were placed into the walls of the building just below the window openings of the first and second stories in 1980. The interior partitions and stairwells are Pyrobar, a gypsum-based fireproof tile developed by the United States Gypsum Company in 1903. Kitchens, baths, and interior walls were furred with drywall in October of 1981.

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The U-shaped building at 4309-4311, 4313-4315, and 4317-4319 North Pershing Drive consists of three buildings, each providing eight apartments (four on each floor). Constructed as part of Phase Five in 1940, the building is two stories in height with hipped roofs covered in square-butt slate shingles. The buildings are constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. All three of the buildings making up the U-shape have slightly overhanging ogee-molded wood cornices and shed-roofed louvered vents. The north building at 4313-4315 North Pershing Drive faces south at the terminus of a landscaped courtyard. The façade of the east building at 4309-4311 North Pershing Drive faces west, while the west building at 4317-4319 North Pershing Drive faces east. The flanking buildings at 4309-4311 and 4317-4319 North Pershing Drive are connected to the central building by open two-story hyphens. The hyphens are set under the hipped roofs of the flanking buildings with brick at the foundation level, concrete floors, and metal balustrade. The southern end of the courtyard along North Pershing Drive is marked by a painted concrete balustrade with robust turned balusters and paneled posts. The north building has two primary entry openings with projecting quoined surrounds of brick and heavy segmental-arched lintels of wood. The shallow-arched lintels are oversized and have broken pediments, dentil molding, and ogee-molded impost. The replacement doors, located in the second and seventh bays, are hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Small double-hung window openings pierce the outermost bays of the façade (south elevation). Paired double-hung windows and two smaller double-hung windows mark the interior bays of the façade. These smaller openings, which illuminate the bathrooms, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. Short double-hung windows with one-over-one metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the lintels of the primary entry openings. The east and west buildings are identically fenestrated with two primary entry openings located in the third and eighth bays. The entry openings have single-leaf hollow metal replacement doors with nine fixed lights over two recessed panels. The projecting quoined surrounds of brick visually support the oversized wood lintels, which have shallow-arched broken pediments, dentil molding, and ogee-molded impost. The outermost bays of the facades (east and west elevations) of the two buildings have single windows. The remaining six bays, which flank the entry openings, have paired windows. Short double-hung windows are set directly over the lintels of the primary entries. The two-bay-wide side elevations of the buildings are fenestrated with single windows. Although devoid of entry openings, the rear elevations of the buildings are similarly fenestrated to the facades with single and paired window openings. The window openings on the first story of each of the three buildings have square-edged cast stone sills, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entries. Inoperable louvered metal shutters have been affixed to the window openings on the facades and south elevations of the buildings, save the smaller and shorter openings. Each entry opening provides admission to a small landing or vestibule with access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. In 1980, rectangular air-conditioning units were placed into the walls of the buildings just below the window openings of the first and second stories. The interior partitions and stairwells are gypsum. The walls of the kitchens and baths were furred with drywall in October of 1981.

The freestanding rectangular building at 4323-4325-4327 North Pershing Drive was constructed as part of Phase Five in 1940. The structure is two stories in height with a hipped roof covered in asphalt shingles. The building is constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. The roof is pierced by shed-roofed louvered vents and has a slightly overhanging ogee-molded wood cornice. Similar to the building at 4301-

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4303-4305 North Pershing Drive, which was constructed as part of Phase Three circa 1939, the building has a center bay that holds a primary entry opening flanked by single and paired window openings, a pattern repeated in the two side bays. The three primary entry openings on the façade (south elevation) are framed by wide plain surrounds of wood, dentil molding, and square-edged lintel caps. The replacement doors are hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. The smaller single window openings hold replacement one-over-one double-hung, metal-sash and four-over-four snap-in muntins. Short double-hung windows with one-over-one metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the entry openings. The two-bay-wide side elevations of the building are fenestrated with single window openings. The rear elevation of the building, without entry openings, is similarly fenestrated to the façade with single and paired window openings. The window openings on the first story have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entries. Inoperable louvered metal shutters have been affixed to the window openings, save the openings over the entries, the smaller openings, and those on the rear elevation. Each entry opens onto a small landing or vestibule with access to two first-floor apartments and an enclosed straight-flight stair leading to two second-story apartments. Just below the window openings of the first and second stories, rectangular air-conditioning units were placed into the walls of the building in 1980. The interior partitions and stairwells are gypsum. Kitchens, baths, and interior walls were furred with drywall in October of 1981.

Constructed as part of Phase Five in 1940, the freestanding rectangular building at 307-309 North George Mason Drive is two stories in height with a hipped roof covered in square-butt slate shingles. The building is constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. Pierced by shed-roofed louvered vents, the roof has a slightly overhanging ogee-molded wood cornice. This is the only building in Buckingham Village that has been painted, an exterior finish common throughout the Buckingham Historic District. Identically fenestrated to the building at 319-321 North George Mason Drive, the building has two primary entry openings flanked by single and paired window openings on the west elevation. The entry openings are framed by wide plain surrounds of wood, dentil molding, and square-edged lintel caps. The replacement doors are hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Short double-hung windows with one-over-one metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the entry openings. These window openings do not have shutters. The two-bay-wide side elevations of the building are fenestrated with single window openings. The rear elevation of the building is similarly fenestrated to the façade with single and paired window openings. The smaller openings, which illuminate the bathrooms at the rear of the buildings, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. There are no secondary entry openings on the side and rear elevations. The window openings on the first story have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entry openings. Inoperable louvered shutters of metal have been affixed to the window openings on the façade and side elevations, save those over the entry openings. Each entry provides admittance to a small landing or vestibule with access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. In 1980, rectangular air-conditioning units were placed into the walls of the building just below the window openings of the first and second stories. The interior partitions and stairwells are gypsum. In October of 1981, the interior walls of the kitchens and baths were furred with drywall.

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The rectangular building at 313-315 North George Mason Drive is two stories in height with a hipped roof covered in square-butt slate shingles. Erected in 1940 as part of Phase Five, the building is constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. The roof is pierced by shed-roofed louvered vents and has a slightly overhanging ogee-molded wood cornice. The building is set back from the street forming a small courtyard with the flanking buildings at 307-309 and 319-321 North George Mason Drive. The two primary entry openings on the façade (west elevation), flanked by single and paired window openings, are framed by projecting quoined surrounds of brick and heavy segmentally arched lintels of wood. The shallow-arched lintels are oversized and have broken pediments, dentil molding, and ogee-molded imposts. The replacement doors are hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Short double-hung windows with one-over-one metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the entry openings. The two-bay-wide side elevations of the building are fenestrated with single window openings. The rear elevation of the building is similarly fenestrated to the façade with single and paired window openings. The smaller openings, which illuminate the bathrooms at the rear of the buildings, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. There are no secondary entry openings on the side and rear elevations. The window openings on the first story have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entry openings. Inoperable louvered shutters of metal have been affixed to the paired window openings on the façade and side elevations, save those openings over the entry openings. Each entry provides admittance to a small landing or vestibule with access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. Rectangular air-conditioning units were placed into the walls of the building in 1980 just below the window openings of the first and second stories. The interior partitions and stairwells are gypsum. Kitchens, baths, and interior walls were furred with drywall in October of 1981.

Constructed as part of Phase Five in 1940, the freestanding rectangular building at 319-321 North George Mason Drive is two stories in height with a hipped roof covered in square-butt slate shingles. The building is constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. The slightly overhanging ogee-molded wood cornice ornaments the roof, which is pierced by shed-roofed louvered vents. Identically fenestrated to the building at 307-309 North George Mason Drive, the structure has two primary entry openings on the façade (west elevation) framed by wide plain surrounds of wood, dentil molding, and square-edged lintel caps. The replacement doors are hollow metal with nine fixed lights over two recessed panels. All of the single and paired window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Short double-hung windows with one-over-one metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the entry openings. These smaller window openings do not have shutters. The two-bay-wide side elevations of the building are fenestrated with single window openings. The rear elevation of the building is similarly fenestrated to the façade with single and paired window openings. An imposing incinerator chimney of six-coursed American-bond brick with a tapered stack and corbelled cap is located at the center of the rear east elevation of the building. The smaller openings, which illuminate the bathrooms at the rear of the building, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. There are no secondary entry openings on the side and rear elevations. The window openings on the first story have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entry openings. Inoperable louvered shutters of metal have been affixed to the window openings on the façade and side elevations, save those over the entry

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openings. Each entry provides access to a small landing or vestibule with admittance into two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. In 1980, rectangular air-conditioning units were placed into the walls of the building just below the window openings of the first and second stories. The interior partitions and stairwells are gypsum, and the interior walls of the kitchens and baths have been with drywall (1981).

The building at 4320-4322-4324 4th Street North is two stories in height with a hipped roof covered in asphalt shingles. It was constructed as part of Phase Five in 1940. The freestanding rectangular building is constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. The slightly overhanging ogee-molded wood cornice ornaments the roof, which is pierced by shed-roofed louvered vents. The building has a center bay that holds a primary entry opening flanked by single and paired window openings, a pattern repeated in the two side bays. The three primary entry openings on the façade (north elevation) are framed by wide plain surrounds of wood, dentil molding, and square-edged lintel caps. The replacement doors are hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Short window openings with one-over-one, double-hung, metal-sash replacement windows holding six-over-six snap-in muntins are set directly over the entry openings. The smaller openings, which illuminate the bathrooms, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. The smaller and shorter window openings do not have shutters. The two-bay-wide side elevations of the building are fenestrated with single window openings. The rear elevation of the building is similarly fenestrated to the façade with single and paired window openings holding one-over-one metal-sash replacement windows with six-over-six and four-over-four snap-in muntins. There are no secondary entry openings on the side and rear elevations; however, a secondary entry at the foundation level is located at the southwestern corner of the structure. The window openings on the first story have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entry openings. Inoperable louvered shutters of metal have been affixed to the window openings on the façade and side elevations, save those over the entry openings and the smaller window openings. Each entry provides admittance into a small landing or vestibule with access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. Just below the window openings of the first and second stories, in 1980, rectangular air-conditioning units were placed into the walls of the building. The interior partitions and stairwells are gypsum, and in October 1981, the interior walls of the kitchens and baths were furred with drywall.

The U-shaped building at 4306-4308, 4310-4312, and 4314-4316 4th Street North consists of three buildings, each providing eight apartments (four on each floor). Constructed as part of Phase Five in 1940, the building is two stories in height with hipped roofs covered in square-butt slate shingles. The three buildings making up the U-shape are constructed of cinder block clad in six-course American-bond brick with concrete floors and a wooden roof structure. All of the buildings have slightly overhanging ogee-molded wood cornices and shed-roofed louvered vents. The south building at 4310-4312 North Pershing Drive faces north at the terminus of a landscaped courtyard. The flanking buildings at 4306-4308 and 4314-4316 North Pershing Drive are connected to the central building by open two-story hyphens. The hyphens are set under the hipped roofs of the flanking buildings with brick at the foundation level, concrete floors, and metal balustrade. The façade of the east building at 4306-4308 North Pershing Drive faces west, while the west building at 4314-4316 North Pershing Drive faces east. The three buildings are identically fenestrated, each with two primary entry openings ornamented with projecting quoined surrounds of brick and heavy segmentally arched lintels of wood. The shallow-arched lintels are oversized and have broken pediments, dentil molding, and ogee-molded imposts. The replacement doors are

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hollow metal with nine fixed lights over two recessed panels. All of the window openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. The outermost bays of the facades (east and west elevations) of the two buildings have single window openings. The remaining six bays, which flank the entry openings, have paired windows. Short double-hung windows are set directly over the lintels of the primary entry openings. The smaller openings, which illuminate the bathrooms, are one-over-one metal-sash replacement windows with four-over-four snap-in muntins. The smaller and shorter window openings do not have shutters. The two-bay-wide side elevations of the buildings are fenestrated with single window openings. Although devoid of entry openings, the rear elevations of the buildings are similarly fenestrated to the facades with single and paired window openings holding one-over-one metal-sash replacement windows with six-over-six and four-over-four snap-in muntins. The window openings on the first story of each of the three buildings have square-edged sills of cast stone, while those on the second story are set above a continuous square-edged sill course of cast stone. The cast stone sill course serves as a flat-arched lintel for the short window openings set over the entry openings. Inoperable louvered shutters of metal have been affixed to the window openings on the facades and north side elevations of the buildings. Each entry opening provides admittance to a small landing or vestibule providing access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. In 1980, rectangular air-conditioning units were placed into the walls of the buildings just below the window openings of the first and second stories. The interior partitions and stairwells are gypsum, with the exception of the kitchen and bathroom walls, which were furred with drywall in October of 1981.

The rectangular-shaped building at 4300-4302 4th Street North was constructed as part of Phase Five in 1939. The freestanding building is two stories in height with a hipped roof covered in square-butt slate shingles. The building is constructed of hollow tiles clad in six-course American-bond brick with concrete floors and a wooden roof structure. The roof, pierced by shed-roofed louvered vents, has a slightly overhanging ogee-molded wood cornice. On the façade (north elevation), the symmetrically fenestrated building is pierced by two primary entry opening flanked by single and paired window openings. All of the openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Smaller replacement double-hung window openings with cast stone lug sills symmetrically pierce the building, providing limited view into the bathrooms. The smaller windows have one-over-one metal-sash and four-over-four snap-in muntins. Inoperable louvered shutters of metal have been affixed to the paired window openings on the façade. Projecting square sill courses of cast stone extend under the window openings, connecting several openings and wrapping around the corners of the structure. The lintels are marked by a continuous stretcher course of bricks. The fenestration of the façade is repeated on the south rear elevation fronting the interior courtyard. The two primary entry openings along 4th Street North are ornamented with stepped surrounds created by two wythes of header bricks flanking a wythe of stretcher bricks. The entries have heavy segmentally arched lintels of wood supported by fluted Tuscan pilasters. The shallow-arched lintels are oversized and have broken pediments, dentil molding, and ogee-molded impost. The replacement doors are hollow metal with recessed panels under nine fixed lights. Each entry provides access to a small landing or vestibule with admittance into two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. In 1980s, rectangular air-conditioning units were placed into the walls of the building just below the window openings of the first and second stories. The interior partitions and stairwells are Pyrobar, a gypsum-based fireproof tile developed by the United States Gypsum Company in 1903. Kitchens, baths, and interior walls were furred with drywall in October of 1981.

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The building at 310-312, 316-318, and 322-324 North Thomas Street is composed of three rectangular-shaped buildings attached by hyphens. It is two stories in height with hipped roofs covered in square-butt slate shingles and asphalt shingles. The building was constructed as part of Phase Three in 1939. The freestanding building is constructed of hollow tiles clad in six-course American-bond brick with concrete floors and wooden roof structures. Pierced by shed-roofed louvered vents, the roofs have slightly overhanging ogee-molded wood cornices. The central building at 316-318 North Thomas Street is set back from the street, attached to the buildings at 310-312 and 322-324 North Thomas Street by open two-story hyphens. The hyphens are set under the hipped roofs of the north and south buildings and have brick at the foundation level, concrete floors, and metal balustrades. On the façades (east elevations), the symmetrically fenestrated structure is pierced by primary entry openings (two per building) flanked by single and paired window openings. All of the openings have replacement one-over-one metal-sash and snap-in muntins reading as six-over-six sash. Smaller replacement double-hung window with cast stone lug sills symmetrically pierce the buildings, providing limited natural illumination for the bathrooms. The smaller windows have one-over-one metal-sash and four-over-four snap-in muntins. Inoperable louvered shutters of metal have been affixed to the paired window openings on the façades. Projecting square sill courses of cast stone extend under the window openings, connecting several openings and wrapping around the corners of the building. The lintels are marked by a continuous stretcher course of bricks. The fenestration of the façades is repeated on the west rear elevations fronting the interior courtyard. The primary entry openings along North Thomas Street are ornamented with stepped surrounds created by two wythes of header bricks flanking a wythe of stretcher bricks. The entries have ogee-molded triangular pediments of wood supported by paneled Tuscan pilasters. The replacement doors are hollow metal with recessed panels under nine fixed lights. Each entry provides admittance into a small landing or vestibule with access to two first-floor apartments, and an enclosed straight-flight stair that leads to two second-story apartments. Located just below the window openings of the first and second stories are rectangular air-conditioning units that were placed into the walls of the buildings in 1980. The interior partitions and stairwells are Pyrobar, a gypsum-based fireproof tile developed by the United States Gypsum Company in 1903. In October 1981, the kitchen and bathroom walls were furred with drywall.

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INVENTORY: Boundary Increase

In the following inventory all resources have been considered either contributing or non-contributing based upon the areas of significance as listed under Criteria A and C as Architecture, Community Planning and Development, and Landscape Architecture and based upon the period of significance as 1937 through 1953. All non-contributing resources have therefore been so noted for being either constructed after 1953 or as having no integrity left to represent the period and areas of significance.

4th Street North

1.	4300-4302 4 th Street North (000-0025-0083)	1939	Multiple-dwelling, 2 story, brick-clad hollow tile, slate hipped roof, Colonial Revival	Contributing
2.	4306-4308 4 th Street North (000-0025-0169)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing
3.	4310-4312 4 th Street North (000-002-0170)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing
4.	4314-4316 4 th Street North (000-0025-0085)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing
5.	4320-4322-4324 4 th Street North (000-0025-0086)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing

North George Mason Drive

6.	307-309 North George Mason Drive (000-0025-0107)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing
7.	313-315 North George Mason Drive (000-0025-0109)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing

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8.	319-321 North George Mason Drive (000-0025-0110)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof, Colonial Revival	Contributing
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North Pershing Drive

9.	4301-4303-4305 North Pershing Drive (000-0025-0130)	1939	Multiple-dwelling, 2 story, brick-clad hollow tile, slate hipped roof, Colonial Revival	Contributing
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10.	4309-4311 North Pershing Drive (000-0025-0171)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof Colonial Revival	Contributing
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11.	4313-4315 North Pershing Drive (000-0025-0172)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof Colonial Revival	Contributing
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12.	4317-4319 North Pershing Drive (000-0025-0132)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, slate hipped roof Colonial Revival	Contributing
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13.	4323-4325-4327 North Pershing Drive (000-0025-0136)	1940	Multiple-dwelling, 2 story, brick-clad cinder block, asphalt hipped roof, Colonial Revival	Contributing
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North Thomas Street

14.	310-312 North Thomas Street (000-0025-0173)	1939	Multiple-dwelling, 2 story, brick-clad hollow tile, slate/asphalt hipped roof, Colonial Revival	Contributing
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15.	316-318 North Thomas Street (000-0025-0174)	1939	Multiple-dwelling, 2 story, brick-clad hollow tile, slate/asphalt hipped roof, Colonial Revival	Contributing
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16.	322-324 North Thomas Street (000-0025-0158)	1939	Multiple-dwelling, 2 story, brick-clad hollow tile, slate/asphalt hipped roof, Colonial Revival	Contributing
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Buckingham Historic District (Boundary Increase 2009)
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STATEMENT OF SIGNIFICANCE

The Buckingham Historic District, located in Arlington County, Virginia, is a residential garden-apartment complex. Composed of residential sections surrounding a commercial core, Buckingham was designed and constructed in six phases between 1937 and 1953. The garden-apartment complex, constructed under the direction of Paramount Communities, Inc. by Geran Construction Company, is a significant example of the application of the pioneering principles of garden-city planning to a large-scale, planned residential community. The developer, Allie Freed 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. This boundary increase includes the remaining portions of the extant phases, specifically Phases 3 and 5, of Buckingham. The sixteen buildings were constructed in 1939 and 1940, following the model established by prominent architect Henry Wright in the development of Phases 1 and 2 between 1937 and 1938. Architects Albert Lueders and Allan F. Kamstra, who assisted Wright with the architectural design and community planning of Buckingham, executed the subsequent phases of development. Phases 3 and 5, like the other phases, were intended for middle-income residents. Financed by the Federal Housing Administration (FHA), construction of the buildings represents the great need for quality, affordable housing in Arlington County and the popularity of the Colonial Revival style. The sixteen buildings, collectively known as Buckingham Village 3, are low-density superblocks with shallow building plans allowing improved light and ventilation and a landscaped common space designed as part of a continuous park serving all residents of Buckingham.

Now owned independently in sections, Buckingham is comprised of Buckingham Village 3, Arlington Oaks (condominiums), Ballston Park at Historic Buckingham Village, and the Gates of Ballston. In 1998, Ballston Park at Buckingham Village was listed in the National Register of Historic Places. This section of Buckingham comprised the first two of the six phases developed, dating from between 1937 and 1938. In 2003, the nomination was amended and the boundary increased to include Arlington Oaks and the Gates of Arlington (now know as the Gates of Ballston). With the inclusion of the sixteen buildings collectively known as Buckingham Village 3, all six phases of the garden-apartment complex designed by Henry Wright, Albert Lueders, and Allan F. Kamstra between 1937 and 1953 are included in the Buckingham Historic District.

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. Further, 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 F. 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*.

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With the addition of the sixteen buildings in Buckingham Village 3, the Buckingham Historic District encompasses 146 standing resources. This includes 137 multi-family apartment buildings, two commercial blocks, three freestanding commercial buildings, and four single-family dwellings, in addition to roads, pedestrian paths, and landscaped courtyards. Buckingham is characterized by an internal circulation system separating cars and pedestrians, open space, a commercial core, and consistent-yet varied Colonial Revival-style architecture executed in brick. The boundary increase includes sixteen buildings, all of which are contributing. Thus, of the 146 standing resources in the Buckingham Historic District, there are 144 contributing resources and two non-contributing resources.

HISTORIC CONTEXT

The Buckingham garden-apartment complex, constructed between 1937 and 1953, emerged as a national model of a successful, full-service rental housing project. Originally, sited on just under 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. The scheme for Buckingham was the result of extensive planning and analysis prior to and during construction. This ensured that the building schedule addressed the great demand for housing, with limited interruption in the shipping of materials occurring during the Great Depression (1929-1941) and World War II (1941-1945).

Throughout the complex, the majority of the buildings have the same basic form and features, as illustrated by the sixteen buildings in Buckingham Village 3. The buildings included in this boundary increase are comprised of seven freestanding rectangular buildings, two three-part U-shaped buildings, and one three-part elongated building. The variety of massing and subtle differences in detailing provides each building with its own character, while maintaining the overall unity of design. Subtlety in design is created by the buildings in Buckingham Village 3, as well as those throughout the garden-apartment complex, through staggered building lines, joining of buildings into a single structural unit with few interior stair halls, and stylized detailing such as the form and fenestration. The refinement of design is further defined by slight variations in the applied detailing, such as string courses, surrounds, and lintels that distinguish the buildings constructed as part of Phase 3 from the buildings constructed as part of Phase 5.

Construction began on the first phase of Buckingham in March 1937. By December, families occupied the 622 units of Phases 1 and 2. The total cost of these two phases of the complex, which are located to the east of North Glebe Road and to the north of North Henderson Road, was \$2,596,720. Buckingham continued to expand, eventually covering the original 84 acres with 1,850 apartment units. Phase 3 was the largest of the construction phases. Located on the west side of North Glebe Road, Phase 3 extends south of 4th Street North to include both sides of North Thomas Street to North Pershing Drive. It includes all of the buildings to the east of North George Mason Drive, south of North Pershing Drive. Phase 4 is located to the west of North George Mason Drive, also south of North Pershing Drive. Phase 5, begun in 1940, is located to the west of North Glebe Road, between North Henderson Road and 4th Street North. Bounded on the west by North George Mason Drive, Phase 5 extends southward to North Pershing Drive, excluding only those properties fronting North Thomas Street south of 4th Street North. Phase 6 is located to the west of North George Mason Drive, between North Henderson Road and North Pershing Drive. The last of the buildings, erected in 1953 as part of Phase 6, reflect architectural design of the 1950s, although maintaining the unified architectural character of the first phases of Buckingham.

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Buckingham Historic District (Boundary Increase 2009)
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This most recent boundary increase to include the last remaining portion of Buckingham is instrumental in understanding Wright's vision for garden-apartment complexes and the evolution of planned communities in the second quarter of the twentieth century. Further, these sixteen buildings, designed in concert with those in Phase 2 through 6, illustrate the minor alterations to the original architectural design and community plan by Allan F. Kamstra and Albert Leuders, following the deaths of Wright and developer Allie Freed, to incorporate ideas based on the experiences with tenants and contractors. Specifically, as recommended by original tenants in Buckingham, one of the buildings in Buckingham Village is painted white, garages eliminated from the plan, and the arrangement of the buildings around U-shaped courtyards is a dominant scheme ensuring a park-like setting.¹

INTEGRITY

The integrity of Buckingham is sufficiently intact to reflect its significance as a garden-apartment complex dating from the second quarter of the twentieth century. Demolition has occurred, however, resulting in the loss of thirty buildings since 1953. This includes a single building in Phase 1, all four buildings in Phase 2, and twenty-two buildings in Phase 6. Despite the loss of these buildings, all of which are located along the edges of the garden-apartment complex, Buckingham remains significant today as an intact example of a planned residential community. It exhibits the character-defining features of both garden apartments and planned communities and was part of the influential movement to provide affordable, adequate housing for a 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 location of Buckingham near the Nation's Capital provided the development with the exposure and political awareness necessary to influence housing developments nationwide. The press 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.

Endnotes

¹ Lee E. Cooper, "Buckingham Housing Gets New Manager: Planning is Altered as New Units Rise," *The New York Times*, June 17, 1938, 39.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The Buckingham garden-apartment complex in Arlington County, Virginia, as originally constructed was roughly bounded to the north by North Henderson Road and the extension of North Quincy Street. The property, extending into Ashton Heights, includes all those buildings on the west side of North Oxford Street between 5th Street North and 2nd 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, North Thomas Street, and 2nd Road North. The western border is created by 1st Street North, which intersects with North Henderson Road in the northwest corner. North Pershing Drive and North Glebe Road bisect the community at the center.

This boundary increase includes those buildings in what is currently known as Buckingham Village 3, bounded by North Pershing Drive on the south, North George Mason Drive on the west, 4th Street North on the north, and North Thomas Street on the east.

Boundary Justification

With the inclusion of those properties in Buckingham Village 3, the Buckingham Historic District comprises all of the extant resources integral to the original development planned by Henry Wright and Allie Freed as Buckingham between 1937 and 1953. Despite being sold by the Freed family and now owned independently in sections, Buckingham continues to maintain a planned garden-style neighborhood setting. Inclusion of all extant buildings original to the garden-apartment complex is essential to the understanding of this distinct domestic building type, the housing needs in the second quarter of the twentieth century, the fashionable architectural styles and planning promoted by the FHA, and the vision of architects Wright, Lueders, and Kamstra and developer Freed for a garden-apartment complex.

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Buckingham Historic District (Boundary Increase 2009)
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All photographs are of:

Buckingham Historic District (Boundary Increase 2009) Arlington County, Virginia
(VDHR File Number: 000-0025)

Photographer: E.H.T. Tracerics, Inc.; Date Taken: August 2007

All negatives are stored with the Virginia Department of Historic Resources, Richmond, Virginia.

VIEW OF: 4301-4305 North Pershing Drive, looking northwest
NEG. NO.: 23670/1
PHOTO: 1 of 9

VIEW OF: Courtyard of 4309-4319 North Pershing Drive, looking north
NEG. NO.: 23670/3
PHOTO: 2 of 9

VIEW OF: 4323-4327 North Pershing Drive, looking northwest
NEG. NO.: 23670/4
PHOTO: 3 of 9

VIEW OF: 307-309 North George Mason Drive, looking south
NEG. NO.: 23670/7
PHOTO: 4 of 9

DATE: August 2007
VIEW OF: 4320-4324 4th Street North, looking southeast
NEG. NO.: 23670/9
PHOTO: 5 of 9

VIEW OF: Courtyard of 4306-4316 4th Street North, looking south
NEG. NO.: 23670/12
PHOTO: 6 of 9

VIEW OF: 4300-4302 4th Street North, looking southwest
NEG. NO.: 23670/13
PHOTO: 7 of 9

VIEW OF: Interior courtyard, looking southwest
NEG. NO.: 23670/14
PHOTO: 8 of 9

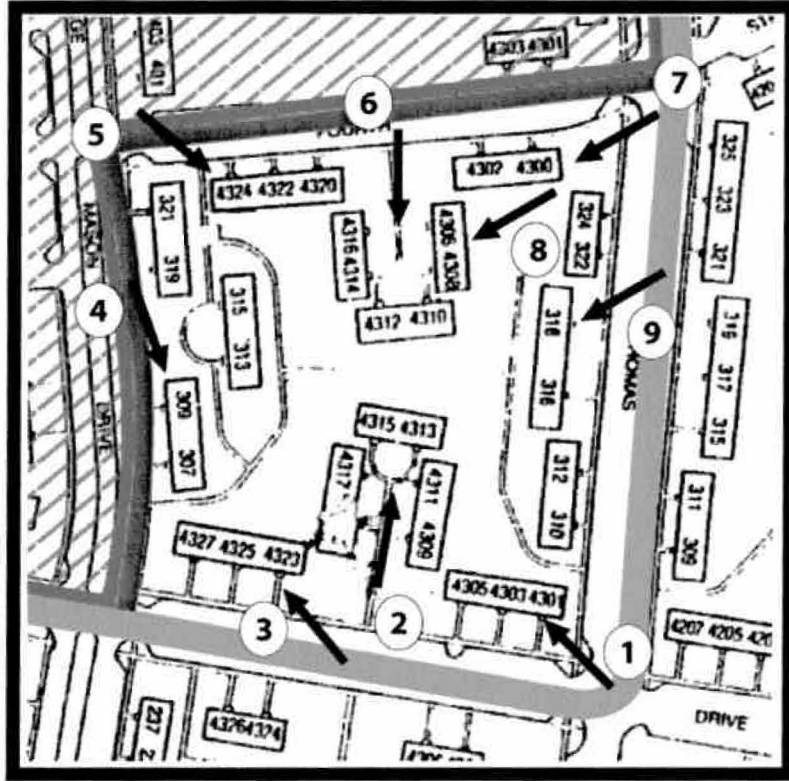
VIEW OF: 310-318 North Thomas Street, looking south
NEG. NO.: 23670/16
PHOTO: 9 of 9





3 Photographic Views

All resources are contributing to the 2007 boundary increase of the Buckingham Historic District



Buckingham Historic District
(000-0025)
Arlington, Virginia
November 2007



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EHT TRACERIES INC