



June 23, 2024

VIA EMAIL AND HAND DELIVERY

Zoning Division
Department of Community Planning, Housing and Development
Ellen M. Bozman Government Center
2100 Clarendon Blvd., Suite 1000
Arlington, VA 22201
contactzoning@arlingtonva.us

Re: Local Historic District Application

Dear Sir or Ma'am:

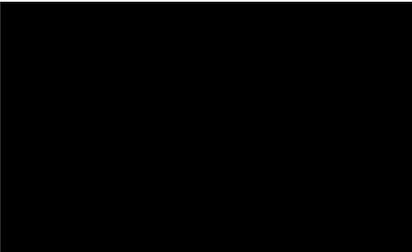
Attached as Exhibit 1, please find an Application for a Local Historic District Designation for the James H. Doolittle Building (1501 Langston Blvd).

Attached as Exhibits 2-7 are current photos of the James H. Doolittle Building and descriptions thereof.

Attached as Exhibits 8-9 are current photos showing the significance of the James H. Doolittle Building.

Attached as Exhibit 10 is a historical photo of the James H. Doolittle Building with signage showing the significance of the building.

Do not hesitate to let me know if you have any questions. I look forward to hearing from you.



CC: Mical Tawney
Historic Preservation Specialist
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201
mtawney@arlingtonva.us

Exhibit 1

LOCAL HISTORIC DISTRICT APPLICATION

Department of Community Planning, Housing & Development – Zoning Division
 2100 Clarendon Boulevard, Suite 1000, Arlington, Virginia 22201
 building.arlingtonva.us | contactzoning@arlingtonva.us
 Phone (703) 228-3883 – Fax (703) 228-3896



PROPERTY INFORMATION	
James H. Doolittle Building	The Air Force Association Building; 1501 Lee Highway, Arlington, VA 22209
<i>PROPERTY NAME (CURRENT)</i>	<i>PROPERTY NAME (HISTORIC, IF KNOWN)</i>
1501 Langston Blvd., Arlington VA	22209
<i>PROPERTY ADDRESS</i>	<i>ZIP CODE</i>
IS NOMINATION FOR MULTIPLE PROPERTIES? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF YES, PLEASE ATTACH REQUIRED PETITION (SEE INSTRUCTIONS PAGE)	
OWNER INFORMATION	
[REDACTED]	
<i>NAME(S)</i>	
[REDACTED]	
<i>MAILING ADDRESS</i>	
[REDACTED]	[REDACTED]
<i>CITY</i>	<i>STATE</i>
Unknown	[REDACTED]
<i>PHONE NUMBER</i>	<i>EMAIL ADDRESS</i>
ARE THERE MULTIPLE OWNERS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF YES, PLEASE ATTACH LIST OF NAMES AND CONTACT INFORMATION	
APPLICANT INFORMATION	
[REDACTED]	
<i>NAME(S)</i>	
[REDACTED]	
<i>MAILING ADDRESS</i>	
[REDACTED]	[REDACTED]
<i>CITY</i>	<i>STATE</i>
[REDACTED]	[REDACTED]
<i>PHONE NUMBER</i>	<i>EMAIL ADDRESS</i>
[REDACTED]	[REDACTED]
[REDACTED]	June 23, 2024
[REDACTED]	<i>Date</i>

>>>FOR STAFF USE ONLY<<<	
DATE RECEIVED: _____	RECEIVED BY: _____
ACTION: _____	
<input type="checkbox"/> Mailed	<input type="checkbox"/> Pick-Up
_____	_____
<i>DATE</i>	<i>SIGNATURE</i>
_____	_____
<i>ZONING ADMINISTRATOR</i>	<i>Date</i>

DESCRIPTION OF PROPERTY

In the space below (and in attached pages if necessary), summarize the general characteristics of the entire property. Describe its current use (and historic use if different) and the primary buildings and/or structures on the property (e.g., house, store, commercial building, bridge, etc.). Include information on the architectural style, materials and/or method(s) of construction, and exterior physical appearance and condition.

Completed in August 1984, the James H. Doolittle Building (1501 Langston Blvd) sits as an iconic entryway to the North Highlands Community of Arlington and perfectly captures the essence (in commercial building form) of other nearby historical communities including its neighbor to the Southwest, Colonial Village, which is both a Local Historic District, and on the National Register of Historic Places. Coincidentally, Colonial Village was named a Local Historical District approximately 40 years after it was built, and the James H. Doolittle Building will be celebrating its 40th birthday in a few short weeks.

Since its completion, the James H. Doolittle Building has been the home of the Air & Space Forces Association (formerly, the Air Force Association) (the "AFA"). Its construction, almost entirely of red brick, stands in stark contrast to other more utilitarian office buildings found in nearby Rosslyn, which have hosted various federal agencies and commercial tenants over the years. Its unique recessed leading exterior offers a welcoming entrance not only to the building, but also the neighboring communities, which could not be achieved with a squared-off, to-the-boundary corner of the property. Instead, the recess allows for multiple balconies at architecturally interesting angles, which offer impressive views of Washington DC.

As the primary structure on the property, the red brick construction of the James H. Doolittle Building sits on a unique continuum of other structures that characterize Langston Blvd, including the Colonial Village (built in 1934), the Park Georgetown Apartments (built in 1952), the James H. Doolittle Building (built in 1984), and the neighboring Palisades Park (built in or about 1994), where the owner currently resides. This red brick construction is also seen across Langston Blvd at the Highgate (built in or about 1993), and is even mimicked by the Homewood Suites by Hilton Arlington Rosslyn Key Bridge hotel.

Other architectural elements add to the overall appeal of the James H. Doolittle Building. Its dark, but large windows, mark a departure of the brutalism office building design that was characterized by small, often recesses windows. The multiple levels characterizing not only the building, but other features of the property take advantage of topography while also offering a unique entry-point into Arlington.

The James H. Doolittle Building is bordered to the west by a Nature Conservation Easement and to the north by a forested area including a natural stream during rainstorms. It is surrounded by numerous mature pine, maple, sumac, and oak trees. The building includes multiple terraced gardens, with perennial flowerbeds, shrubs, and flowering trees. Even the raised entryway makes impressive use of the large grade changes on the property to accentuate the significance of both the mission and stature of those who visited the James H. Doolittle Building.

Overall, the James H. Doolittle Building is in outstanding condition. The bricks are well kept, the grounds are clean and orderly, and the dual flag poles out front pay homage to not only this nation, but also those who have fallen for it and defend it. There is no better or more iconic way to see and appreciate the truly remarkable role Arlington has played supporting the U.S. military than through the James H. Doolittle Building.

Briefly describe any outbuildings or secondary resources (e.g., garages, sheds, barns, storage tanks, walls, etc.), including their condition and estimated age. Also describe any notable natural and/or landscape features (e.g., mature trees, planned circulation paths, rock formations, creeks, etc.).

This is largely addressed above in the context of the exterior physical appearance and condition, which is incorporated herein by reference. However, it should be noted that the James H. Doolittle Building has a garage integrated into the building, and has a circular driveway to efficiently host visitors and deliveries.

Are there any known threats to the property? If so, briefly describe.

Yes, the current owner recently purchased the property, and intends to raze the James H. Doolittle Building. On information and belief, the owner then intends to construct a large out-of-place multifamily apartment/condo building, primarily of glass and other manufactured materials. No meaningful provisions whatsoever appear to be made for red brick construction.

SIGNIFICANCE OF PROPERTY

Construction dates Circa 1984

Architect and/or Builder Unknown

Specific dates of importance (if known) January 1992; October 2006; December 2019; September 2020

Provide a summary (four-paragraph maximum) of the property's overall history and significance. Please be sure to include all sources of information on the next page in the Major Bibliographical References section.

Since its completion in 1984, the James H. Doolittle Building has hosted countless significant milestones for both the U.S. Air Force, as well as the recently established U.S. Space Force. Named for the first President of the AFA, and famed Army Air Corps officer, General Jimmy Doolittle, who received the Medal of Honor for the raids bearing his name on Japan during World War II, the James H. Doolittle Building captures Arlington's unique lineage to the U.S. Military, and the U.S. Air Force in particular.

As a civilian non-profit organization that coordinates closely with the U.S. Air Force and Space Force, the James H. Doolittle Building has hosted countless events, symposia, and meetings involving leading generals, colonels, and other military leaders, Department of Defense (DoD) personnel, and members of industry. As merely one example, then Air Force Chief of Staff, General Charles Q. Brown, Jr., the first African American to lead that Service, oversaw the dedication of the General James Doolittle Leadership Center to improve warfighter and industry leadership interaction at the James H. Doolittle Building in September 2020. These connections reinforce Arlington's broader role in supporting our national defense beyond merely hosting the Pentagon, and as DoD personnel, support agencies, and collaborators move out of Arlington (or into nondescript office buildings), there remain fewer and fewer opportunities to mark this legacy

The AFA, and the James H. Doolittle Building in particular, also played host to the establishment of the Air Force Memorial Foundation and formation in January 1992, which paved the way for the creation of the Air Force Memorial's dedication in Arlington in October 2006. However, after successfully seeing the Air Force Memorial's design, construction, and operation for over 13 years, the Air Force Memorial Foundation officially stood down and granted ownership of the Air Force Memorial to the Air Force District of Washington in December 2019. Now, the AFA's unique contribution to Arlington's skyline can only be fully captured by preserving its legacy through the James H. Doolittle Building.

PHOTOGRAPHS, IMAGES, AND/OR MAPS

Please attach at least six (6) current images of the property, including visible exterior elevations/views, any relevant architectural details, any outbuildings, and the overall setting. Each photograph should be labeled with a description (e.g., "View of the north (front) elevation of the dwelling"). Historical maps and images also may be included, if available. Please indicate sources of all images provided.

MAJOR BIBLIOGRAPHICAL REFERENCES

Please include any primary or secondary sources that may be helpful in continued research of this property, as well as any sources that are referenced in the narrative sections of this form.

<https://www.afa.org/afa-history>

https://en.wikipedia.org/wiki/Charles_Q._Brown_Jr.

https://en.wikipedia.org/wiki/Jimmy_Doolittle

LOCAL HISTORIC DISTRICT APPLICATION INSTRUCTIONS

Who May Apply:

Requests by the public for the study of properties for local historic district designation in Arlington County must be accompanied by this completed application form.

- For single properties (one building, site, structure, object, parcel, or property), requests may be made by any Arlington County resident or property owner.
- For multiple properties, requests may be made by:
 - Civic, Homeowner's, or Condominium Associations for properties within their own boundaries; or
 - A petition signed by 25% or more of property owners within the proposed study boundary. Each property counts as one vote in the petition (two owners of one property equals one vote).

Filing Requirements and Timeline:

To ensure compliance with these requirements, applicants are encouraged to contact Arlington County's Historic Preservation Program (HPP) staff prior to submittal of the form. For questions or assistance, please call 703.228.3838.

Applications for local historic district requests may be submitted to the Zoning Division in the Department of Community Planning, Housing and Development (2100 Clarendon Boulevard, Suite 1000) weekdays, between 8:00 a.m. and 4:00 p.m. Digital submittals also will be accepted via contactzoning@arlingtonva.us. If submitting a paper copy of the application, please provide two (2) copies. The Zoning Administrator will transmit applications and supporting documentation to the HPP staff for processing within two (2) business days of receipt.

The HPP staff will notify applicants that submissions have been received, then will review the materials and provide comments to applicants (if further information is required) within 45 days of receipt.

All sections of the form must be provided, unless otherwise agreed to in advance and in writing by the HPP Supervisor. Upon deeming the form complete, the HPP staff then will notify applicants that the form has been accepted and also will notify property owners of the designation request.

Within 90 days of the acceptance of the application, the Chairman of the Historical Affairs and Landmark Review Board (HALRB) will schedule a preliminary public hearing to: 1) review the designation request; 2) determine if the property potentially meets two of the eleven designation criteria in §11.3.4.A.6 of the Arlington County Zoning Ordinance (ACZO); and 3) determine if the proposed request should continue through the designation process. Scheduling of a public hearing does not imply that the request will be approved; rather, it is an indicator that sufficient information has been provided for the HALRB (or the County Board if properties are owned or ground-leased by Arlington Public Schools/APS), to make an initial determination as to if properties warrant additional study. The decision to schedule an item on the HALRB's public hearing agenda is at the sole discretion of the HALRB Chairman.

If the HALRB determines further research should be conducted on the nomination, then the HPP staff will prepare a detailed report that will be presented at a second HALRB public hearing to be scheduled by the HALRB Chairman (typically within a minimum of 180 days). At that hearing, the HALRB may recommend the nomination be sent forward to the Planning Commission and County Board, or the HALRB may make a finding that ends the nomination process.

Important Reminders:

Additional time may be required for any designation request involving other issues (i.e., a pending site plan, use permit, planning study, other concurrent County or APS development review processes, etc.).

For properties owned or ground-leased by APS, the County Board has the sole authority to determine whether the properties potentially meet two of the eleven designation criteria in the ACZO and if proposed requests should continue through the designation process.

The HALRB and/or the Arlington County Board, on its own motion, may schedule immediate public hearings on any requested property that is threatened by imminent demolition or destruction.

Exhibit 2



(Original photograph; view of southeast (front) elevation of James H. Doolittle Building)

Exhibit 3



(Original photograph; view of south (front) elevation of James H. Doolittle Building)

Exhibit 4



(Original photograph; view of east (front/side) elevation of James H. Doolittle Building)

Exhibit 5



(Original photograph; view of east (side) elevation of James H. Doolittle Building)

Exhibit 6



(Original photograph; view of west (side) elevation of James H. Doolittle Building)

Exhibit 7



(Original photograph; view of northeast (side/rear) elevation of James H. Doolittle Building)

Exhibit 8



(Original photograph; view of plaque commemorating the significance of the James H. Doolittle Building)

Exhibit 9



(Original photograph; view of Doolittle Legacy Wall commemorating the significance of the James H. Doolittle Building)

Exhibit 10



(Source: <https://www.afa.org/afa-history/>; earlier view of northeast (front) elevation of James H. Doolittle Building)