

# Historic Preservation Master Plan

## Summary of 2021 Outreach Week Questionnaire Responses

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# INTRODUCTION

The Historic Preservation Program (HPP) hosted Outreach Week, a series of in-person and virtual engagements that took place from November 29 to December 4.

A corresponding online feedback form opened on November 15 and closed on December 20. This was the most successful HPP public engagement period to date, with 126 responses to the questionnaire. A similar HPP questionnaire in 2020 only resulted in 40 responses.

Another feedback opportunity will be conducted in 2022. It will ask Arlingtonians to provide feedback on the updated draft of the Historic Preservation Master Plan.

**While answers to each of the questions varied, several themes emerged that enabled responses to be categorized.**

**Responses highlighted buildings, communities, and resources that people believe to be important to the County; noted cultural heritage and noteworthy histories; shared desired programming; and demonstrated that many residents think about the County's historic preservation policy.**

Overall, the feedback received indicated:

Arlingtonians view historic preservation as not just the preservation of physical spaces, like buildings, but also the preservation of cultural heritage.

It is important to preserve immigrant communities and resources from other Arlington communities that have historically been marginalized.

Community members would like educational sessions on Arlington's history and culture, demonstrations on researching historic properties and neighborhoods, and advocacy efforts for historic landscapes.

Many residents feel that there is an urgent need to place restrictions on certain types of development to prevent the demolition of historic resources and natural landscapes.

While there are many Arlingtonians who support historic preservation, there are also many that do not because they believe that it prevents development and the creation of affordable housing.

Landscapes and natural resources, trees in particular, are important to many residents and should be included in preservation efforts Countywide.

Resources connected to the industrial and commercial history of Arlington were noted as important; a few residents expressed the desire for more research and survey work to be conducted in neighborhoods like Crystal City or Rosslyn where work has been limited.

Residents want to ensure that the master plan and its policies are accessible to all residents in the County.

There was an expressed interest in further understanding the history of Native American cultures in Arlington and a desire for more archaeological work, including the establishment of an archaeological program.

Respondents want the HPP to be more proactive, particularly when it comes to designating local resources and preventing demolitions.

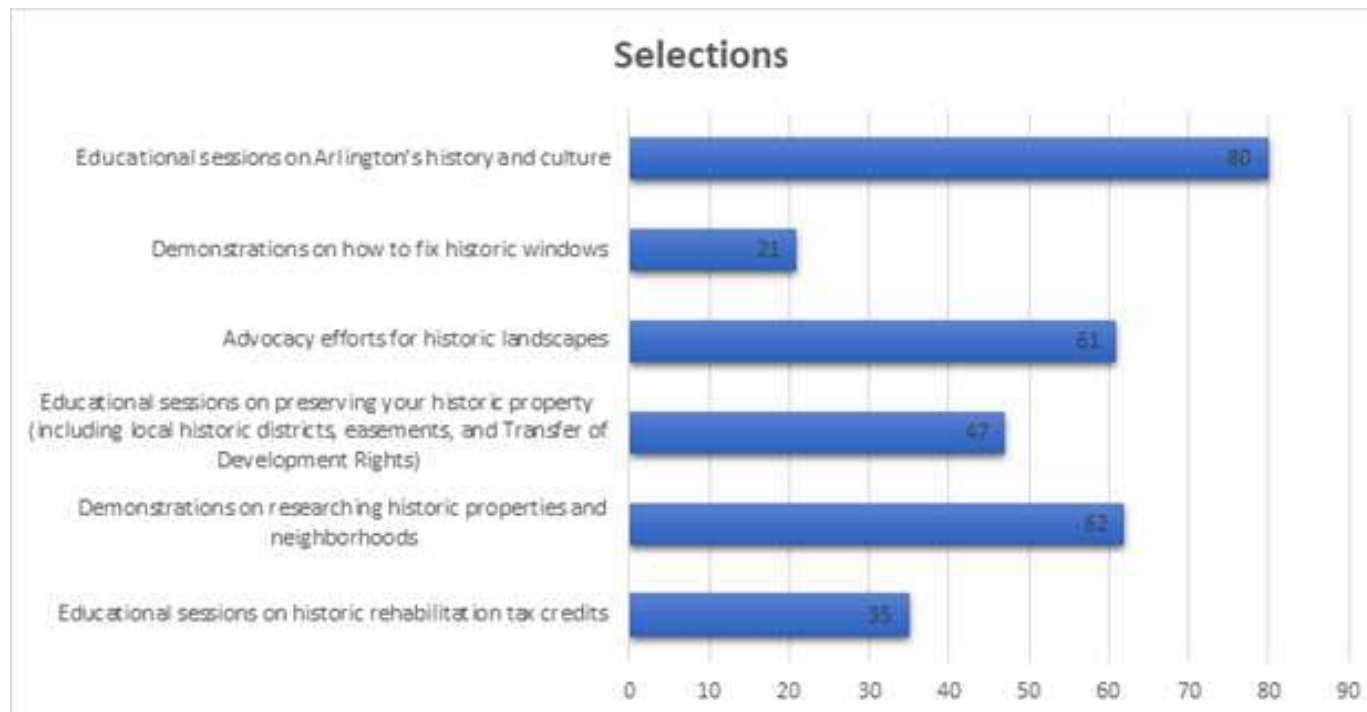
## Question 1. Which of the following preservation-related offerings would be helpful to you? Check all that apply.

Respondents were able to check all that applied and write in “Other” categories. There were 26 respondents who wrote in additional answers. While answers varied, there were five themes that emerged:

1. Curbing development/advocacy for preserving properties and landscapes
2. Interdepartmental collaboration and approach to preservation
3. Archaeological efforts
4. Education and volunteerism
5. New preservation programming

It is encouraging to see write-in responses related to archaeological efforts, interdepartmental collaboration on preservation, and new preservation programming as they indicate an awareness and value of those efforts. The most selected options were educational sessions on Arlington’s history and culture, demonstrations on researching historic properties and neighborhoods, and advocacy efforts for historic landscapes.

*Please see appendix for full list of responses.*



## Question 2. What stories, traditions, places, buildings, and/or communities are important to you?

A total of 116 people wrote in answers to this question. Answers varied but five themes emerged.

1. Specific Historic Buildings/Resources
2. General History & Cultural Heritage
3. Philosophical Answers
4. Natural Landscapes & Resources
5. Suggested Tools

*Please see appendix for full list of responses.*

### Specific Historic Buildings/Resources

Answers highlighted buildings, communities, and neighborhoods in Arlington. The specific responses indicate the continued importance of these resources to the Arlington community.

In general, respondents noted the importance of:

- properties over 100 years old,
- historic neighborhoods,
- resources connected to immigrant communities in Arlington,
- resources connected to the African American community,
- resources connected to Native American history,
- resources located along major transportation routes (such as Langston Boulevard), and
- commercial or industrial buildings.

A handful of responses mentioned the Langston Arts and Community Center, and the Febrey-Lothrop and Fellows-McGrath properties. The mention of these resources, all of which are either already demolished or are slated for demolition, highlights the impact that demolition of historic resources has on the Arlington community.

Some responses mentioned resources that are locally designated, such as the Ball-Sellers House and the Maywood neighborhood. Others highlighted federally protected and maintained resources, such as the Arlington National Cemetery.

## General History & Cultural Heritage

Many entries mentioned the history and cultural heritage of marginalized or underrepresented communities, as well as the history of areas in Arlington, such as Crystal City, that have not been explored in depth.

Others wanted more information about Arlington County during certain time periods, such as the Revolutionary War and Civil War.

One entry preferred focusing on cultural heritage and history over the physical spaces: “I like the markers along trails that I read when in parks. Frankly, I’m more excited when reading about what used to be present than seeing an old house still there which is usually not very accessible. I like stories, not facilities.”

## Philosophical Answers

Several respondents focused on “big-picture” thinking or the methodology of historic preservation.

While most feedback support historic preservation efforts in the County, some indicated a lack of support. Some believe that the physical preservation of spaces in Arlington prevents development and the ability to create affordable housing in the County.

Other responses indicated a level of frustration over the perceived lack of effort by the County to save resources from demolition.

## Natural Landscapes & Resources

All responses in this category noted the importance of the natural landscape, in particular trees and the historic tree canopy, to the history and culture of Arlington. Further, respondents felt there was an intersection between historic preservation and the preservation of natural resources. Often, people expressed that the two worked together and that historic preservation should include the preservation of green spaces.

## Suggested Tools

Some respondents suggested tools or programming ideas for the Historic Preservation Program.

Others suggested walking tours, access to digital historic records, and the required preservation of affordable housing units in new development.

In general, there was an expressed desire to learn more about the history of Arlington and to have access to educational resources and materials.

## Question 3. Please use the space below to share any additional thoughts, comments, or feedback.

Respondents used this space to reiterate points they made in response to Question 2. Answers varied but five themes emerged:

1. Perception of Preservation in Practice
2. Urgent Need for Preservation in Arlington
3. Suggested Preservation Offerings and Tools
4. Master Plan Specific Comments
5. Other Comments

*Please see appendix for full list of responses.*

### Perception of Preservation in Practice

Several responses highlighted the perception of preservation efforts in Arlington or recommendations for how preservation should be practiced. Some respondents highlighted their frustration with the lack of preservation efforts in the County. Like responses to Question 2, some answers reflect a belief in the following misconceptions:

- historic preservation and affordable housing are incompatible,
- historic preservation prevents property owners from developing their properties, and
- historic preservation does not support the evolution of a building.

### Urgent Need for Preservation in Arlington

A large portion of responses noted the urgent need for preservation efforts in an ever-changing Arlington County.

Several participants indicated a frustration over the large-scale development taking place throughout Arlington and the resulting loss of historic fabric and natural landscapes. Many responses noted that urgent attention and change are needed.

## Suggested Preservation Offerings and Tools

Many respondents expressed a strong desire for preservation programming and tools and made recommendations to the County. Ideas included walking tours and more historic marker signage around the County. Others noted how civic associations and long-time Arlingtonians are invaluable resources to the County and can help provide stories and information to contribute to the historic archive.

Some people said the Local Historic District designation process and historic rehabilitation tax credits either need further refining or are underutilized.

## Master Plan Specific Comments

Some respondents specifically made comments about what they would like to see included or addressed in the Historic Preservation Master Plan update. Most of the responses demonstrate a general understanding of the purpose of the Master Plan and how it functions as a part of the Comprehensive Plan for Arlington County.

While a few comments discussed specific concerns, such as a request that information on the use of modern materials in an historic context be included in the plan, a majority noted macro-level issues, such as ensuring that certain policies in the plan be accessible to all.

## Other Comments

Some responses do not fit into any of the above-mentioned categories. Comments included:

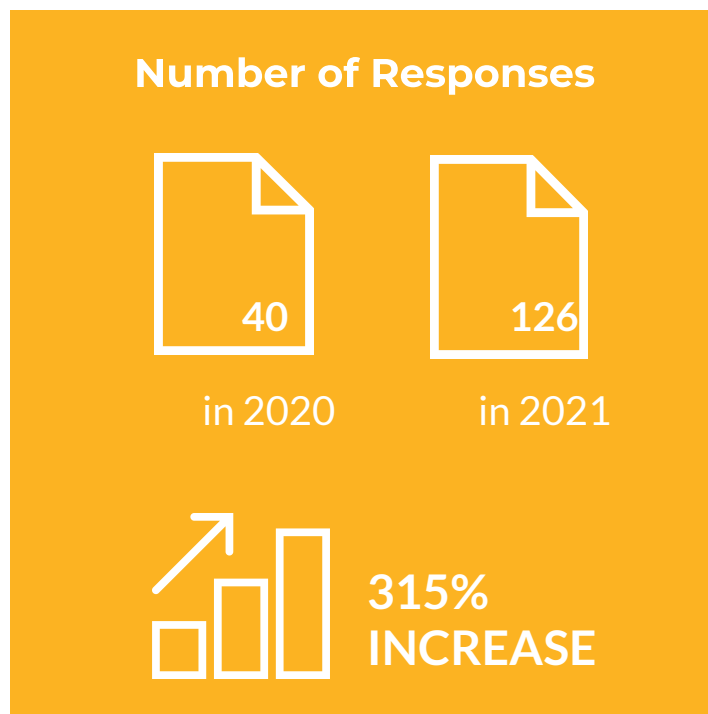
- requests for the Maywood community,
- a call to preserve the Langston Arts Center,
- the importance of natural resources and the negative impact new development has on them,
- calls for preservation efforts to include natural landscapes, and
- a desire to see all of Arlington's history told.

# RESPONDENT DEMOGRAPHICS

While it is critical to analyze the answers to the feedback form, it is also important to understand the primary demographics of those who responded. This section compares the latest demographic data gathered with data gathered in a 2020 feedback form.

The latest engagement efforts reached a wider audience. The demographic results do, however, highlight that the HPP needs to engage more with some of the predominant racial and ethnic groups in the County, with people who are younger than 45, and with more renters in Arlington.

*Note: The Winter 2020 feedback form only received 40 responses, while the 2021 feedback form received 126 responses.*



2021	2020
<b>Housing</b>	
86% of those participating in HP engagement were homeowners.	80% of those participating in HP engagement were homeowners.
<b>Race and Ethnicity</b>	
84% White/Caucasian 4% Black/African American 3% Asian 3% Hispanic/Latino 7% Other	68% White/Caucasian 3% Hispanic/Latino 0% Black/African American 0% Asian 3% Other 26% did not respond to the question
<b>Age</b>	
50% were 60+ 31% were 45-60 13% were 35-44 5% were 25-34 Less than 1% were 24 and under	We did not pose any age-related questions in 2020.
<b>Connection to Arlington</b>	
73% Resident 8% Business Owner 9% Worker 11% Other	73% Resident 8% Business Owner 35% Worker 13% Other
<b>Neighborhood</b>	
Individuals from 40 of Arlington's 62 civic associations (65%) participated	Individuals from 23 of Arlington's 62 civic associations (37%) participated.

*Please see appendix for full list of neighborhoods.*



# APPENDIX

Below are lists of all the answers submitted for all three questions in the feedback questionnaire. They are organized thematically and listed under their corresponding theme for that question. Some respondents made multiple points in their written comments that fit into different categories. Those comments have been divided into each related category. Other than categorizing responses thematically and redacting personal contact information, the responses have not been edited.

## **Question 1: Which of the following preservation-related offerings would be helpful to you? Check all that apply.**

### **Curbing development/advocacy for preserving properties & landscapes**

- Stop demolishing historic structures
- Stricter limits on new development
- We need to be more concerned about the gentrification that continues in Arlington
- McMansion Elimination
- Historic trees and preservation of other historic homes, etc.
- Actually stopping demolition of historic assets
- Rescaling historic preservation to not include parking lots
- Use historical components already preserved rather than adding something new
- Place restraints on developers
- The actual saving of Arlington's older buildings
- Advocacy efforts to preserve the historic LAC as an arts center

### **Interdepartmental collaboration and approach to preservation**

- Educate all of the staff in Arl Co on the sensitivity of historic neighborhoods
- Combine affordable housing with historic preservation
- Include Multi-family owners
- Acknowledgement that historic preservation is low on the County's list of priorities

### **Archaeological efforts**

- Archaeological education and demonstrations
- Archaeological reports and post-contact historical accounts of Native Americans who lived in the Arl/Alex/DC area

### **Education and volunteerism**

- Local history/community building lessons to teach different grade levels
- Community volunteer work to educate the community
- Archaeological volunteer opportunities
- Successful examples of use of modern materials in an historical context
- Connect the dots so people see preservation as a dynamic tool that can enhance our local economy, property values, and sense of place
- Educational sessions on the procedures required for nominating and gaining timely approvals for the designation of properties as local historic districts
- Educational sessions on how to oppose historic preservation proposals
- Resources – what, where, how

### **New preservation programming**

- Walking tours, Bike Tours, NTHP Main Street nomination process
- Create storytelling venues to share this fascinating history, as a method of reaching more people
- Historical museum

# APPENDIX

## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### Specific Historic Buildings/Resources

- Houses built before 1935 (18th, 19th, and 20th centuries)
- Immigrant neighborhoods
- Historic structures (family residences, farms, vacation bungalows, businesses, public buildings)
- Native American occupation sites
- Lyon Village
- Historic homes set on land evoke the foundation of Arlington and should be preserved.
- Arlington's mid-century Modern commercial and residential buildings. Preserving our pre-1940s housing to retain the character and scale of our residential neighborhoods.
- The history of Crystal City prior to the Charles E. Smith development has gotten short shrift in the County. Brick works, aqueduct, trolley lines, Indian settlements.
- Places that reflect Arlington history and heritage from ancient times to modern i.e. Native American settlements, Civil War forts, railroads, and trolley cars, early schools, neighborhoods, shopping centers, and civic buildings.
- Traditionally African American sites, building, neighborhoods. Historically affordable multi-family dwellings in areas such as Westover and Buckingham.
- Buildings that hold affordable and low-income apartments. Fix Serrano apartments now! This has gone on far too long.
- Everyday vernacular architecture too often being lost.
- Donaldson Run
- Febrey-Lothrop-Rouse Estate – the County Board refused to designate historic.
- Fellows-McGrath “Memory” House for which the County recently approved a demolition permit.
- There are no Arlington buildings that are important other than those in Arlington Cemetery.
- Historic homes (such as Glebe House, Ball-Sellers House, etc.), Sears Kit houses, Reeve Farm, etc. Historically Black neighborhoods (such as Halls Hill/Highview Park and Green Valley).
- Arlington Drafthouse, Westover, Buckingham Village, Arlington Village.
- Early transportation, like streetcar routes; Black communities; zoning history; Arlington Hall, and its role in intelligence; known Native American sites
- Crystal City. Its character and livability is rapidly being erased. While most do not view it as historic, many of its structures have been around 40-50 years, but will not survive to reach traditional historic status due to the Amazon effect. The ruination of the water park fountain is one example.
- Civil War Forts, Arlington House, railroad and trolley line routes and remnants, historic cemeteries, buildings and building remnants constructed before 1900
- Westover Village shopping and residential. The entire Wash Blvd. corridor; Langston Blvd. corridor; Columbia Pike corridor.
- I think it is important to preserve and protect our African American places, culture, and communities.
- Arlington's rapidly shrinking supply of market-rate yet affordable garden apartments that house Arlington's working class population.
- St. John's Episcopal Church in Glencarlyn, the whole neighborhood of Glencarlyn, Bob & Edith's, Beenie Weenie.
- Historic buildings that tell a story.
- Very interested in the history of the houses of Arlington, especially since more are being torn down every year. The histories of the people who lived there, who built them, etc.
- Palisade Gardens condo and other garden style historic properties and what can be done to better preserve and maintain them economically. These are excellent first time owner properties that are close in and affordable.
- Lee Elementary School, currently known as the Lee Community Center, which is located at the corner of Lexington Street and the former Lee Highway (now Langston Blvd).

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## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### Specific Historic Buildings/Resources (cont.)

- Weird Arlington; modest housing built from late 1800s to 1950 (which is disappearing as fast as the rainforest); small, local businesses; quirky Arlington history and characters; artists and studios; schools and alums; parks; nature centers; trails; sidewalks; alleys; wild critters.
- The smaller neighborhood commercial districts scattered throughout the County, both past and present and the importance they played in bringing neighborhoods together.
- History and structures in Donaldson Run Civic Association area. Civil War forts in Arlington. Post WWII home construction in our area by Broyhill and others, and history of single family home zoning.
- Maywood, Fort C.F. Smith
- Lee Arts Center
- Lee Arts Center was important to many local artists. The building also houses a senior center and a preschool. There were senior's programs and classes, arts classes, neighborhood crafts sales, workshops, educational programs for students in Arlington's Public Schools. The building has beautiful, gracious, well-lit rooms of a kind rarely available in public buildings today. Rooms in building were often rented for parties and workshops, from a red hat ladies' teas to children's birthday parties.
- The Arlington Drafthouse, the building that was the former Veterinary clinic on Pike, the Botanic Boricua, Swank USA Inc., the corner building of Pike and S. Edgewood Street (High Sierra Pools), the corner building of Acme Pie, Art and Framing Club, Sicilian Pizza.
- Maintaining buildings with significant architecture and/or 100 years or older is important to me.
- All of Arlington County's older established neighborhoods where solid homes are being torn down and monstrosities are being built. And the trees and yards are being taken over by the footprint of these homes.
- Neighborhoods and understanding the historic connections between places.
- I hope that the charming original commercial buildings that remain (Westover, Buckingham, Arlington Forest, Lee Heights, Fairlington, Columbia Pike at Walter Reed) – can be integrated into future construction so that our streetscape keeps it human scale. I love seeing parts of my childhood shopping experience in the foreground of the 21st century ideals.
- Indian settlements and the colonial road that is now Wilson Blvd.
- Columbia Pike and historically black neighborhoods.
- Maywood – the tiny house across the street that houses ten kids. The house which faced the other way to a street no longer there (both these houses slated to be multi-family re-zoned under proposals being suggested).
- Preservation of older houses, low-height commercial buildings where still extant, mid-century modern buildings such as the planetarium.
- The Great Falls and Old Dominion Railway which ran from Rosslyn to Great Falls, Livingstone Heights neighborhood (north of Langston Blvd. and west of Glebe Rd, extending to Columbus St) which has several residences 100 years old.
- Buildings that demonstrate the craftsmanship and architectural value of more recent styles and vernacular traditions.
- The old Whitlows in Clarendon, Cherrydale Fire Station and any other old buildings that somehow still remains standing.
- The Old Alexandria Canal - it's all buried (except for Tide Lock Park in Old Town Alexandria), but its former path through present day Arlington is known and should be memorialized and marked for everyone to see.
- Westover shopping center and neighborhood. Fairlington, Langston Blvd.
- Preserve historic neighborhoods of Lyon Village, Lyon Parkm Ashton Heights, etc. Encourage renovations and additions over tear downs.
- Parks and buildings older than 50 years.

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## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### Specific Historic Buildings/Resources (cont.)

- Buildings and parks that speak to Arlington's past, including the building razed last year at Ohio and Wilson, and the building just razed on Washington near Roosevelt.
- Arlington National Cemetery
- Uncommon building types in the County such as warehouse or industrial.
- Historic houses and properties
- I want to preserve old farm land and family histories of all Arlingtonians. Historic buildings should be honored.
- The destruction, by developers, of mid 20th century homes that have been well cared for and replaced with McMansions that are far too large for the lots. This also involves removal of healthy and large canopy.
- The saving of Arlington's older buildings is important to me. The County has become a sterilized version of suburbia.
- Maintaining some of the old commercial centers around Arlington, as well as some of the older smaller apartments buildings in and around neighborhoods like the Buckingham neighborhood.
- Arlington House, Lee Highway, Reed School, Missionhurst, Westover Stores – Ayers is a jewel.
- Green Valley (formerly called Nauck) and Jennie Dean Park
- Donaldson Run, Cherrydale
- Lee Community Center/LAC
- Lee Arts Center
- Lee Community and Arts Center – there's strong community at this facility and a lot of stories.
- The Langston Art Center (formerly Lee Arts Center) and the community of artists who gather to share stories and creative talents to inspire fellow artists and visitors.
- The history of Glebe House and Maywood community. Sears Houses of Arlington. Parkington before it was Ballston. Wally's Aquarium that was on Fairfax Drive. Chain Bridge from Arlington to D.C. history. The original 7-corners shopping center. Kann's Dept. store in Clarendon.
- Walter Reed, Gunston area Drew School area and all schools.
- Old buildings such as the old 1920s school which became a beloved Community Center and Arts Center - Arlington needs to preserve some of the old buildings of character and other eras.
- The history of Arlington Temple United Methodist Church in Rosslyn.

### Natural Landscapes & Resources

- Preserving open space and tree canopy by enacting height and size limitations for new housing (including multistory, multiunit buildings)
- I'm primarily interested in the conservation of our historic natural landscapes. The forests and natural communities of Arlington shape the feeling and value of our community.
- Mature trees.
- I am very concerned that so many still serviceable older homes and notable commercial buildings are being torn down to create rapidly (and often poorly) constructed homes that are also dramatically reducing green space. There seem to be no incentives at all for preserving older structures. Moreover, there is an overlap between historic preservation and efforts to address climate change.
- Natural resources.
- Intersection of Arlington's history with its natural resources.
- Even as the housing stock is rearranged in style and size, I hope for emphatic recognition of the value of our street cover, an integral part of our past, present, and future.
- Large canopy trees.
- Historic trees

# APPENDIX

## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### General History & Cultural Heritage

- Immigrant stories & food customs
- Information on changing communities.
- Native American populations & material culture.
- Native American, Enslaved People, Revolutionary War, Civil War, World War I, World War II
- Would love to learn more of the history of the National Landing Area.
- The story of Crandall Mackey and the history of Rosslyn and nearby neighborhoods.
- John Roach
- I love the history of Arlington. The stories of racial justice, spy activity, politics, churches and more are so interesting.
- History, culture, diversity, military memory, women.
- Traditions for major holidays are important.
- All of our stories are important. So every generation can learn them, showcasing them publicly is THE most important goal. The history is already there!
- Agrarian past, Native American history, Fairlington history
- Transportation corridors have a “personality” that should be preserved or incorporated in new design. Too many older buildings are being removed. I think every aspect of Arlington’s history (good and bad) should be honored. Why isn’t there more done to support the local history museum?
- The history of the forces and people that have shaped our community is important. This not only includes the dominant groups (politicians, leaders, and architects of industry) but common workers, laborers, enslaved persons, and minorities. It also is important to preserve the ability to look back in time and promote the experience of what life was like. To that end, preservation of natural vistas, places that promote the feel of another time are essential.
- I like the markers along trails that I read when in parks. Frankly, I’m more excited when reading about what used to be present than seeing an old house still there which is usually not very accessible. I like stories, not facilities.
- Stories about original use/purpose/evolution of buildings/places
- Arlington’s history in the areas of: transportation, housing, neighborhood establishment & development, and Arlington’s history with major social issues such as integration, suffrage, etc.
- Arlington’s diverse communities and their long history up to the present, including retaining residential options for people of lower economic means.
- All of them but especially where Arlington. Has been an innovator and trail blazer.
- Women’s history, and history of various long time non-profit groups.
- Indian and stonemason history near Potomac Overlook and history of acquisition of that by six jurisdictions. History of Halls Hill, segregation and desegregation.
- History of who lived in Maywood, what they did, where they went to school, etc.
- Civil War history given the important role of Arlington where Union forces trained, and had skirmishes early in the war – the area of today’s Bluemont and Bon Air Park, Lacey Woods, and all the Civil War forts in Arlington. Colonial history and history of African Americans after emancipation, and during desegregation.

# APPENDIX

## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### General History & Cultural Heritage (cont.)

- Legacy of race in Arlington
- The story of racial segregation that shaped the landscape of our county. The county's agricultural origins and connection to Georgetown and Alexandria during the 18th and 19th centuries and related enslavement of black Americans. Pre-contact history of indigenous peoples in the area and their subsequent removal and/or assimilation through systemic genocidal practices.
- Sites and narratives that reflect a wide range of social history and cultural heritage.
- Historic Lee Highway played no part in causing slavery or discrimination, it just happens to be named after a Confederate general and yet taxpayer money was used to replace its street signs. A needless waste of taxpayer funds and a shortsighted effort to change history. Small-minded people will always have small-minded thoughts. I never thought I'd see Arlington take such actions. Our children deserve to learn the true history and make up their own minds about what they believe.
- I believe that Arlington's African American Heritage ought to be preserved and promoted. The Black Heritage Museum on Columbia Pike is an essential contributor to that story.
- The unique and untold or understood histories interest me, particularly those of South Arlington and Halls Hill.
- All listed above, both Local and National history is important. All eras are important. History must not be erased.
- I don't know what I don't know. I would like to know more about my North Rosslyn neighborhood, before the high-rises and metro came along. Who lived and worked here, what did the area look like back in the 1700s/1800s?
- Washington Lee High School history (Championship football games 1940s and 1980s). The old Italian community that used to be in Rosslyn long ago. Historic freedman and slavery communities and stores. The story of how the Arlington Fire Dept and Police Dept dealt with 9-11 at Pentagon. The Potomac River in early 1970s when it was at biblical flood stage.
- Stories/sites/events that inform and educate us about Arlington County history of indigenous people, colonial and Revolutionary War times and people, immigrant groups first arrival to and subsequent flourishing in the County.
- General County history, important eras in County development, linkage to D.C., cultural and ethnic diversity, distinctive architectural and neighborhood history, remaining important buildings.

### Philosophical Responses

- Preserving historic buildings is bad because it prevents them from being redeveloped with higher density and thereby makes housing less affordable.
- Arlington has demolished or allowed developers to demolish nearly all of Arlington's historic properties and sites. The County has no true interest in historic preservation, so why waste everyone's time and taxpayer money on something the County Board and staff simply refuse to take seriously?
- It's important to preserve buildings and neighborhoods that illustrate Arlington's past, are associated with historic events, are in endangered architectural styles, or save green space.
- Historic buildings and neighborhoods are evaporating too fast, thanks in part to developers, profit and the county's apathy toward historic preservation. These places are not going to qualify for historic designation, they are vernacular and often unremarkable, but the character and scale of 80-year-old neighborhoods is appreciated.

# APPENDIX

## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### Philosophical Responses (cont.)

- My wife and I are interested in Arlington County stepping up and purchasing historic and significant structures before they are razed. The County track record recently is poor. Cost/benefit should include the long-term advantages of preserving these structures. (History is too important to lose. If saving a structure costs more than the market value, so what? The historic value is much, much greater than current market value.)
- Honestly, none in Arlington County that are not protected by the federal government. I think it's extremely important for you to understand the perspective of many of us residents who did not grow up in this area, and little to no connection with Arlington's history. We want affordable housing and new development. Many of us leave because it is too expensive to live here. I would advocate for the removal of historical preservation status for virtually any property in Arlington County if it can be developed into new, modern housing. The citizens that live here now are who the County must be more responsive to. Quite honestly, programs like this only add expenses to new projects when more people are trying to "preserve" properties that only perpetuate existing inequalities.
- What's missing? Local pride/a sense of Arlington identity that is not defined by \$\$, rampant development, ubiquitous chain stores, McMansions/estates, or Amazon. This tiny County cannot support the pace of growth, the exponential increase in density and off-the-rails development that it has encouraged. Quality of life is disappearing along with regard for the County's unique history and architectural history.
- In destroying the historic built environment in this County by allowing constant tear downs of old houses and building of new, generic mega mansions, and high rises, both the County's history and character are harmed.
- How Arlington County Government/Arlington County Board halt unbounded, unbridled development by evil, greedy, rich, vile, slithering developers and Amazon. Unless "Arlington Way" is documented, approved, published, and has an outcome of "NO" for the developer, there is no process.
- I think it's important to make people aware of past injustices (such as, in Arlington, enslavement, segregation, redlining) to encourage vigilance for, and challenging of, present-day injustice. I give less importance to preserving building/structure suffices to allow future telling of its story, e.g. when preserving or acquiring the building would require significant County expenditure and effort.
- New places for people to live are more important than preserving old buildings.
- There needs to be a better way of preserving historic design elements such that future generations are aware of the history behind them. For example, the Bob Peck façade at the front of the Wilson/Glebe building is very interesting and a reminder of us who have been around Arlington for awhile. But for anyone new or recent to Arlington, it's just an interesting design.
- Stop adding mixed use spaces to every corner.
- We have over emphasized historical reter.t:cn by making demands that have little to no relevance. It is driving up the cost of important development and impeding progress.
- Keep the 10+ story buildings along the metro corridor. Save trees. Think about converting older, semi-significant commercial buildings into affordable housing. Create a density dashboard with not-to-exceed goals and update it and revise it regularly. A certain amount of density is positive in many ways, but you can unwittingly tip into the negative if you are not paying attention.
- Those that represented the culture of the time or tell a story of the past. I have no interest in keeping buildings of no major significance.
- It's important to remember displaced neighborhoods, not just the stories of what we can see now. There are also just not very many houses/buildings left that are over a hundred years old. There doesn't seem to be much effort to preserve them. More could be done.
- I am not enamored of Arlington's building history – most are simply not that great or have been allowed to fall into disrepair. If the public cares that much about it, then the public should pay for it. Arlington should focus on making or helping building and home owners keep their current places nice. A lot of eyesores around here!

# APPENDIX

## Question 2: What stories, traditions, places, buildings, and/or communities are important to you?

### Suggested Tools

- Photos – preserve and display them! Use our libraries, community centers, fire/police stations for example.
- I'm pretty new to Arlington so I can only reference what has been important in the past year. I loved a historic walking tour in our neighborhood this summer. It really helped me understand who lived here in the past – and how to honor them moving forward. I also like reading articles in Arl Now that show pictures of well-known places in Arlington from a long time ago. It's so neat for me to connect the physical spaces around me to sites of history.
- Preserving a certain percentage of affordable housing units in new construction.
- Pedestrian/bike only neighborhoods. Public housing in residential neighborhoods. Direct bike path from Pentagon City to D.C.
- Access to digital records, narratives and photos; Black Heritage Museum of Arlington (needs a permanent home).
- Seeing historic/modern photos. Maintaining legacy businesses. Engaging schoolchildren in the history of their community.
- The max building height is critically important. Allowing higher density, which means additional stores above a max building height, destroy the character of adjoining historic neighborhoods. The historic neighborhoods are ignored by county staff. Bonus density shouldn't be allowed or even entertained by staff on a one off development by development.
- Ensure that more advertising and celebrations of cultural observances are done on each community. This will open the door to why historic preservation is important.
- Please bring back the Mardi Gras parade!



# APPENDIX

Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.

## Perception of Preservation in Practice

- I'm interested in preserving history with documents, photographs, videos, and other means. I'm not interested in preventing people from changing privately-owned buildings and landscapes just because they are historic.
- Historic preservation is good but it is eclipsed by urgent need for affordable housing and decarbonization.
- History is important but some of holding onto old buildings goes too far.
- I'm not someone who wants the older buildings saved as they currently are. To me, a building should adapt and serve the current population so if an older building can be adapted economically to meet today's needs, good. But preserving a non-living thing because it is last of its kind just doesn't move me.
- We tend to be saving for the sake of saving rather than relevance or value. We have been using "historical preservation" as a NIMBY excuse to impede progress.
- Arlington is not a museum. Things should not be preserved just because they are old, and the appearance look and feel of neighborhoods should be allowed to change.
- Our history is important, but using historical preservation to prevent new housing and new commercial space being built is unacceptable. The colonial village historic preservation area includes a parking lot at Quinn Street, and there's no reason to be preserving flat asphalt in a walkable neighborhood where rents are rising way faster than wages. We should be focused on maintaining historic places that actually serve the public good, and not just put more and more places out of reach of new housing.
- Developers are tearing down historic homes and trees are around us, and Arlington should do more to reverse this trend locally and in Richmond.
- My perception is that historic preservation is not generally important in Arlington planning and that historic preservation valued only to the extent it supports the current official view of Arlington history.
- Need to reduce the fear of overreaching regulations vs. benefits of historic preservation in single family neighborhoods.
- Stop the doublespeak. If you don't intend to preserve historic buildings, then don't say you do.
- I think it's extremely important for you to understand the perspective of many of us residents who did not grow up in this area, and little to no connection with Arlington's history. We want affordable housing and new development. Many of us leave because it is too expensive to live here. I would advocate for the removal of historic preservation status for virtually any property in Arlington County if it can be developed into new, modern housing. The citizens that live here now are who the county must be more responsive to. Quite honestly, programs like this only add expenses to new projects when more people are trying to "preserve" properties that only perpetuate existing inequalities.
- Please do not let historic preservation be used as an excuse to prevent the addition new housing to Arlington, which is needed because housing costs are so high and disproportionately fall on historically marginalized communities in Arlington.
- As long as there are NO effective efforts to halt developers or to arrive at an outcome taxpayers want vs. what developers want, you are just blowing smoke.
- Arlington HP is doing a good job identifying and protecting character defining resources. Suggest future emphasis on mid-century commercial development and telling stories of underrepresented communities in conversation with colonial and plantation history of the county.
- If we really cared about preserving the historic fabric of the county, we'd incentivize preserving and restoring existing houses. We tear down 1.1 million dollar homes and put up "fire boxes" (2 to 4 minutes to fire flashover). Old houses take about 10 minutes until flashover.

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Perception of Preservation in Practice (cont.)**

- The 1 party rule pro-developer County Board only cares about enriching developers, not preserving history in Arlington. Once these structures are gone, they are not coming back.
- The County recently declined the opportunity to preserve a historic property located on Wilson Blvd. It seemed that future revenue weighed greater than a commitment to ensuring that Arlingtonians and visitors have living access to our past.
- Arlington is by far the best county I've ever lived in (and I have lived in many). I recently retired and I'm thinking of leaving. The VA tax burden is high, and combined with Arlington property taxes, I'm not sure I can live as comfortably as I want and had planned for here. I think the county board has gotten complacent, thinking that the relative wealth of the region will always make big budgets a possibility. I would like to see some reasonable restraint being exercised, and the county board vocally asserting that they know it's time to start resisting the urge to everything for everybody all the time. I know, good luck with that.
- I would support a county policy that calls for the avoidance of "Pretend Preservation" Acknowledging the reality of removing entire structures for development, the preservation of facades at their existing location has worked well. But the wholesale removal and imitative relocation on the new building is not very satisfactory.
- The historic neighborhoods are ignored by County staff. The Lyon Village is but one historic neighborhood is an example. Bonus density shouldn't be allowed or even entertained by staff on a one off development by development. The Plan Langston Blvd study summary of findings didnt even mention the historic significance of the neighborhood and its designation. Instead Arl Co staff allowed 2 alternatives, without a no-build alternative (by-right development), to be considered without any assessment of the impact on the neighborhood. The Arl Co staff's disregard for this historic neighborhood is laughable and their study is an example of Arl Co staff and Arl Co Board saying one thing and then turning their back and doing things they want without any regard for historic neighborhoods.

## **Urgent Need for Preservation in Arlington**

- I am dismayed every day in my walks through north Arlington at the relentless tear downs of historic homes, often in good condition, to be replaced by McMansions. We need to incentivize retention of more affordable homes, sized appropriately to minimize energy and resource use and slow the surge of oversized homes, sized appropriately to minimize energy and resource use and slow the surge of oversized homes that are only affordable to the wealthy. I was recently alarmed to read about the Langston Blvd study recommendation of rezoning all single family properties in my North Highlands neighborhood for mid-rise multifamily housing. We should instead expand missing middle housing in our area by building mid-rise structures on existing impervious surfaces such as surface parking lots, and possibly closing or narrowing streets, to add such housing, not by tearing down the older homes. We should enact policies to dis-incentivize developers of McMansions. We should fully value the embodied carbon in these existing homes. We should encourage development of accessory dwelling units to increase density while retaining existing homes. Providing homeowners with educational resources such as those noted in #2 above, as well as grants and tax incentives for investing in energy upgrades and historic preservation would help. Lastly, we should recognize the cultural value of what remains of our mid-20th century commercial properties and protect them from being demolished. I was pleased to see the proposed development of the Courthouse Landmark site included the preservation of the mid-century commercial building at the street level. I was then horrified to walk by and see it demolished. Perhaps they plan to re-create the face but it is not the same as the real thing.
- The county has allowed almost every historic structure countywide to be demolished. We essentially have no history. Why pretend otherwise? The county won't stop until it has erased all of Arlington's past. Arlington's new motto: No respect for history. No regard for nature. Just build, baby, build.

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Urgent Need for Preservation in Arlington (cont.)**

- Stop tearing down mature trees and homes to density Arlington. Diversity of historic and modern is even more important than convoluted efforts to “fix” the “missing middle” or urbanize Lee Hwy.
- I think preserving history in the midst of trying to build more density in Arlington is more important than ever. Arlington will continue to be a tourism destination when we can have historical places that can be visited over and above the Cemetery.
- I was horrified that the Febrey House was allowed to be destroyed. Once historical buildings are destroyed they are gone forever. It was just bizarre and tragic to see this happen. I recognize the profit motive. But his destruction shows a remarkable lack of understanding and problem-solving ability on the part of the county.
- Arlington has been too slow to protect buildings with historic value and also seems to ignore the desirability of allowing at least some buildings in each community to reach that status. The County just rubber stamps developers’ desires, which typically is just to raze everything.
- Soon there will be no need for historic preservation of many neighborhoods in North Arlington because of the destruction of well preserved homes by unrestrained developers. It is time for the county to have a serious historic preservation policy that encourages preservation of mid 20th century construction.
- Need to preserve more of our historic neighborhoods being destroyed by McMansion builders.
- The county needs to actually preserve historic buildings; this should be the number one priority. As a professional historian, it disturbs me to see how few protections are in place for historic structures in this county. I would be able to stomach it if historic buildings were being removed to add high-density affordable housing, but that isn’t what’s happening at all.
- I am a Realtor and in the business of selling homes, so you would think I would love all the new/expensive construction going on...BUT I don’t! It makes me so sad to see good homes being torn down. Homes where a young family might be able to afford and move into. The number of new ginormous homes being built in Arlington may be contributing to Arlington’s tax base, but isn’t contributing anything to our neighborhoods. If anything, it seems to make neighbors less likely to connect.
- Arlington’s destruction of its civil war and other historic sites is shameful! Please stop. Arlington should show, rather than hide its key role as a training ground for Union troops, outposts for the civil war defense of Washington, location of areas for freedmen and where recently emancipated African Americans built vibrant communities, and the indigenous communities here at the time of European contact (e.g. by Chain Bridge). Arlington badly needs a museum to present Arlington history, both for tourism and so that people can understand what it took to become the inclusive society we are today.
- More effort and protection is needed for residences and other structures of significant age and interest. They make Arlington more visually appealing and are important to retain as examples of the County’s heritage. There is more to local history than Civil War forts and the Ball-Sellers house.
- While it is important to respect property rights the County should take a proactive role is preserving historic buildings that happen not to be on lists and indices.
- As a resident of Arlington since 1990, I am appalled by the demolition of older buildings within its boundaries that have been allowed to take place. An occasional old façade has been incorporated into a new commercial structure but even that happens far too infrequently. The County has lost a considerable amount of its historic fabric and needs to reconsider its priorities for allowing redevelopment in the areas that contain these buildings and homes in the future. A case in point is the recent loss of the Fellows-McGrath house at 6404 Washington Blvd.

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Urgent Need for Preservation in Arlington (cont.)**

- Arlington has lost so many buildings of character and historic architecture. Please do not destroy any of the remaining old buildings. Especially if Arlington owns the property, as in The Lee Center. The land surrounding it, the fields and trees are also cherished by the community, as is the butterfly garden.
- I moved to Arlington a few years ago for its tree-lined streets and small-town charm. It felt like a true community. It's disheartening to see house after house, tree after tree razed to make way for mega houses crunched together with room for nothing but a little pocket of overly-landscaped grass out front. I fear I made a poor choice.
- Preserve historic market-rate garden apartments rather than encouraging their redevelopment into obscenely expensive "missing middle" housing that displaces Arlington's working class population.
- My family has resided in Arlington since 1952. I speak as one who has seen and continues to see. I have been dismayed to watch the systematic destruction of the community's historic schools, commercial spaces, sacred spaces and trees in the name of progress and over-spending. Even at this very moment, I am beyond saddened at the giant structure which is under construction near the intersection of Glebe Road and the former Lee Highway now Langston Blvd. Besides that it dwarfs the entire commercial corridor, it has permanently altered for the worse the historic, residential neighborhood directly behind on 21st Road and Brandywine Streets. It is impossible to imagine how the permits for that structure were allowed. (Well, probably not that impossible.) Less than two years ago a charming and very historic chapel was torn down near the intersection of the former Lee Highway (now Langston Blvd.) and Kensington Street. That chapel was a close replica of the historic Falls Church chapel (now the Falls Anglican). It was demolished – and it could have been relocated to another spot to save it – as well the larger church next to it which was a fine example of Mid-Century Modern design. I contacted the Historic Society in Arlington and spoke with someone in efforts to help save the chapel. I was told that it wasn't savable or important. Therein lies some of the problem. What generates the saving of historic trees and individual structures and neighborhoods is having the back-up those with knowledge and understanding of the "true worth" of things, not just the vision of expansion and greed. I think the Lorax already spoke on these things. But, unless the vision for Arlington includes truly preserving its history and by this its uniqueness and worth, this is all a moot point. That will be Arlington's job. If the people who make decisions in Arlington don't learn how to see value in things other than cash, and only seek to enlarge the money box, none of these questions and answer forums will help us.
- Kind of an ironic time to ask about historic preservation as the last few months have seen noteworthy (or pending) demolitions of significant places – Febrey-Lothrop House and landscape, and both the Inner Ear recording studio and 1924 Group Home which the county itself is responsible for razing. (And a nod to Falls Church's Fellows-McGrath House). When was the last time the county listed (locally) an historic property or neighborhood so it was protected? Compare that to the volume of demolitions that are eliminating evidence of Arlington's history lot by lot. The by-right law that allows developers to buy/demolish for profit is the key problem. Perhaps the county could mitigate this by with incentives or other inducements? When the old houses go down, so do mature hardwood trees because it is inconvenient for maximizing a building footprint. A county that is concerned with its shrinking tree canopy should do far more to respect the healthy, mature trees that are often more than 100 years old.
- I think it's important to support the preservation of historic landscapes when examining a building. This could involve older trees (native or otherwise) and other landscaping (hardscape or vegetation) that makes up a property. It is inconsistent and insufficient to preserve a structure and not the surrounding context.

# APPENDIX

Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.

## Suggested Preservation Offerings and Tools

- Personally I'd love historic walking tours! I used to live in NYC and took a bunch of Big Onion tours. It helped me connect to lots of neighborhoods in the city. Equally, I took Wild SF! Tour when we lived in the Bay Area :)
- It would be wonderful to have more signage about historical sites around Arlington, including on individual properties, about what existed and/or happened on that site, especially where a historically significant building was torn down.
- A lecture for condos like Fairlington or other garden apartment complexes about the importance of preserving the historic fabric and landscapes and landscaping and how to do it.
- So much hidden historical information is within all our seniors and our employees from years back.
- Protective policies and incentives really need to be updated. Arlington is on the cutting edge of many planning policies, but not preservation. We should be proactive about designating properties (and demonstrating why that is important) and not just waiting until something is threatened. Consider something like conservation districts.
- All civic associations can be invited to highlight places of historical significance in their neighborhoods. They will need resources, such as identifying important sites, ideas on how to promote those sites, and ideas on how to honor Arlington's heritage. Maybe an annual workshop could help.
- The historic tax credit is under used in the county. I renovated a condo with VA historic tax credits and have financed multiple historic buildings around the nation with both state and federal credits. The credits on multifamily buildings would help the county on affordable deals that require AHIF funds because the HTC's could replace some AHIF outlays that could be used for other properties. With regards to HTC's on single family properties it will help preserve neighborhoods which are under threat for being redeveloped with mc-mansions.
- Alexandria has an Alexandria archaeologist on staff. They also have a fully realized archaeology program. With the incredible history in Arlington County, going back to Colonial times and Indian Culture, it is unconscionable that Arlington doesn't have an archaeologist on staff, and a full archaeology program. We are throwing history away as we expand the tax base while allowing historic properties to be razed.
- It is helpful if the county can provide information that makes it easier for communities to see and understand the value of preservation.
- It would be wonderful if more information regarding property records was available online, especially since there are so many restrictions at the Courthouse.
- Donaldson Run Civic Association would like to explore whether we might repeat a presentation to our membership about Arlington history that we had about ten years ago.
- Can we get 100 year home plaques so peop:':s :night better respect historic fabric of the community?
- I think it would be great if there were a venue for people to share their anecdotal stories about living here, past and present. There is so much history lost without such a venue (one that is well advertised). These kind of stories help build the context of facts, and that makes the facts so much more fascinating.
- History of African American and neighborhoods with people of color.
- The county should mandate that older buildings (not necessarily historically significant) be available to salvage useful architectural artifacts (railings, trim, flooring, ornamentals) for use in restoring/expanding nearby properties of the same age; this is a practical and "green" (less goes to the landfill) practice that my household has benefited from thanks to a cooperative builder.

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Suggested Preservation Offerings and Tools (cont.)**

- There is an urgent need to prioritize processing and approvals of nominations for designations of local historic districts over all other historic preservation efforts (surveys, processing questionnaires, updates to historic preservation master plans, certificates of appropriateness, etc.). Lengthy delays in the processing and approvals of these nominations have resulted in the loss of some of the County's most important historical resources. Further, these delays have decreased public support for the Historic Preservation Program and for County funding for the Program. There is also an urgent need for the Historical Affairs and Landmark Review Board (HALRB) to place a general public comment period in the agendas of each of its meetings. Most other County advisory commissions have such public comment periods and beginning or ends of their meetings. The long-standing failure of the HALRB to have these periods has contributed to the loss of a number of important historical resources, as well as to the general public's lack of interest in the HALRB's activities and in the Historic Preservation Program.
- There is an urgent need for new historical markers throughout the County, especially in its highly developed Metro corridors. There are too few of these, especially in densely developed areas where many people will read them. Every Metro station should have a historical marker near its entrance that describes the history of the Metro system and the surrounding area. The Historic Preservation Program made no plans to place any such historical marker near the entrance to the Ballston Metro Station during the station's presently ongoing renovation process. The Historic Preservation Master Plan update needs to contain a provision that assures the placement of such markers at each Metro station to avoid a repetition of the type of failure that has recently occurred at the Ballston Metro Station.
- Add several Arlington tours to the Clio app at theclio.com!

## **Specific Master Plan Comments**

- I hope there's still sufficient time/community interest/County Board investment to save what's left. Updating the Historic Preservation Master Plan is a huge task under any circumstances, and those of us who are paying attention know you've had to contend with years of being understaffed and under-resourced, while being asked to do more with less. We appreciate you and support all you do.
- I'm concerned about the extent to which the timeline for the Master Plan Update has veered from what is outlined here: <https://www.arlingtonva.us/Government/Projects/Plans-Studies/Hitoric-Preservation/Master-Pla/Update/Prcoess>. Per the HPMP Update Documents webpage (<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Historic-Preservation/Master-Plan/Update/Documents>), it appears that only two (Summary of Conditions and Summary of Progress on '06 HPMP) of four deliverables that were scheduled to be completed last year (by Dec. 2020) have been, as of Dec. 2021. Based on what I read in County newsletters, it appears that County HP staff are working diligently on preservation, education, and outreach. If delays in the HPMP Update lie mainly in external contractors or consultants, then that is really a shame; it's a let-down for the hardworking HP team. (Kudos to their work, by the way.)

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Specific Master Plan Comments (cont.)**

- The name of this document needs to be changed to something like “Historic Resources Master Plan” for several reasons. Among them, the current title is misleading. The plan is supposed to cover all historic resources, not just historic preservation as commonly understand. Please don’t respond by saying people have to understand “historic preservation” more broadly. People don’t think like that, and the title needs to immediately communicate its contents in the best way possible. Many things got lost in the current plan because people didn’t understand what was inside because of the plan’s misleading title. The plan basically stood on the shelf for 15 years because it was not used as the planning document it was supposed to be. I listened to the opening public planning session for this document, and no mention was made of traditional historic preservation, even though that is the title of the document being developed. At that session, participants talked only about telling stories, which can be done through historic preservation, but can also be done through many other Arlington County Government programs, some run the Parks Department, some through Arlington Public Library, others through other departments. All the relevant departments should be involved in putting together the Historic Resources Master Plan.
- Also, the plan needs to address directly how Arlington County plans to perform one of its most important historic resources responsibilities, preserving and displaying historical artifacts. The current policy, to have the Arlington Historical Society operate the Arlington Historical Museum on property donated by Arlington County without significant ongoing operational support, has not worked well in the past 60 years. And there’s no reason to believe it will begin to work. Perhaps Arlington County needs to revive the plan to support the Arlington Heritage Center, which would have combined the collections of the Arlington Historical Museum with those of the Arlington Black Heritage Museum. At one time, this was planned for a site near the Air Force Memorial, which has now been acquired to expand Arlington National Cemetery. At another time, it was discussed placing this at Courthouse Square. It would be possible to use the Hume School site where the Arlington Historical Museum program is now housed, but significant additional parking would need to be added to support an adequate museum program. A parking garage could be built in the rear of the building with access from Lynn Street and/or Arlington Ridge Road. Perhaps funds for the parking garage could be acquired from the developer of the adjacent River House Apartments as part of the site plan, as a community benefit.
- Would really like the master plan to address the marriage of modern materials to an historical context – especially those that are environmentally friendly
- The plan should include assumptions and a formula that derives tangible community value from the actions and recommendations made. Sometimes the intent of certain rules and permitting restrictions do not reflect the real application for homeowners in historic districts.
- As an interested resident, I have found it interesting and sometimes puzzling that rankings for buildings that are considered for preservation, and their rankings. I would propose that the new plan continue to make clear how properties are ranked. For public support during future project discussions (e.g. SPRC) I think its important to emphasize in those rankings, the aesthetic quality of historic structures. It might be useful to ask for public comment on various existing rankings of buildings.
- The Historic Preservation Master Plan update needs to contain a provision that assures that the process for creating new parks and updating older ones includes the design and placement of a historic marker in each such park that currently lacks such a marker. No such County-wide master plan assures this.

# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Other Specific Comments**

- As Arlington develops, please sustain the wilderness, the streams, the brambles, the unkempt corners of natural beauty that enrich all creatures. Love foxes skittering through our yards and hawks and crows overhead and good finches and wild flowers and prickly bushes and acorn carpets and butterfly and caterpillar companions. I watch children playing at Zitkala Sa Park and see them tire of the metal and pavement and seek the natural corners of the enclosure where they can touch nature! Sooo important!
- I grew up here and I am very proud of Arlington. I would like to see the full story of Arlington be told.
- I have lived in Arlington since 1986, and I treasure its diversity, inclusiveness, community spirit and values. I want to help keep it this way.
- Would like to know how we can keep our historic designation in the face of developers buying properties and being able to tear down houses in Maywood. This has happened and my concern is that it will happen more. I would like to see a way to keep the style of homes without keeping the never tear down rule.
- We need to promote the Arts in Arlington. Reopening and renewing the arts and other programs at LAC is vital to that effort.
- With each passing decade, programs and services were dropped until Lee became a quiet place. The monitor was asked to keep track of how many people were still using the existing art studios at any given time. Big, beautiful spaces emptied. Windows and roof were too expensive to fix. Someone had decided the building was not worth saving. This is an incredible waste of a handsome and unusually comfortable building which once gave the community a lot. I really have missed it.
- Update design guidelines for Maywood regarding modern materials on additions (ie, windows) and incorporating green building elements/solar panels on historic properties.
- We would appreciate if you would help catalyze:
  - the protection and planting of trees, in particular ones that will grow tall.
  - development of the Maywood website that would have history info and old photos, old maps, and resources for neighbors.
  - coordinating with the neighborhood Association on developing an e-package of information for newcomers and realtors on the history and regulations and rules on building in Maywood.
- Your efforts must focus on defending Maywood from changes in the historic zoning (coming out of Missing Middle and Langston planning) to allow for multi-family housing where historic homes are now. Our neighborhood has already seen “step-down development/loss of two non-designated but historic homes/parking and traffic issues after the Dittmar building was allowed to “By-Right” greatly expand as a result of deals in the past. And we will see Safeway’s land developed and the Morene building – adding even more density to our mix of housing. The proposed eventual loss of these add’l historic homes on 21st Ave. would be absolutely devastating to the Maywood Community. A proposal for a secondary street running between Safeway and Dittmar bldg. would take out two or three add’l houses and would become a speedway; a pedestrian/bike parkway would be better for all.
- Tired of “closed door” county board mtgs where decisions are made before “open discussion” for the community is held. Get rid of the military road traffic circle! And the separate compost program or let me opt out and save the yearly fee...I do my own composting and am not part of this program.
- The Lee Highway UP-building g is wrong for the county.
- Preserving old and historic trees. . . angles ad strategies.



# APPENDIX

**Question 3 : Please use the space below to share any additional thoughts, comments, or feedback.**

## **Other Specific Comments (cont.)**

- Again, I don't think we do enough to make the current neighborhoods nice. Home and tree care is wildly variant and some of the neighborhoods really show wear because of poor upkeep. Let's focus on that!
- The building has housed for over 30 years, historically important Community Art Studios that have served diverse groups of artists, students and individuals practicing their creativity.
- Please don't fill in every empty space with buildings. Just as in music where the pauses make the melody, the urban landscape needs open spaces between buildings. Cramming townhouses into small "undeveloped" spaces disregards the ecosystem necessary for health both physical and psychic. Space where one can see land and sky rather than buildings and a bit of sky somewhere above.
- Langston Arts Center has been closed for nearly two years due to COVID-19. Member artists working collaboratively with the County seek the County's commitment to preserve the historic building as an arts center for generations to come. It is a historic treasure that should not be lost, rather a commitment to preserve the studio space for generations of future artists should be made.
- I'm particularly concerned about the size of new houses being built on old lots and around watersheds, because of the damage caused to stream valleys when new houses are built or old houses are enlarged, because so much open space and trees are typically destroyed.
- Conservation and/or restoration of historic structures and sites should include consideration of landscaping. The lack of harmony between old houses or other buildings and the plants and use of the site itself diminishes the legitimacy of the place as an historic location.
- Look to the future and build accordingly.
- Arlington has lots of history – the good, the bad, the ugly. History is not static, it evolves as we discover new ways to frame it and uncover it. We appreciate the efforts to educate and preserve all of it.
- thank you for your great work! save the old houses and buildings from mega mansions!
- Thank you for preserving as much as you can!
- Save the building, support the Arlington artist's community.
- Thank you for seeking public input.
- Thank you for all that you and your colleagues do that already makes Arlington one of the best places in the USA to live, in my humble opinion! And thank you for this initiative to further historic preservation in. the County.

# APPENDIX

## Full list of neighborhoods engaged

2021	2020
Individuals from 40 of Arlington's 62 civic associations (65%) participated.	Individuals from 23 of Arlington's 62 civic associations (37%) participated.
8% Bluemont	12% Arlington Forest
6% Fairlington	9% Bluemont
6% Lyon Village	6% Ashton Heights
6% Maywood	6% Ballston-Virginia Square
4% Ballston	6% North Highlands
4% Donaldson Run	3% from:
4% North Rosslyn	Alcova Heights
3% Arlington East Falls Church	Arlington East Falls Church
3% Arlington Forest	Arlington Mill
3% Ashton Heights	Arlington Ridge
3% Aurora Highlands	Arlington View
3% Buckingham	Buckingham
3% Cherrydale	Claremont
3% Crystal City	Clarendon-Courthouse
3% Highland Park	Columbia Heights
3% Lyon Park	Dominion Hills
3% Penrose	Donaldson Run
3% Williamsburg	Fairlington
3% Yorktown	Glencarlyn
2% Arlington Mill	Highland Park-Overlee Knolls
2% Aurora Hills	Old Glebe
2% Colonial Village	Waverly Hills
2% Columbia heights	Williamsburg
2% Leeway Overlee	Yorktown
2% North Highlands	
2% Waverly Hills	
2% Westover	
1% from:	
Arlington Ridge	
Barcroft	
Bellevue Forest	
Douglas Park	
Glebewood	
Glencarlyn	
Green Valley	
Old Dominion	
Rock Spring	
Shirlington	
Tara-Leeway	
Waycroft-Woodlawn	

The Historic Preservation Program (HPP) is collecting community feedback about the places and stories that matter to Arlingtonians. This feedback will guide updates to the Historic Preservation Master Plan and help the HPP understand the current state and future of preservation in the County.

For more information about updates to the Arlington County Historic Preservation Master Plan, and to learn about opportunities to provide feedback, scan the QR code to the right.



Know any neighbors or organizations who care about our historic places & people? Invite them to subscribe to the Historic Preservation newsletter using this QR code.

Have questions about historic preservation in Arlington?

Visit the Historic Preservation Program's Homepage.

Or reach out directly at [hpmasterplan@arlingtonva.us](mailto:hpmasterplan@arlingtonva.us).



For more updates about Community Planning, Housing and Development in Arlington County, including Historic Preservation Program announcements, follow Plan Arlington VA on Twitter.