

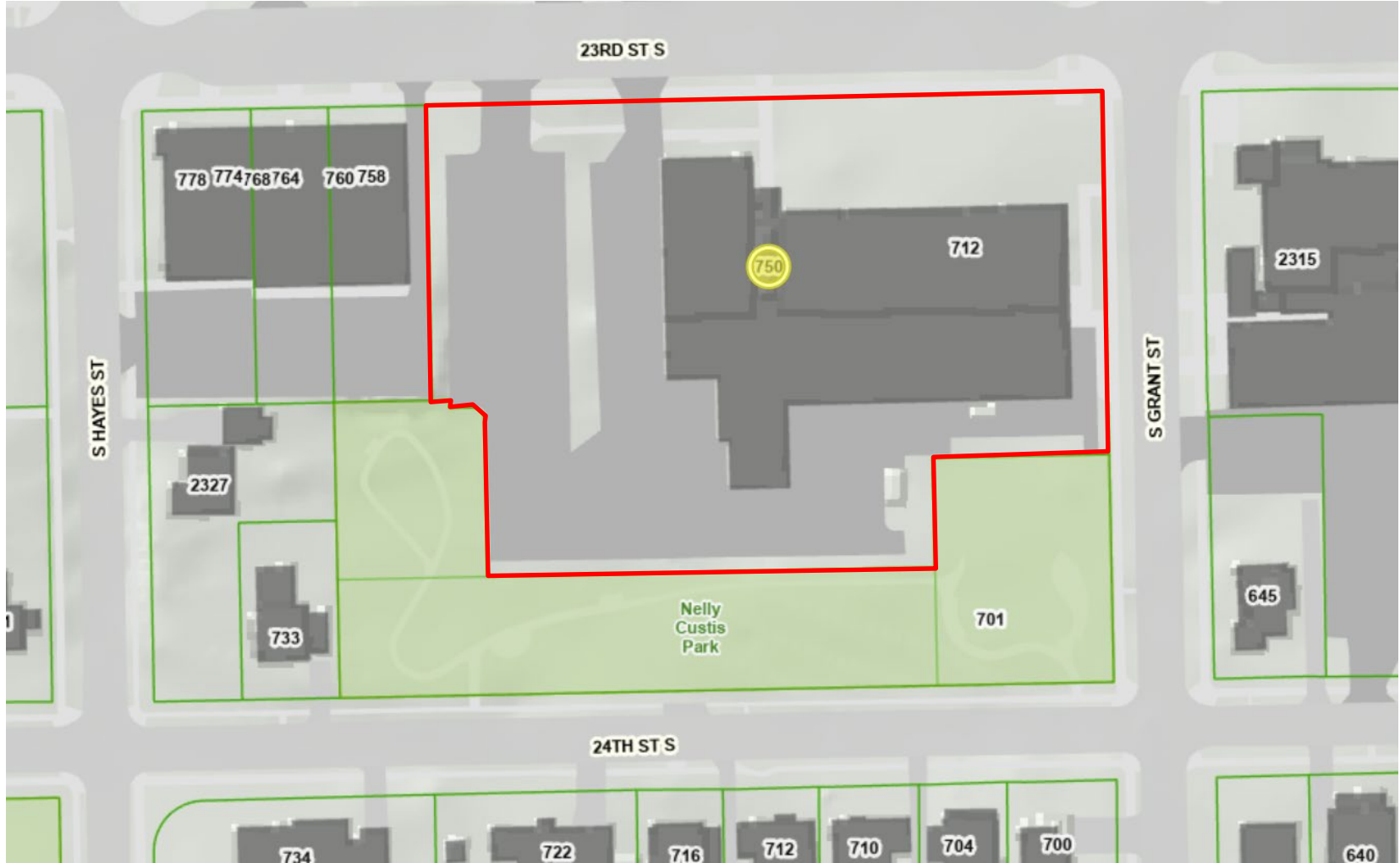


**750 23<sup>rd</sup> Street South – Nelly Custis School**  
**Proposed Local Historic District**  
**Preliminary Consideration**

June 20, 2024

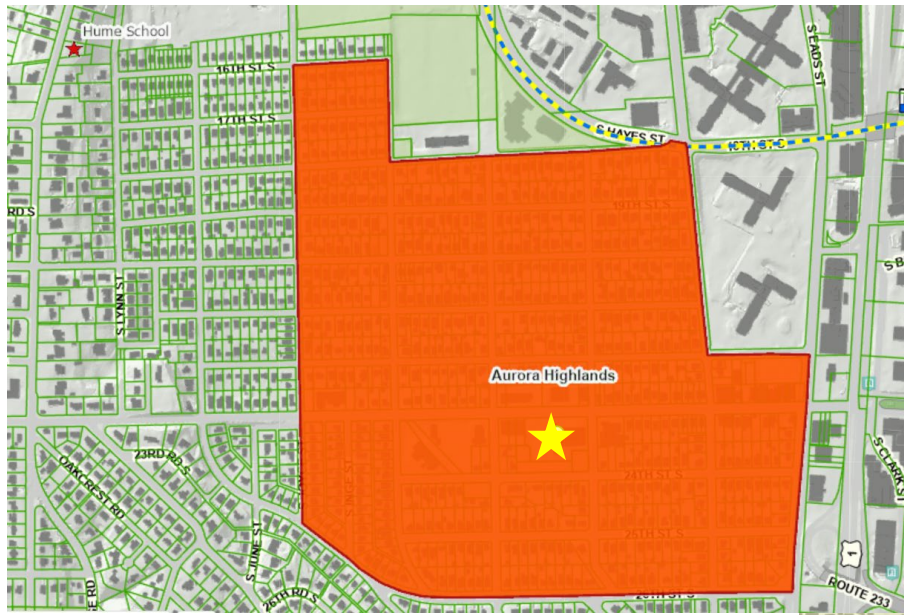
- **April 24, 2024:** County received Local Historic District (LHD) nomination request
- **May 1, 2024:** Reviewed the submittal and deemed form complete
- **May 2, 2024:** Informed property owners, Melwood Horticultural Training Center, Inc., of the nomination
- **May 13, 2024:** HALRB Chair decided HALRB would consider the LHD nomination at its June public hearing

## LHD Process to Date



# Proposed District 750 23<sup>rd</sup> St. S. Parcel Only (Outlined in Red)





# Location in Aurora Highlands



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# Photo of the School in 1932

(Courtesy of the Charlie Clark Center for Local History, Arlington Public Library;  
submitted as part of nomination)



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- Constructed in 1923 in the Classical Revival style
- Building provided community function to the Aurora Highlands neighborhood
- Contributes to Aurora Highlands National Register District
- It was one of the schools that was integrated with the attendance of Black students from Drew Elementary
- It may be the 3<sup>rd</sup> school constructed in the County
- Other notable features:
  - Nelly Custis Park (located adjacent/south of school)
  - Large evergreen tree near the front entrance

# Details from LHD Nomination Form

- Hume School was only public school serving area until Nelly Custis School was built
- First classes were in December 1924
- Named after Eleanor Park “Nelly” Custis
- Building enlarged in 1931. Other additions date to mid- to late-20<sup>th</sup> century
- School closed at end of 1978-1979 school year
- Playground added in 1950; transferred to DPR in the late 1970s to become a public park

## Additional Information





# Northwest Corner (Nominator Photo)





**Northeast Corner (Left) and  
North Elevation (Right)  
(Nominator Photos)**





# Detail of Brickwork (Nominator Photo)



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# Rear (South) Elevation (Nominator Photo)





# East Elevation (Nominator Photo)



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# North Elevation (HPP Photo)



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# Northwest Oblique (HPP Photo)



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# West Elevation

(HPP Photos)





# Southwest Oblique

(HPP Photo)



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# South Elevation (HPP Photos)



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# East Elevation (HPP Photos)





Former main entrance



Windows and brickwork



# Details (HPP Photos)

- **Dec. 2021:** Melwood submitted a request for the property at 750 23<sup>rd</sup> St. S. to change the General Land-Use Plan (GLUP) designation from “Public” to “Low-Medium” Residential
- **May 2022:** Melwood Tier I Review
- **Oct.- Nov. 2023:** Melwood Tier II Review
- **May 21, 2024:** County Board accepted the Special GLUP Study Document

# Melwood GLUP Study

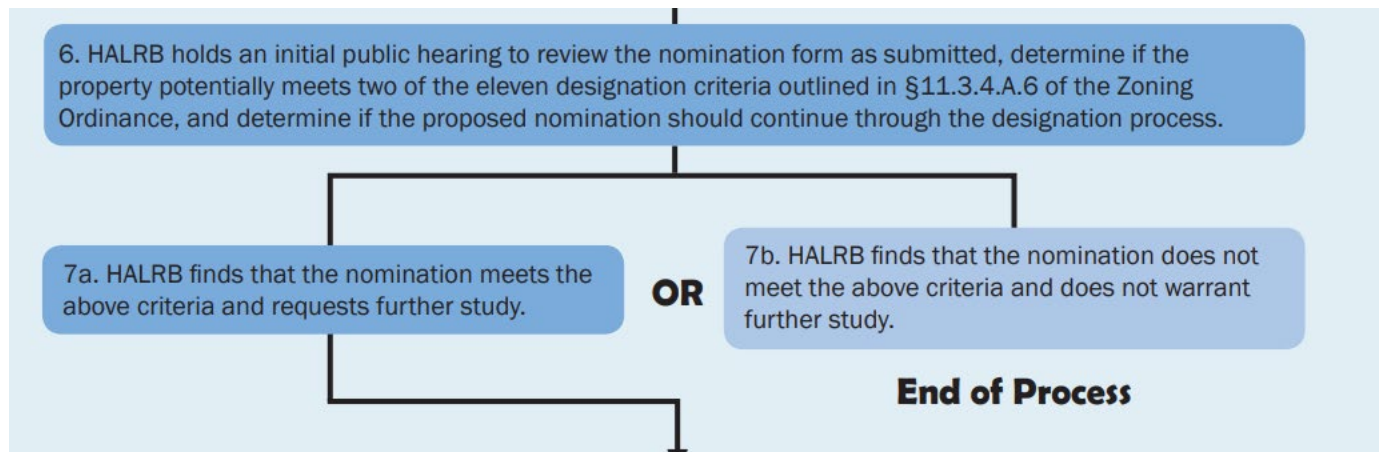


- HPP staff and HALRB representative developed this approach because:
  - Limited historic preservation policy guidance
  - Architectural integrity has been compromised via extensive alterations and additions
  - Could serve as a reminder of the community's development history
  - Could accomplish a creative approach to support urban design goals and serve as a form of educational interpretation

# Melwood GLUP Study

At tonight's preliminary hearing, the HALRB must:

- Review the nomination form as submitted;
- Determine if the property potentially meets two of the eleven designation criteria outlined in §11.3.4.A.6 of the ACZO; and
- Determine if the proposed nomination should continue through the designation process.





# Local Historic District Designation Criteria:

- (a) The property is listed or is eligible for inclusion in the National Register of Historic Places;
- (b) The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;
- (c) The property was the site of a significant local, state, or national event;
- (d) The property is associated with a person or persons who significantly contributed to the development of the county, state, or nation;
- (e) The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction;
- (f) The property is identified as the work of a master builder, architect, or landscape architect;
- (g) The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant;
- (h) The property has a distinctive location, or singular physical characteristics that make it an established or familiar visual feature;
- (i) The property is a particularly fine or unique example of a utilitarian structure representing a period or style in the commercial, industrial, or agricultural development of the county, with a high level of historic integrity or architectural significance;
- (j) The property has the potential to yield information important to the prehistory or history of the county, state, or nation; or
- (k) The property is suitable for preservation or restoration.

## Nomination Criteria (ACZO)



# Questions?



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