



Arlington's Comprehensive Plan: Historic and Cultural Resources Plan

DRAFT April 2023



Cover Images

All images courtesy of Arlington Historic Preservation Program except as noted

Pictured clockwise:

Dan Kain Building
3100 Washington Blvd.

Stratford Commemorative Trail at Dorothy Hamm Middle School
4100 Vacation La.

First-time women voters at Clarendon Citizens Hall
3211 Wilson Blvd.
Courtesy of Library of Congress

Wakefield Manor
1217-1219 N. Courthouse Rd.

Washington-Liberty High School Annex
1426 N. Quincy St.

Gay rights activist Dr. Lilli Vincenz
Courtesy of Library of Congress

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All quotes featured were from interviews, focus groups, online outreach, and conversations had during the community engagement process for this Plan update.

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Downtown Clarendon 1920s

Courtesy of Historic Preservation Program Archives

This image of downtown Clarendon in the 1920s shows the start of suburban development in Arlington.

Today, Clarendon maintains a successful balance between historic preservation and redevelopment.

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Executive Summary

Since the establishment of the Historical Affairs and Landmark Review Board in 1976, the Historic Preservation Program (HPP) in the Department of Community Planning, Housing and Development has been identifying, interpreting, and preserving Arlington County's historic built environment. These efforts have included the listing of 73 historic resources, sites, and districts in the National Register of Historic Places (NRHP); researching and overseeing 42 local historic districts (LHDs); recording and managing 12 preservation easements; establishing the Historic Resources Inventory (HRI) with 394 categorized historic resources and accompanying policies; and implementing more than 100 historic markers, plus various programs, lectures, and publications. Historic preservation provides opportunities for longtime and new residents to connect to the County's past. The HPP has also led the way in defining Arlington's national significance as a place with iconic 20th century architecture influenced by the first federal housing funding programs and construction policies.

However, historic preservation practice in Arlington, as elsewhere in the United States, has not always been equitable, and the story told by the County's recognized historic resources is not a diverse one. About 10 percent of NRHP listings and 17 percent of LHDs in Arlington are identified as African American sites. Even fewer have been identified for their connections to other minority racial, ethnic, and cultural groups, such as El Salvadorean or Vietnamese. Arlington's immigrant communities are not typically well-connected to the tools and services of the HPP. Additionally, foundational concerns for many Arlingtonians—such as affordable housing, economic justice, and environmental/energy interests—are not publicly understood as integral to or compatible with the historic preservation agenda.

From Native Americans to Civil Rights trailblazers, Arlington's history is reflected in a variety of people and places.

It was with this awareness that Arlington's leadership and the HPP undertook this updated Historic and Cultural Resources Plan (the Plan). It includes a revised Statement of Historical and Cultural Significance, Goals/Objectives/Actions, and an updated section on Historic and Cultural Resources. There is a significant focus on improving the diversity, equity, accessibility, and inclusiveness of historic preservation in Arlington as well as connecting and collaborating with other County priorities, such as sustainability and affordable housing. The implementation approach is phased but will require additional resources and staffing.

The Statement of Historical and Cultural Significance continues to identify the County as a nationally important place because of its pivotal role in early federal housing funding and construction guidelines, demonstrated by a substantial collection of 20th century architectural resources. It further acknowledges the contributions and stories of many Arlingtonians before and after the early- to mid-20th century. From Native Americans to Civil Rights trailblazers, Arlington's history is reflected in a variety of people and places. The HPP recognizes that populations and their stories cannot be only

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(and comprehensively) expressed through architecturally significant buildings, but rather through a varied collection of landscapes and open spaces, public buildings, modestly built neighborhoods, and iconic structures. People and culture are key to understanding our environment and the work of historic preservation; as such, they are at the heart of the Plan's Statement of Historical and Cultural Significance.

The Plan's Goals, Objectives, and Actions encompass four focus areas to ensure that inclusion is prioritized while the core purpose of preserving the built environment and cultural heritage of the County is advanced:

1. Diversifying and expanding historic preservation services to those who have not traditionally been served. National Park Service preservation standards such as "integrity" (i.e., how near to original a building or landscape remains) and the complexity of historic preservation tools and services have long limited the involvement of some audiences. Arlington is committed to opening the possibilities of historic preservation to all Arlingtonians who care about their places and stories.

Goals in this focus area include explicitly seeking preservation for underrepresented and high-risk resources; increasing flexibility in existing County tools to apply them to more resource types and

a wider variety of scales, including very small districts; surveying properties that encompass more residents' stories for inclusion in the HRI; and seeking cultural heritage and landscape preservation through cultural heritage and landscape preservation initiatives, partnership with the Department of Parks and Recreation, collaborations with neighborhood advocates, and considerations for cemeteries.

2. Intentionally overlapping and connecting with other issues that concern residents.

Historic preservation is complementary to affordable housing, green space and tree conservation, energy efficiency initiatives, and equity work. Partnering requires being intentional and flexible in approach.

Goals in this focus area include increasing collaboration with affordable housing; adding considerations for trees and vegetation to historic preservation efforts; working proactively with other County departments and divisions to integrate historic preservation consistently; surveying and providing information on historic buildings owned by partners like Arlington Public Schools; and considering risk management for historic properties, including climate change risks.

3. Expanding beyond regulation to include education, outreach, and incentives.

Regulation is the original root of historic preservation practice, and it is essential. However, it is not effective alone, and it will not be supported indefinitely without outreach and education. Furthermore, outreach, education efforts, and incentives will aid the County in supporting previously underserved communities as they access historic preservation services.

Goals in this category are focused on increasing understanding of and support for preservation of Arlington's historic places. This includes targeted outreach to communities that have not previously participated in historic preservation; public recognition for designated resources, such as historic markers; expanding the resources and impact of the Historic Preservation Fund; and extending County-provided historic preservation and zoning benefits and potentially other financial benefits to those preserving Arlington's resources.

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4. Identifying and filling gaps in County HPP services.

As the HPP's work has grown in scope and complexity, so, too has awareness of the need for investment and services. The creation of the HRI was groundbreaking work, and its launch revealed ways it could be further utilized with improvements and expansion. Addressing emerging concerns in areas such as abandoned cemeteries and development monitoring has illustrated the necessity for a formal archaeology program in the County. Such initiatives will help address equity concerns regarding sites and stories that have received less attention through the years, while others will provide greater access to the County's information and resources.

Goals in this focus area include expanding and improving the usability of the HRI; developing an archaeology program for the County; expanding HPP services to include records coordination, management, accessibility, and sharing; and additional studies and surveys of historic resources.

In addition, the plan describes adjustments to the HPP's overall structure. These foundational improvements—such as the formal inclusion of the HPP in review and support functions with other County agencies and departments and changes to the LHD designation process—will increase the program's success.

The Historic and Cultural Resources section of the Plan illustrates a County rich with historic sites, buildings, landscapes, and neighborhoods. These listings provide a snapshot of a historic community with a diversity of resources already identified and/or preserved. At the same time, they serve as a starting point for additional survey and preservation work, as the information is lacking in some communities, geographic areas, and resource types.

The original Plan, adopted by the County Board in December 2006 as an element of the Comprehensive Plan, prioritized treatment of historic resources to address extremely high development pressure. With the subsequent creation of the HRI in 2011 Arlington County became one of the first and very few jurisdictions in the United States to both inventory and rank historic resources to inform its historic preservation practice. Within this Plan, the County seeks to lead the way again by adopting more equitable and flexible parameters around historic preservation. The extension of new tools and services and the integration of culture will welcome all who seek to preserve the places that tell their stories. Arlington is well-positioned to achieve a more fair and expansive historic preservation program.



The original Historic and Cultural Resources Plan partially focused on the recognition of early- to mid-20th century historic resources like garden apartments. Fairlington, pictured here, is a garden apartment complex highlighted in the original Plan.

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Buckingham, 1938

Courtesy of Historic Preservation Program Archives

Historically, multi-family garden apartments like Buckingham Village offered affordable and appealing housing in Arlington. Historic preservation is a natural partner to affordable housing; utilizing both can create sustainable and thriving communities.

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Land Acknowledgment

We acknowledge that the land comprising present-day Arlington County is the ancestral home and hunting ground of the Doeg and Tauxenent, Pamunkey, and Piscataway people, many within the Algonquin language group and some within the Powhatan Paramount Chiefdom.

We recognize that the Pamunkey and Piscataway were driven from this land but continue to thrive and take pride in their community despite the many injustices laid at their feet.

We acknowledge that we do not know more about the historic Doeg and Tauxenent people, their lives, and their descendants because they were killed, persecuted off this land, or forced to assimilate by European settlers who had no regard for their lives and culture.

We recognize the Indigenous people who have come to live in Arlington, whether as new residents or as descendants of those who were forced to leave.

We celebrate this land, and pledge to improve our stewardship of this precious, irreplaceable bounty.

To begin to repair the harms of Arlington's ancestors, we strive to break down the systems which have discriminated against Indigenous nations and all the people whose land and labor were stolen in the making of our community.

Every breath taken on this land has contributed to where we are today. Arlington is every person who is here and every person who has ever been here. We are grateful for that gift and will use it to work toward a kind, equitable, and sustainable community. We commit to making greater efforts to recognize and celebrate the lives of the Indigenous people who lived here before contact, since contact, and in the present day.



Native American Consultation

The HPP has conducted research and supported surveys involving Arlington's oldest Indigenous inhabitants. Staff plans to build upon this existing history by recognizing and celebrating Indigenous Americans that have chosen to make Arlington their home. Efforts are underway to establish a connection with and elevate the

cultural heritage of both the Pamunkey and the Piscataway Conoy Tribe, who have ancestral ties to this land. These and similar outreach opportunities will enrich the telling of Arlington's story.

Pamunkey Indian Tribe

The Pamunkey Indian Tribe is one Native American Tribe that once had its ancestral homes and hunting grounds in what is now Arlington. The Historic Preservation Program is in the initial stages of building relationships with tribal partners.

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Freedmans Village

Courtesy of Library of Congress

Established in 1863 and run by the Freedman's Bureau, Freedmans Village became the home of formerly enslaved people and provided housing, schooling, and employment. Closed around 1900 by the federal government, only remnants of the road circulation survive in what is now Arlington National Cemetery.

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Retitling the Plan: Shifting to More Equitable Language

In writing this Historic and Cultural Resources Plan (the Plan), the County sought to reflect its commitment to diversity, equity, inclusion, and accessibility in its public engagement, goals and objectives, and language. It is important to consider where once acceptable terms and images are now viewed differently.

The County strives to use language that is inclusive and enables all residents to see themselves in its plans. This plan uses language that puts people and their identities first (e.g., the use of “enslaved people” instead of “slaves”) and that demonstrates everyone who lives in Arlington is part of its history.

Until now, most elements of the Arlington County Comprehensive Plan have been titled “Master Plan.” The term “master” to refer to a feature that is superior or directive has come under scrutiny in recent years in an array of disciplines. For example, real estate terminology now typically uses the term “primary” rather than “master” in regards to bedrooms and bathrooms. With that in mind, this Comprehensive Plan element is currently titled Historic and Cultural Resources Plan to avoid using

problematic language. The Historic and Cultural Resources Plan reflects the first title change of an element of the Comprehensive Plan. Over time, the County will consider similar changes to other elements of the Comprehensive Plan as those plan updates come forward for review or when otherwise appropriate.

Where a name has changed, this plan uses the new name first and thereafter. For example, we refer to the Comprehensive Plan element as the Historic and Cultural Resources Plan and recognize that it was formerly the Historic Preservation Master Plan where relevant or necessary.

We acknowledge this effort is a work in progress and there may be terms in the Plan that require evaluation in the future.



George Floyd Never Forget Poster
Courtesy of Library of Congress

In 2020, George Floyd's tragic death was a catalyst for civil rights actions towards racial equality in the U.S., sparking conversations about how equity is and is not reflected in everyday language and actions. The Historic Preservation Program is committed to ensuring that historic preservation benefits everyone.

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Fort Ethan Allen

The Historic Preservation Program, the Arlington Neighborhoods Program, and the Department of Parks and Recreation, along with neighborhood partners, completed the Fort Ethan Allen interpretive project in 2014. This partnership, which featured historic markers and other interactive elements, made the history of the fort more accessible to the public.

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Introduction: The Historic and Cultural Resources Plan in Context

This chapter describes the relevant conditions and evolution of the historic preservation discipline, including its proven value, its challenges, and how the field is addressing them. It includes a brief background on how historic preservation has been applied in Arlington County, especially since the initial creation of the Arlington County Historic and Cultural Resources Plan (the Plan) in 2006 and describes goals for future efforts.

Historic Preservation as a Changing Field

This update to the Plan, the first update since the original was adopted by the Arlington County Board in December 2006, comes at a pivotal time for land use policy in the County and for historic preservation generally. Historic preservation is the management of changes to the built environment. Preservationists protect, interpret, and celebrate historically significant elements, such as cultural landscapes, buildings, and associated historical material, while helping a community adjust to the shifts required by trends in population demographics, climate and weather patterns, transportation, economics, and energy, for example. Today, the field of historic preservation is in a time of growth nationwide, reflecting on who it has served and

how it can better serve communities. With this in mind, Arlington's Historic Preservation Program has emphasized a more inclusive and collaborative approach.

The benefits of historic preservation are well-documented and include:

- Educational value that creates public connections with a community's heritage through activities like publications, tours, and other programs.
- Cultural value through preserved historic buildings, that add architectural richness, character, and visual and narrative diversity.
- Economic benefits through financial incentives for the preservation of designated properties (e.g., rehabilitation tax credits and grant or loan programs).
- Environmental advantages because preserving

older buildings is a sustainable use of infrastructure, land, and non-renewable resources. Avoiding demolition reduces landfill waste and negative effects of new construction (mining, transport, and manufacturing by-products).

- The preservation of historic development patterns, which tend to encompass dense business districts, walkable neighborhoods, and established transit systems that support car-free lifestyles.
- Social impacts that encourage residents and property owners to participate in designation and regulation processes as well as planning and policy activities.

While recognizing the above benefits, historic preservationists are trying to make their work more equitable and just, looking at the diversity of stories reflected in what has been preserved, the demo-

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graphic of the discipline's professionals, the inclusiveness of community engagement, and other elements beyond bricks and mortar rehabilitations. This has intensified in recent years as more underserved groups seek to access and adapt preservation tools to support their own communities. The public becomes more aware of inequities in the applications of cultural programs, and planners and public servants desire to provide constituents with fair practice in land use. While the impacts of these efforts are not fully known, there have been fundamental shifts already, including:

- **What to preserve:** Protection and interpretation typically included high-style architecture and famous people's homes. Now historic preservation also includes the modest spaces where important things happened; places where everyday people lived, worked, and gathered; and cultural landscapes that visually express a broad array of the American story well beyond traditional European construction ideals.
- **How to work:** More engagement with impacted communities is expected and required for successful projects. Projects and preservationists gain credibility not just through expertise or technical accuracy, but also through direct engagement with communities.
- **Whose perspective is most valued:** Today's preservationists do not tell stories "for" others but listen, organize, and amplify the needs and perspectives of the community.

Historic Preservation's Dynamic Past in Arlington

Arlington's excellent quality of life and desirable location have increased market demand for housing and influenced growth and development. This growth also has created pressure on Arlington's historic resources, making it challenging to balance preservation priorities with the fast pace of change. These realities translate into a competitive environment around land use priorities, wherein goals are often viewed in a zero-sum environment: agencies and advocacy groups express concern that accomplishing historic preservation goals means priorities in affordable housing, energy conservation, or green space conservation, for example, must be set aside.

When the County began developing its first Plan, there was limited collaboration among preservation advocates, developers, real estate owners, and other land use interests. The pressure on property use, coupled with this division, caused difficulty in achieving preservation goals. Thus, the first plan focused first on tools to communicate effectively with potential partners and opponents, such as the Historic Resources Inventory, and priorities for preservation.

Since the adoption of the original plan in 2006, there have been many documented preservation successes. Understanding previous accomplishments as well as which recommendations did not move forward and why is vital to setting the stage

for success in this Plan. The original Plan had three goals:

1. Enhance Understanding of Arlington's History and Historic Character;
 2. Better Integrate Preservation Values into County Planning, Land Use, and Other Policies and Practices; and
 3. Protect Historic Neighborhoods, Corridors, Commercial Centers, and Civic Buildings.
- Included below are highlights of achievements to date and a summary of the recommendations not yet achieved since adoption of the 2006 Plan.

"Green Valley is a neighborhood about people and community."

"We're asking for projects where developers help us develop our own properties—they then offer to buy us out, and people take the money and run. Those who inherit take the money and run. There have been efforts to keep houses in the neighborhood—it takes herculean effort to get help to develop our own neighborhood."

"Every home that sells is usually not someone from the neighborhood buying a home."

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Goal 1: Enhance Understanding of Arlington's History and Historic Character

The HPP made progress in increasing the understanding of the stories of the County, specifically its mid-20th century architectural significance and some cultural heritage, through the following:

- Educated the general public about Arlington's history through website content, blog articles, a digital newsletter, lectures, workshops, and various public engagement events.
- Installed more than 45 historic markers, including one in Spanish, and a set of ten interpretive panels highlighting the impacts of one century of global wars on Arlington from WWI to the 21st century.
- Sponsored popular history publications on both Vietnamese and African American heritage.
- Architecturally surveyed more than 19,000 historic buildings within the state-run cultural resources database, which resulted in 18 new listings of historic neighborhoods and individual buildings to the National Register of Historic Places.
- Expanded the County's website to feature more detailed information about Local Historic Districts (LHDs), preservation easements, and the design review process.
- Publication of a neighborhood-specific architectural style guide for the Ashton Heights National Register Historic District.

Publications as Public Outreach



Courtesy of Historic Preservation Program Archives

The HPP has highlighted aspects of Arlington's architectural and cultural history through various publications. In 2007, the HPP partnered with the Arlington Neighborhoods Advisory Committee and the Historical Affairs and Landmark Review Board to create the *Ashton Heights Style Guide*. The booklet helps residents understand their traditional homes and inspires sensitively designed new additions and construction within the neighborhood.

In 2016, the HPP collaborated with Arlington Cultural Affairs, Arlington Public Library's Center for Local History, and Arlington-based author Kim O'Connell to produce *Echoes of Little Saigon—Vietnamese Immigration in the Changing Face of Arlington*. Made possible through a generous grant from the Virginia Foundation for the Humanities, the work highlights the history of this once-thriving Vietnamese community in Clarendon and the importance of preserving its cultural heritage.

In 2016, the HPP released the edition of *A Guide to the African American Heritage of Arlington County, Virginia*, a detailed account of Arlington County's African American history that included new research. The Virginia Department of Historic Resources provided partial funding for the publication through federal grant funds.

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Goal 2: Better Integrate Preservation Values into County Planning, Land Use, and Other Policies and Practices

Examples of how historic preservation values have been integrated successfully into overall County planning policies include:

- The County Board’s adoption of the Historic Resources Inventory (HRI) in 2011 that helped establish preservation priorities for specific types of historic resources.
- Completion of multiple updates to the historic preservation sections of the County’s Zoning Ordinance, ranging from a major revision in 2009 to clarifications on the LHD designation process in 2016 and 2017.
- Incorporation of historic preservation policy in several approved area, sector, and revitalization plans, including the Fort Myer Heights North Plan, Columbia Pike Special Revitalization District Form Based Code, Columbia Pike Neighborhoods Special Revitalization District Form Based Code, Courthouse Sector Plan Addendum: Courthouse Square, Shirlington Special General Land Use Plan Study Plus and Concept Plan, and Clarendon Sector Plan Update.
- Successful project partnerships with Public Art, the Department of Parks and Recreation, and the Department of Environmental Services to further cultural heritage and mapping initiatives.
- Renovation and reuse of County-owned historic buildings and facilities.

- Documentation of archaeological sites and projects, creation of GIS archaeological data, and promotion of archaeological monitoring activities for projects on County land and associated with site plan proposals.



Crystal City Survey

In 2021, the Historic Preservation Program, in partnership with Docomomo DC, undertook an architectural survey and recorded several Modernist commercial and residential buildings in Crystal City. This project began to document one of the areas in Arlington that had not been thoroughly studied before.

Goal 3: Protect Historic Neighborhoods, Corridors, Commercial Centers, and Civic Buildings

The HPP implemented a range of protection strategies, including the following:

- Designation of 13 new LHDs requested by individual property owners, five of which are associated with African American heritage.
- Recordation of ten new exterior preservation easements, primarily secured through the site plan review process and involving historic commercial buildings, multi-family garden apartment complexes, and one County-owned residential property.
- Usage of Transfer of Development Rights (TDR) to benefit the preservation of some significant garden apartment complexes, including Wakefield Manor and Courthouse Manor.
- Creation of Conservation Areas within the Columbia Pike Neighborhoods Special Revitalization District Form Based Code to help guide the preservation of several large-scale historic garden apartment communities.
- Drafting and approval of various LHD design guidelines (both new documents and revisions to existing guidelines).
- Establishment of preservation policy and process for some County-owned properties and several historic schools.

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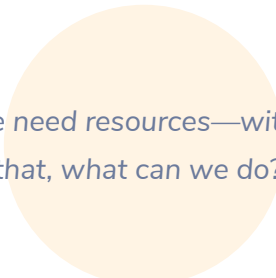
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Challenges to Progress

Despite this ample list of accomplishments, some goals remain outstanding. These range across categories and include education-focused activities (e.g., providing more robust educational programming and technical assistance) and addressing gaps and inconsistencies in the everyday application of historic preservation (e.g., completing an archaeology policy). Challenges to achieving these goals vary but include:

- Unexpected prioritization of other programmatic initiatives, such as contested Local Historic District designation proposals
- Lack of public interest in some areas, including stronger regulations
- Insufficient staff resources for the work outlined. To successfully implement the recommendations in the Plan, the County will require a thoughtful staffing plan that includes additional staff and consultant resources.



“We need resources—without that, what can we do?”

The Future of Historic Preservation in Arlington

The goals accomplished in the 2006 preservation plan primarily used traditional preservation methods and tools, including LHD designation, preservation easements, Form Based Code conservation areas, and TDR. However, increasing development pressures on historic resources, combined with public sentiment received during the public en-

Greater Gains Require Greater Resources

This Plan is an opportunity for the County to integrate new solutions to current challenges, such as desirable, affordable housing for diverse populations; support for recent immigrant communities; quality architecture and neighborhoods with cohesive character; and preservation of historic landscapes, open spaces, and mature tree canopy. Doing so will require resources and fortitude. Over time, the HPP staff have been responding to the needs of the community through increased outreach and engagement, expanding definitions and information for historic resources, and coordinating with other County land use functions to achieve historic preservation. These successes will only continue with commensurate resources, both internally and externally.

agement phases for the Plan update, reveal that added creativity and flexibility are needed for Arlington to be even more effective in its approaches to historic preservation. In addition, this plan takes into account the evolution of society and the field of historic preservation, adding stronger ties to sustainability efforts and increasing focus on diversity, inclusion, and accessibility, as well as affordable housing, among others.

In September 2019, the County Board adopted an Equity Resolution that identifies racial equity as a Countywide priority. The RACE initiative, or Realizing Arlington’s Commitment to Equity, aspires to close race-based outcome gaps to help ensure that race does not predict one’s success while improving outcomes for all.¹ In addition, Arlington hired a Chief Race and Equity Officer. With the support and expectations of a County formally committed to enhancing equity and access for all residents, the Plan provides recommendations to preserve and interpret an inclusive collection of histories and resources for future generations, recognizing that the built environment alone does not serve as a comprehensive expression of community.

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It is important to emphasize that buildings and landscapes matter, and places can be preserved for their architectural and historical value, but such places ultimately matter because they were built by and for people. To guide both the planning process and the HPP's everyday work, applying the County's framework for equity ensures fairness:

1. Who benefits?
2. Who is burdened?
3. Who is missing?
4. How do we know?
5. What do/did we do?



These questions guide the HPP in assessing the County's potential impacts on and accessibility to various communities. Likewise, each Goal Statement in the Plan includes an Equity Aspiration developed in answer to this investigation. These Equity Aspirations describe how achieving the Goal Statements advance inclusion, diversity, equity, and/or accessibility. They reflect a planning effort to advance not only historic preservation efforts generally but also to expand benefits for all those who are interested in their local culture and heritage or the history of the County, to reduce burdens and restrictions to access, and to invite the full complement of Arlingtonians to participate.

Other priorities tied closely to historic preservation efforts in the County are positioned within land use, planning, and zoning. Land use priorities, such as affordable housing, energy conservation, or green space conservation, were once believed to operate in competition with historic preservation goals and are now viewed as excellent partners. Historic preservation can encourage collaboration amongst different agencies. Sustainability, for example, highlights a natural partner between preservation and land use planning. The Advisory Council on Historic Preservation published a paper as far back as 1979 outlining the

embodied energy saved when an existing building is rehabilitated, and the field has only increased its understanding of the link between retaining existing buildings and reducing carbon emissions and construction waste.² The Environmental Protection Agency also offers compelling case studies of reusing existing buildings to conserve carbon.

Arlington County can accomplish gains in the arenas that matter to its residents of today and tomorrow. To do so, the Plan recommends diversifying and expanding historic preservation services to those who have not traditionally been served; intentionally overlapping and connecting with other residents' concerns; engaging and incentivizing as well as regulating; and identifying and filling gaps in County services.

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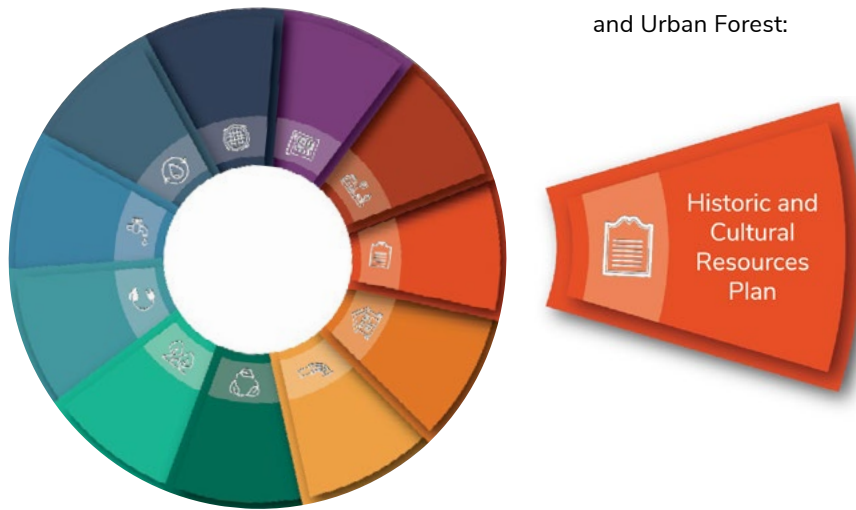
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Arlington County Comprehensive Plan

The Arlington County Comprehensive Plan is a fundamental tool used by the County Board, County Commissions and Advisory Groups, and County departments to make decisions and set priorities. It sets standards for public service and facilities across various departments and programs. The Historic and Cultural Resources Plan is one of eleven elements of the Comprehensive Plan. While the original Comprehensive Plan was established in 1960, the first Historic and Cultural Resources Plan was adopted

in 2006, and this is its first update. It works in concert with all other plan elements just as the Historic Preservation Program (HPP) complements other County departments, programs, priorities, and initiatives. Five Comprehensive Plan elements require closer coordination than others, including the General Land Use Plan (GLUP), the Affordable Housing Master Plan, Master Transportation Plan (MTP), the Community Energy Plan (CEP); and Public Spaces Master Plan (PSMP), which includes individual sub-elements for Public Art, Natural Resources, and Urban Forest:

- **The GLUP serves as the primary policy document to establish the overall character, extent, and location of development County-wide.** Through the GLUP, land use policies of the County Board are communicated to residents, the business community, developers, and others involved in planning for the future land use of Arlington. The Historic and Cultural Resources Plan, along with the GLUP, is designed to ensure that the preservation of historical and cultural resources is integrated into the County's planning practices.
- **Historic preservation is a natural partner with affordable housing.** Historically, most of the multi family housing still prevalent in Arlington, such as garden apartment complexes, was designed and served as traditional examples of affordable housing. Today, The Historic and Cultural Resources Plan offers opportunities for Arlington County to integrate new and creative solutions to the challenge of providing affordable housing for diverse populations, and the HPP is exploring various new planning tools to increase connections between affordable housing and historic preservation efforts Countywide.



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- **The MTP plays an important role in determining how the County will accommodate growth.** The decisions that affect Arlington’s transportation network also can affect the surrounding historic resources, making it necessary for these two integral components of the County’s Comprehensive Plan to work in tandem. Ensuring that transportation changes and projects in the County take into consideration their physical and visual impact on historic resources is key.
- **The CEP is a long-term vision for transforming how energy is generated, used, and distributed in the County.** More than 61 percent of energy use in Arlington is connected to consumption in the building sector (including single detached homes, multi-family buildings, and commercial properties).³ In 2019, the World Green Building Council stated that buildings are responsible for 39 percent of global energy-related carbon emissions: 28 percent from operations, and 11 percent from materials and construction. Of the ten steps the American Institute of Architects has identified to reduce carbon emissions, the first is to reuse existing buildings.⁴ Thus, historic preservation approaches, such as renovating older buildings with energy efficient strategies and adapting historic buildings for new uses, are key to sustainable development. Through careful planning and consideration, balancing historic preservation with a desire to achieve higher sustainability standards will help the County get closer to achieving its carbon neutrality goal by 2050.

- **Lastly, Arlington’s vast network of public- and privately-owned public spaces is linked to the County’s cultural heritage.** The PSMP guides the development of these spaces and sets high standards to address community needs, including ensuring equitable access and being good stewards of natural and historic resources. Sub-elements of the PSMP include Public Art, Natural Resources, and Urban Forestry. Some of the HPP’s strongest and most successful partnerships are with the PSMP and its sub-elements, especially Public Art. It is through these relationships that the PSMP and the Plan can develop a successful path for preserving, protecting, conserving, and interpreting historic, cultural, and archaeological resources on County-owned or managed land.

The Historic and Cultural Resources Plan encompasses recommendations for historic preservation education, outreach, regulation, incentives, and special projects and partnerships, with equity and diversity at the forefront. Shifts in focus for ongoing or existing work are reflected in the Plan, as are new initiatives. As other Comprehensive Plan elements are established or updated, the Historic and Cultural Resources Plan should be referenced to help inform aspects of those plans that intersect with historic preservation, historic buildings, cultural landscapes, sustainability, archaeology, and/or cultural heritage. These changes will advance Arlington County’s aspirations to preserve and share the stories of its many diverse residents.

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Statement of Historical and Cultural Significance

This chapter focuses on the stories, people, assets, attributes, and characteristics that make Arlington County's historic resources important. It illustrates the unique mix of heritage conveyed through Arlington's locally and nationally significant historic resources. Further, this section acknowledges the contributions and stories of many Arlingtonians.

While historians of the past typically considered only white, Euro-centric, and wealthy populations to contain significant histories, that one-sided perspective is not acceptable. The Statement of Historical and Cultural Significance attempts to recognize that the diverse stories of Arlingtonians and their culture are key to preserving and sharing inclusive history.

Developed by County staff, architectural historians, historic preservation experts, and community stakeholders, this historical and cultural significance section is not intended to capture the entire history of Arlington County—nor can a single historical narrative tell all the stories about a place as culturally rich and diverse as Arlington. Rather, this chapter of the Historic and Cultural Resources Plan (the Plan) seeks to distill the experiences of many throughout Arlington's history into a few

illustrative themes that define the County and are today reflected in existing buildings, sites, and activities. These themes and their relative importance are not static but constantly changing in response to new information; thus, this historic context represents a snapshot in time.

Arlington County's Statement of Historical and Cultural Significance also reflects a shift in the practice of historians and historic preservationists; public historians are moving away from serving as “boosters” who identify a community's significance as the first, best, and most laudable of its past stories. Instead, a range of stories and resources that demonstrates impacts on the community, region, and nation is included. Sometimes this means complex narratives that illustrate the range of human actions and experiences: leadership, hardship, oppression, resilience, celebration, and more.

Natural and Geological Foundations

The built environment is influenced by and interacts with the natural environment. Arlington is surrounded by Virginia's Fairfax County on its northwestern, western, and southern borders, the City of Alexandria to the south, and is separated from Washington, D.C., to the east by the Potomac River. The northern half of the County is located within the Outer Piedmont, which is characterized by broad uplands, which are wooded terraces, with low to moderate slopes.⁵ The southern half of the County is located within the Coastal Plain Upland and is characterized by broad uplands with low slopes and gentle drainage divides. The County overall has coastal uplands, estuaries, marshes, and floodplains with all these ecological systems experiencing significant alteration by rural and

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urban development. Tidal freshwater habitats with low salinity levels along the Potomac and Anacostia rivers contain freshwater fish like carp, largemouth bass, gar, bluegill, catfish, and crappie.⁶ Seasonal migratory fish include striped bass, white perch, alewife, herring, and shad. Tidal freshwater marshes that form along the Potomac River estuaries host plants such as cattails, smartweeds, bulrush, and cordgrass. The uplands contain a variety of tree species including oak, hickory, chestnut, maple, walnut, tulip tree, fir, and pines.⁷ Understory vegetation includes dogwood, laurel, holly, birch, willow, hornbeam, various shrubs, and various vines.⁸ Numerous mammal species have occupied these wooded lands including black bear, bobcat, white-tailed deer, elk, raccoon, opossum, rabbit, and squirrel, though some are no longer found in the region today.

Arlington's First People

Archaeological findings indicate that the Paleoindian Period represents the earliest record of human habitation in the area that now encompasses Arlington County, when Native American hunting and gathering groups occupied the region (15,000 BCE to 8,000 BCE⁹).¹⁰ Firsthand sources about this area were written by white colonists who approached these communities with a European understanding of land ownership and culture and with little knowledge of the local languages. Evidence suggests present-day Arlington was not claimed at that time by one group of people but inhabited fluidly over millennia by nomadic hunters and small ad hoc settlements of the Pamunkey, Piscataway, and Tauxenent (also known

as the Dogue) people, many within the Algonquin language group and some within the Powhatan Confederacy.¹¹

The Powhatan Chiefdom, led by Wahunsunacock, was a confederacy established toward the end of the 16th century consisting of multiple Algonquian-speaking tribes. The Powhatan people lived in individual villages with individual chiefs but with common religious beliefs and cultural traditions, and they paid taxes in the form of goods to the paramount chief. The people in this area relied on the seasonal cycle of planting corn, squash, beans, and potatoes, as well as hunting, fishing, and gathering.¹²

At the time of first documentation by white colonists, some Native American groups lived locally. In present-day Washington, D.C., the community



Four Mile Run

Today, there are few places in Arlington County to observe open, undeveloped land and its natural and geologic foundation because residential, commercial, and industrial developments cover much of the jurisdiction's land mass. One area where residents and visitors can experience the natural environment is Four Mile Run, historically a site of Native American villages.

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known in Latin script as the Nacotchtank (also translated as Necostin or Anacostan) was situated on the eastern side of the river, which was later named for them. Additionally, there may have been a small community whose name was first transcribed as Nameroughquena (by Captain John Smith in 1608 when his group explored the Potomac River) living on the southwest side in present-day Arlington.¹³ Several Native American village sites have been identified in Arlington, mainly along the Potomac River, although several more sites were further inland along other waterways. One such village site was located in what is now known as Glencarlynn, in the fork of Long Branch and Four Mile Run.¹⁴

Little is known about these native communities and their origins because they were driven from the land within 50-100 years of European contact through war, hostility, and ever-changing land treaties, which ultimately deprived Native Americans of their ancestral land. Most Americans indigenous to Arlington were killed, forced to leave, or compelled to assimilate by the early 1700s. Arlington's modern Native American history has been built by people of Indigenous descent who either returned to the area or chose to make Arlington their home.



Reevesland

Arlington County's long history of agriculture has included grains, root vegetables, livestock, and dairy farming. Reevesland (below), the last operating dairy farm, closed in 1954. Reevesland became a Local Historic District in 2004 and a preservation easement was recorded in 2018. It is now part of a renovation partnership with local non-profit organizations who will provide housing and services to residents with disabilities.



Agricultural History

Arlington County's proximity to Washington, D.C., has been the primary foundation of its development and growth since 1791, when the land was surveyed in conjunction with Pierre L'Enfant's original plan for the National Capital, making it a part of the District of Columbia. It was returned to the Commonwealth of Virginia in 1846 by an act of Congress and was known as "Alexandria County of the District of Columbia." In 1920, the name was changed to Arlington County, after Robert E. Lee's plantation home located in what is now Arlington National Cemetery.

During the Colonial (1751-1789) and early Federal (1790-1829) periods, Arlington County was comprised largely of farms and plantations that sent agricultural products to nearby port towns, including Alexandria, Georgetown, and Washington, D.C. Primary agricultural products included grains (mostly corn as well as wheat, rye, buckwheat, and oats), potatoes, fruit trees, vineyard grapes, and cattle, sheep, pigs, and chickens. In the 19th century, Arlington had large livestock, dairy, and timber.¹⁵

Farming remained the County's primary economic activity throughout the 19th century, with a temporary interruption during the Civil War. Up until the suburban housing boom of the early-20th century, Arlington was rural, characterized by farms and, later in the 19th century, pastoral retreats for wealthy residents of nearby cities. As late as 1920, there were 56 farms in Arlington County occupying

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2,773 acres.¹⁶ In the furthest reaches of the County, agricultural operations persisted into the 1950s, when the last operating dairy farm (Reeves Farm, also known as Reevesland) closed in 1954.

One indispensable historic agricultural resource is the County's oldest remaining dwelling, the Ball-Sellers House in Glencarlyn. Built in 1760, it illustrates the common experience of the self-sustaining farmer at a family scale in the mid- to late-18th century. Some of the farms in Arlington were large plantations: agricultural estates typically run by enslaved labor during the Antebellum Period (1830-1860). One such plantation, and the only one remaining in the County, is Arlington House. Once known as the Custis-Lee family home on Arlington Plantation, Arlington House still stands on its original site, surrounded by the Arlington National Cemetery. Enduring early agricultural properties like these are rare but valuable because they reflect the lives of Arlingtonians during the Colonial (1751-1789) and Federal (1790-1829) periods and provide opportunities to interpret the lives of all who worked and stayed at such places.

Civil War

After the Union defeat at the First Battle of Manassas in 1861, Alexandria County's location, elevated topography, and existing routes into Washington, D.C., prompted the federal government to construct protective earthen fortifications here.¹⁷ The 22 forts in Arlington were part of a chain of 68 such fortifications that comprised the Circle Forts Defenses of Washington, D.C. Today, few readily identifiable aboveground features remain of the 22 forts. Three are confirmed in Arlington County ownership, and two of those—Forts C.F. Smith and Ethan Allen—are part of the County's Department of Parks and Recreation's historic interpretive program and are Arlington Local Historic Districts (LHDs). The third is Fort Scott.

The circle of forts was the first major physical change to the County's rural landscape since the Colonial (1751-1789) period. The Union Army removed significant portions of the County's dense woodlands to create clear views between forts, down major roadways, and to Washington, D.C. The wartime activities and ongoing presence of troops had incredibly disruptive effects to the County's agricultural economy: fields were damaged by troop movements and encampments; new roads were constructed to move troops and supplies (e.g., Military Road); woods and vegetation were cleared; buildings were razed and outbuildings and fences were removed; and livestock and crops were seized for military use. Despite this upheaval, Alexandria County, as Arlington was then

known, quickly re-established a strong agricultural economy following the war.

The Civil War also contributed to the development of areas occupied by a growing African American population. In 1863, the federal government created Freedmans Village, a community for previously enslaved people, on the grounds of the Custis-Lee estate in Alexandria County. The purpose of Freedmans Village was to provide a transitional home and occupational education for formerly enslaved people. It included 50 one-and-a-half story duplexes, plus a hospital, dining hall, schoolhouse, elderly home, and laundry. The complex was constructed on land that is today the Arlington National Cemetery and Pentagon; only road patterns remain of the original Freedmans Village. Residents of the village worked manual labor jobs with minimal pay and rationed food. Freedmans Village originally was intended to have approximately 600 residents but exceeded 1,100 individuals at one time.¹⁸

In 1900, the federal government closed Freedmans Village in response to pressure for redevelopment.¹⁹ Some argue that Freedmans Village did more to preserve segregation than to integrate newly freed African Americans into the community due to the required work-rent structures, which took half of each workers' monthly pay for rent, and other strict rules in place for residents.²⁰ When Freedmans Village closed, former residents established permanent communities nearby, including in Green Valley, Halls Hill, Queen City, Penrose, and Arlington View. Green Valley existed prior to

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the establishment of Freedmans Village and was settled around 1844 when freed persons began to live and purchase land there. Racial covenants elsewhere and strong community ties necessitated by segregation laws and social repercussions meant that these neighborhoods remained predominantly African American beyond the mid-20th century, save for Queen City and East Arlington, which were demolished for the construction of the Pentagon between 1941 and 1943. At that time, 225 families were evicted from 70 acres of land, and moved into mobile home parks established as temporary housing.

The Civil War also brought soldiers and workers from the North into the D.C., area. When the war ended, a proportion of these wartime transplants stayed and made permanent homes in Arlington, forming the beginnings of neighborhoods like Cherrydale and Maywood along major transportation routes. At the same time, Confederate sympathies in the area allowed for veterans from the South to return home to the County following the war's end. As a result of these unique conditions, the area that would become Arlington County did not experience a total economic collapse and depopulation after the war, unlike other agricultural regions throughout the South.

Mt. Olive Baptist Church

Mt. Olive Baptist Church in Arlington View began in 1873: 85 congregants of Old Bell Church under Reverend Washington Waller established a new church in Freedmans Village. The congregation briefly moved to Washington, D.C., but soon moved back to Arlington View, choosing Mt. Olive Baptist Church as its new name.

The church grew in the early-20th century under the leadership of Reverend Aaron Mackley (1938-1993). Around 1940, during construction of a new building, the War Department ordered the church to make way for new roads leading to the Pentagon.

They rebuilt at a new Arlington View site, moving into their new church, designed by R.C. Archer, in 1944. The congregation was active in the Civil Rights Movement and the post-war development of the Arlington View community.

In 1989, Mt. Olive Baptist Church completed a \$2.5 million, 850-seat addition to the sanctuary. The building retains its three-part façade clad in rough cut, regularly-coursed sandstone. It has Gothic Revival-style elements with towers on both sides of the façade and an arcaded front gable. One tower features an original pyramidal, standing-seam metal roof with cast-metal finial, and the other tower is topped by a circa-1960s, three-part Colonial-Revival bell tower and spire.



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Magnolia Gardens

Magnolia Gardens (below) was built in 1947 following the Federal Housing Administration's design principles for garden apartment complexes. The three- to four-story brick buildings are constructed in staggered and overlapping fashion. The main building (South Frederick Street) is Classical Revival while the other buildings are Colonial Revival. The complex's architects and developers designed it as a metaphor for an antebellum estate, with the "mansion house" at the apex of the property and "service buildings" (apartments with slightly less stylized architectural details) surrounding it. Magnolia Gardens has a unique circulation



system and purposeful landscaped green spaces between the U-shaped buildings.

The property still functions as affordable multi-family housing. According to census data, Hispanic or Latino/Latina residents comprise 31 to 43 percent of its residents. Preserving complexes like these while allowing owners to update and add density where appropriate will protect residents from displacement. Garden apartments are both important markers of Arlington's architec-

tural history and culture and key providers of affordable housing for Arlington's diverse residents.

Early Suburban Development

Arlington County exemplifies early suburban building patterns in the United States. Its earliest residential enclaves were dependent on transportation routes and modes, beginning with railroad and streetcar subdivisions during the late-19th century through modern transit and automobile neighborhood and commercial developments in the early- to late-20th century. Roads, residences, commercial structures, and multi-modal connections echo those found in many American cities. Because the late-19th century and most of the 20th century can be considered the County's boom period, most of what still exists today in Arlington County reflects the built environment from the late-1800s and after.

In the late-1800s, largely rural Arlington County began to experience unprecedented growth as Washington, D.C., rapidly expanded; the federal government provided more opportunities for employment, which led to an influx in population and therefore demand for housing. An enhanced network of streetcars and trains was constructed between Washington, D.C., and the County, providing a conduit for federal employees and much needed housing. Advertisements by developers and real estate agencies touted the County's proximity to Washington, D.C., and promoted the image of Arlington as a convenient, healthy, and bucolic setting for family life. By 1920, the more remote portion of the County that remained rural had developed an identity distinct from Alexandria

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City, and Alexandria County was renamed Arlington County. The streetcar system remained a key transportation network in addition to the network of streets created during World War II (1939-1945), after which the prevalence of the automobile brought the end of streetcar service in 1949.

Railroad and streetcar/trolley subdivisions, generally built between the 1890s and 1920s, were often products of speculative land developers. Architectural types and styles in these developments varied, but the houses typically were of uniform scale with similar setbacks from the street. They included houses built by developers, contractor/builders, individual property owners, and kit houses or mail-order homes. Most of these neighborhoods included racial covenants that excluded African American and other non-white residents from purchasing homes within their boundaries. This pattern of segregation was reinforced through the adoption of Arlington's first Zoning Ordinance in 1930 that allowed for only single-family homes in the majority (79 percent) of the County's residential land area. As with other localities, this equated to structural segregation between where Black, white, Hispanic or Latino/Latina, and other residents could live, and those divisions still echo today though more informally. Examples of this early suburban development type in Arlington include the following neighborhoods:

- **Glencarlyn** (ca. 1742-1958; subdivision dates to 1887);
- **Lyon Village** (ca. 1846-1950; subdivision dates to 1923);

- **Green Valley** (post-Civil War; Nauck subdivision dates to 1876);
- **Aurora Highlands** (ca. 1870-1957; subdivision dates to 1896-1930);
- **Rosslyn** (1870s-modern day redevelopment);
- **Ballston** (1874-modern day redevelopment; named "Ballston" in 1895);
- **Penrose** (1882-1954; subdivision dates to 1882-1943);
- **Lyon Park** (1891-1953; subdivision dates to 1919);
- **Barcroft** (1892-1950s; subdivision dates to 1903);
- **Cherrydale** (1898-1953; subdivision dates to 1898-1929);
- **Clarendon** (1900-1951);
- **Ashton Heights** (ca. 1900-1950; subdivision dates to 1921); and
- **Maywood** (1906-1941; subdivision dates to 1909).

Automobile-oriented neighborhoods of this era included the land that would be subdivided into the present-day Green Valley neighborhood (formerly known as Nauck or Nauckville). When the federal government closed Freedmans Village in 1900, residents who remained in the area established or further populated several of Arlington County's traditionally African American neighborhoods including Arlington View, Halls Hill, Penrose, Queen City, and Green Valley. Housing options for African Americans continued to be ex-

tremely limited during the next four decades, and as a direct response, the Fort Barnard Heights subdivision in Green Valley was established for African American workers in World War II.

Around the same time, the High View Park subdivision and Halls Hill neighborhoods were established adjacent to one another on land formerly owned by Bazil Hall. Hall was notorious for his inhumane treatment of the African Americans he enslaved and later—after the Civil War—employed.²¹ Hall's personal estate drastically declined after the Civil War; to address his economic issues, he first rented land to African American employees working on his property and then began selling land to them in 1881. That area became known as Halls Hill.

In 1892, Dr. John Pickering Lewis purchased 49 acres of land adjacent to Halls Hill and subdivided it into High View Park, another automobile suburb. Businesses, churches, schools, and social clubs grew during the 20th century in the Halls Hill and High View Park neighborhoods. In 1918, Arlington County's first African American volunteer fire fighters formed a station in Halls Hill: it now operates as a professional County fire department from Fire Station #8. The original station #8 was demolished and replaced by a new building bearing the same name.

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World War I and the New Deal

Population growth in Arlington County accelerated during World War I (1914-1918) and the New Deal era (1933-1943) leading up to World War II (1939-1945). With its prime location, transportation links, and buildable land, Arlington County became the fastest growing county in the Commonwealth of Virginia by 1942. As such, it was a successful testing ground for early suburban and middle-class housing programs, including federal housing funding and construction trends.

With the Great Depression (1929-1939) and the advent of the New Deal, Arlington County absorbed an influx of new federal government workers, many of whom were mid-level professionals and middle class. Their housing needs quickly outpaced the region's supply and intensified during the lead up to World War II. Of those Arlington County residents employed in 1940, more than 40 percent were local, state, or federal government workers.²² New Deal agencies like the Federal Housing Administration (FHA) provided funding incentives for developers to build housing for the rapidly expanding workforce and conditioned that funding on adherence to higher standards for design and construction. Those eligible for this housing—generally white workers who met minimum income requirements—were assured a home of consistent, affordable quality.

Among the County's large-scale FHA-financed projects, garden apartment complexes are of particular note. Between 1934 and 1954, about 176 garden apartment projects were built in Arlington. Based on garden city principles, garden apartments permitted working class people to live in relative density but with amenities that typically were available only to the upper classes, such as park-like settings; low-rise buildings with generous site plans; durable, natural building materials, such as slate and brick; and ample ventilation and natural

light. Some of these complexes were designed as self-sustaining communities that featured housing with design-matched, service-oriented commercial centers. The national prototype is Colonial Village in Arlington County. Many of the early garden apartments still stand in Arlington today and serve as key elements of the County's historic character, including Colonial Village (1936-1955), Buckingham (1937-1953), Barcroft (1941-1951), Sheffield Court (1942), Fairlington (1943-1945), and Fort Henry Gardens (1944-1945).²³

Fairlington Garden Apartment Complex



Fairlington Garden Apartment Complex, 1940 (top) and 2021 (bottom).
Top photo courtesy of Historic Preservation Program Archives

Most Arlington County neighborhoods exhibit traditional architectural patterns. For example, the Colonial Revival style gained popularity in the 1920s, and in Arlington, unlike other areas of the country, it continued to be highly popular throughout the 20th century, with each generation adapting its own classic motifs. Even into the 1950s through the 1970s, residential construction encompassing multi-family apartment building complexes, rows of twin dwellings and duplexes, modest single-family Cape Cods, and grand mansions incorporated traditional brick, molded windows and door surrounds, gable roofs, and porticos on the facades. While not unique to Arlington, the traditional Colonial Revival style remains fashionable throughout the region, a clear reference to the state's Colonial past. Fairlington, a large, FHA-financed garden apartment complex constructed under the Defense Homes Corporation program in the 1940s, evidences this style.

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In addition to garden apartments, large-scale housing development during the 1930s and 1940s included subdivisions of duplexes and single-family houses. Automobile-oriented neighborhoods lined with similar two-story brick Colonial Revival-style buildings, often with simple stylistic details and three or four basic repeating models based upon FHA house designs of the time, spread rapidly along Arlington's expanding road network. Notable examples include Arlington Forest (1939-1948), Westover (1939-1948), Columbia Forest (1942-1945), and Dominion Hills (1942-1948). In other neighborhoods, such as Foxcroft Heights (1935-1940) and GlebeWood Village (1937-1938), Tudor Revival-styled duplex units with identical floor plans were repeated street-by-street with houses sited on relatively small lots with small front yards.

As Arlington County absorbed the residential population overflow from Washington, D.C., it also became the location of the federal government's largest office building—the Pentagon. Built between 1941 and 1943 on the former site of Queen City, it accommodated more than 23,000 federal and military personnel. For comparison, the population of the entire County was 57,040 in 1940.²⁴

This rapid population growth also revealed and perpetuated racial tensions and inequities. Discriminatory real estate laws and practices, combined with racial prejudice in housing and education, contributed to the development of segregated African American subdivisions. There were significant disparities in the provision of utilities and infrastruc-

ture for neighborhoods by the County itself, often resulting in non-white neighborhoods receiving paved roads and sanitary sewers last and receiving fewer amenities, such as street trees, overall.

During the 1930s, segregation became more physically and visually apparent when privately-owned, connected/continuous "segregation walls" were constructed between white-owned residential subdivisions and abutting African American residential communities. One such example is still evident in the Halls Hill/High View

Park neighborhood. This wall eventually became an obstacle for local African American students attending the integrated Woodlawn Elementary School. In 1966, Arlington County removed a large section of the wall to allow more direct neighborhood access, but private owners have kept large remnants in place today, which are now described by a nearby County historical marker.²⁵

Following the onset of World War II, African Americans in Arlington had limited housing options, having been pushed out of segregated neighborhoods



Arlington Forest, 1940s
Courtesy of Library of Congress

The planning trends and designs promoted by the Federal Housing Administration (FHA) inspired the Arlington Forest subdivision. As seen in this image, the architecture of Arlington Forest is defined by streets of Colonial Revival-style single-family brick houses, the FHA's preferred style choice.

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by the construction of the Pentagon and Navy Annex, resulting in the Arlington and Green Valley trailer camps for displaced families. The George Washington Carver project (1945) resulted in 100 garden apartment housing units adjacent to one such trailer park. The Paul Lawrence Dunbar and George Washington Carver Mutual Homes Associations became the first two African American-owned cooperatives in the United States.²⁶ Both were demolished for modern redevelopments (in 2005 and 2015, respectively). Perhaps the last remaining garden apartment complex in Arlington County that was built for African Americans is Fort Henry Gardens (1944-1945) in Green Valley. This complex is a crucial example of how the garden apartment form, which was designed in a range of architectural styles from simple to ornate and in materials ranging from cinder block and brick to structural stone, was adapted for an African American customer base.

Due to Jim Crow laws and segregation, most of the County's African American neighborhoods created their own Methodist, Catholic, and Baptist churches, as well as schools, social lodges, and cultural venues. For example, Halls Hill had two lodges, the Hopewell Lodge No. 1700 of the Grand Order

of Odd Fellows and the Wilson Lodge No. 196 of the Independent Order of Grand Samaritans. Other African American residential subdivisions include the Henry L. Holmes subdivision, also known as Holmesville/Penrose and Johnson's Hill/Arlington View.²⁷ Businesses included restaurants,

groceries, and retail shops; many of these small businesses eventually closed. Some remain part of their neighborhoods today, such as Mr. Moore's Barber Shop in Halls Hill, Star Barber and Majestic Barbershop in Green Valley, and Weenie Beenie in Green Valley.

The Weenie Beenie hot dog stand at 2680 Shirlington Road in Green Valley is the last location of this local restaurant chain. It was built by Bill Staton, a world-re-



nowned billiards player who won \$27,000 seed money for the venture in Arkansas in 1960.¹ The Weenie Beenie is known locally as one of few white-owned businesses that had non-discriminatory hiring practices during the segregation era, hiring African American workers when other businesses would not. The one-story brick building has a distinct overhanging faux mansard roof with large cursive script "Weenie Beenie" on the front signage. The Weenie Beenie menu is displayed below the roofline and above the service

window, across the front of the building. They serve half-smokes (a local sausage made popular by their rival, D.C. restaurant Ben's Chili Bowl), North Carolina-style barbecue, breakfast all day, and a variety of

other sandwiches and sides.

In addition to being the Weenie Beenie proprietor, Staton was so well-known as a pool player that he performed several trick shots in movies and TV shows, including "The Color of Money" and "I've Got a Secret." He passed away in 2006, but the Weenie Beenie remains an iconic Arlington institution.

¹ <https://library.arlingtonva.us/2006/07/25/back-pages-the-weenie-beenie/>

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Mr. Moore's Barber Shop

Mr. Moore's Barber Shop at 4807 Langston Boulevard in the Halls Hill neighborhood of Arlington was established in 1960 by James Moore, Sr. In 2002, the elder Mr. Moore retired and turned the shop over to his son, James "Jim" Moore, Jr. Jim had been working in his father's shop since the age of seven. In 1991, he started as a full-time barber.

The original Mr. Moore's Barber Shop location was a few blocks away on Langston Boulevard. Mr. Moore's Barber Shop today is in a two-story brick building constructed in 1940. There were originally four apartments and two stores located in the building, which is topped by a flat roof with metal coping and features large, fixed wood storefront windows on the first floor.

Many small barber shops no longer exist because of competition from low-cost chains, but Mr. Moore's Barber Shop continues to thrive. Numerous clients have been coming for decades and have brought multiple generations of their family to Mr. Moore's. Barber shops were a common business that African American men could open and work in during the segregation era. Today, barber shops are about more than cutting hair: they are cultural anchors for relationships and community building.



Mr. Moore's Barber Shop in 2022 (top) and Jim Moore and James Moore Sr. (below). Courtesy of James "Jim" Moore, Jr.

World War II Era

The lead-up to and the duration of World War II had a profound influence on population growth in Arlington, unlike many localities that boomed only after the war's end. Arlington's population skyrocketed to 120,000 by 1944, due primarily to housing an influx of war workers. Federal housing initiatives, including the Defense Homes Corporation (DHC) and the FHA, built worker housing primarily for whites across the capital area. Arlington's best examples include the 3,439-unit garden apartment development of Fairlington (1942-1947) and the single-family and duplex neighborhood of Columbia Forest (1942-1945), both of which are DHC-built and FHA-financed.

The federal presence continued in Arlington County in the post-World War II "baby boom" period. Between 1940 and 1950, the population of Arlington County increased 137 percent to 135,449—the greatest increase in its history—and by another 20 percent between 1950 and 1960.²⁸ By 1962, more than half of the County's 163,000+ residents worked for the federal government in Washington, D.C., and to an increasing extent, for satellite or contractor facilities in Arlington and other surrounding counties.

Not surprisingly, Arlington County experienced its greatest period of school construction during the post-World War II period. As with housing, rapid increases in school density revealed racial tensions in education. Arlington schools became a battleground for the Civil Rights Movement. One such

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Dorothy Hamm Middle School Rehabilitation & Interpretation

Stratford Junior High School, renamed Dorothy Hamm Middle School in 2018, illustrates an important site historically, the potential in reuse and rehabilitation, and the power of collaboration. The rehabilitation and expansion of the functioning school incorporates historic preservation principles and interpretation of its Civil Rights and desegregation history. It also has a compatible addition to accommodate modern education needs. Arlington Public Schools and HPP representatives consider the project a model of excellent partnership between education and historic preservation, for the HPP provided guidance, research, and outreach support.



school, Stratford Junior High School in Cherrydale, was completed in 1951 and named after Robert E. Lee's birthplace. On February 2, 1959, eight years after opening, Stratford Junior High School became the first public school in Virginia to desegregate with the admission of four African American students: Ronald Deskins, Michael Jones, Lance Newman, and Gloria Thompson. Five years after *Brown v. the Board of Education of Topeka*, the event signified active desegregation.²⁹ The school was listed in the National Register of Historic Places in 2004, became an Arlington County LHD in 2016 and has since undergone renovation and expansion and a renaming to Dorothy Hamm Middle School, after the local Civil Rights leader, teacher, and author.

Before the construction of the Metrorail (or Metro) in March 1976, Arlington's modern access to jobs and relative affordability for the region depended upon proximity to the County's major roads and highways. Real estate developers scrambled to meet the growing housing demand with new high-density construction projects along Arlington Boulevard (U.S. 50), Columbia Pike, Glebe Road, Richmond Highway (U.S. 1, formerly Jefferson Davis Highway), Interstate-395, Interstate-66, Langston Boulevard (formerly Lee Highway), and Wilson Boulevard. The County's first high-rise residential buildings were constructed in the 1950s and 1960s with a modernist aesthetic demonstrated in both urban planning and architecture. Several examples from this period include The Virginian (1950) and Arlington Towers (1955), both on

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Arlington Boulevard, Dominion Arms (1955) on South Glebe Road, and Crystal Houses (1963) on South Eads Street.

The urban transformation continued with Rosslyn beginning in the 1960s and the creation of Crystal City in the 1970s in what had been an underdeveloped semi-industrial area. These two neighborhoods had direct access to Washington, D.C., via bridges over the Potomac River, and after 1976, the Metrorail. In addition, both areas were unencumbered by the height limitations imposed in the National Capital and therefore offered an ideal opportunity for urban density and high-rise construction where it was very much in demand.

Metrorail and Modernism

In 1967, the Washington Metropolitan Area Transit Authority (WMATA) was formed. WMATA wanted two lines in Arlington that focused on major employer stops like the Pentagon. The Arlington County Board lobbied for the construction of the northern line beneath the dense residential Rosslyn-Ballston corridor as well to bring transportation benefits to County residents. The final plan included ten stations in Arlington, and voters approved the bond issue.³⁰

Community advocates concerned about the impacts of Metrorail organized to protect neighborhoods from high-density development, and in 1973, the Long-Range Improvement Plan was established in part to advocate for residents' concerns. One of the defining characteristics of modern Arlington was born: smart growth.³¹



Transportation in Arlington

The evolution of Arlington County's development over the last century can be traced to its transportation history, including its streetcar lines, highways and commercial thoroughfares, and the underground Metrorail system.



Top left and bottom right photos Courtesy of the Center for Local History, Arlington Public Library. Top right and bottom left photos Courtesy of Historic Preservation Program Archives.

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The County committed to focusing high-density, mixed-use development along three primary transportation corridors, while preserving open space and existing residential neighborhoods. The “Bull’s Eye” concept was put into place, which allowed for taller buildings surrounding the subway line with gradual lowering density into the nearby residential neighborhoods.

The “Bull’s Eye” concept relocated the Metrorail lines away from the median of Interstate 66 to the commercial spines along Wilson and Clarendon boulevards. These requirements were documented in the 1975 General Land Use Plan and Richmond Highway (then Jefferson-Davis Highway) Metrorail corridor planning at the time.³² In 1977, Metrorail’s north-south Blue Line through Arlington County began operation and immediately boosted population and retail activity adjacent to its stations, including Crystal City and the Crystal Underground shops, which depended almost entirely on Metrorail commuters. Two years later, the east-west Orange Line opened, prompting mass construction of townhouses and condominiums in Ballston and along the Metrorail corridor during the early-1980s.³³

Rosslyn and Crystal City also serve as case studies of the impact of transportation on Arlington County’s modern-day development. Since 1843, a bridge over the Potomac River has connected Rosslyn to Georgetown—first the Aqueduct Bridge and later the Francis Scott Key Bridge. By the late-19th century, brothels, gambling establishments, bars, and homes lined Rosslyn streets. An electric rail service operated from 1896 through 1941, and

automobile traffic received a boost from the Whitehurst Freeway (U.S. 29) through Georgetown in the late-1940s, reinforcing Rosslyn’s role as a local transportation hub. By the mid-20th century, Rosslyn’s patchwork landscape included brickyards, warehouses, factories, motels, and a drive-in theater. The New Deal era programs of the 1930s and 1940s resulted in the construction of FHA-supported apartment complexes around Rosslyn’s outer edges. In 1977, the Rosslyn Metrorail Station opened, initially offering service on the Blue Line, followed by the Orange Line. This and its proximity to the nation’s capital made it an appealing location for the office buildings of federal agencies, such as the Trade and Development Agency, the Bureau of Overseas Buildings Operations, and the Bureau of Diplomatic Security. The area also attracted federal government contractors, and mid-century buildings were replaced with modern high-rises.

Unlike Rosslyn, Crystal City did not develop from a historic crossroads community but remained a largely undeveloped area until the mid-20th century. It was first utilized for light industry—warehouses, brick yards, waste yards, and motels were located along U.S. Route 1 (Richmond Highway) and the Richmond, Fredericksburg and Potomac (RF&P) Railroad. Crystal City’s location adjacent to the expanding Ronald Reagan Washington National Airport (established in 1938) and the Pentagon made it appealing for planned development—the Crystal City we know today—in the 1960s when there was a demand for defense contractor office space. The origin of the name

Crystal City is reputed to be derived from one of these early apartment buildings, the Crystal House (located at 1900 South Eads Street) and the large crystal chandelier that hung in its lobby; this local lore is debated. The U.S. Patent Office (now the U.S. Patent and Trademark Office) and the Institute of Defense Analysis also were located in Crystal City, strengthening the area economically.

Architecturally, Crystal City’s buildings employed a brutalist aesthetic with soaring, monolithic, and blocky elevations, geometric designs, and the utilization of specific materials commonly found in modernist architecture, including steel, glass, and concrete. Most of Crystal City’s development favored the creation of superblocks to limit the number of road connections and separation of transportation modes. The results were a new style of mid-century design, elevated highways, underground pedestrian tunnels, and internal and underground retail spaces; these functioned in contrast to traditional models of above-ground street-facing retail. In 1976, the subterranean shopping center, the Crystal Underground, was introduced. A year later, the Crystal City Metrorail Station opened, followed by the establishment of service by the Virginia Railway Express.³⁴ By the late-20th century, popular concepts in urban planning had shifted significantly, putting the Crystal City model out of favor. Arlington County has made considerable progress in recent decades to develop pedestrian-friendly services along Crystal Drive while at the same time affording residents the opportunity to appreciate Crystal City as an iconic product of

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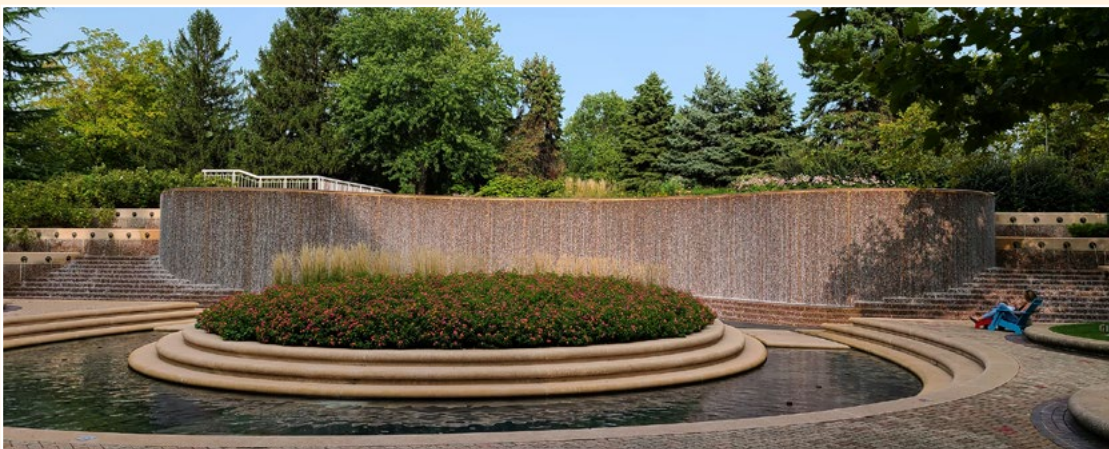
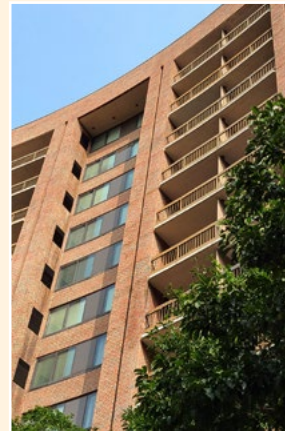
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Architecture of the Recent Past

Arlington's architecture of the recent past, found in areas like Concord Mews (top left) and Crystal City (top right and bottom), is iconic of its time and—while not always viewed by the general public as historic and special—tells an important part of the County's 20th century history and is deserving of preservation. Portions of the Crystal City public space in the bottom photo have already been altered. It is important to have discussions about what the County and area residents would like to see preserved soon.



its time. It is now marketed as part of the National Landing Business Improvement District, which includes the significant addition of Amazon Headquarters Two (HQ2).

Clarendon demonstrates another archetype of Metrorail-adjacent development. The Clarendon Metrorail Station opened in 1979. The intense redevelopment of this commercial area did not begin until 1989 when the Arlington County Board endorsed the construction of multi-use buildings, parks, and walkways. Clarendon was initially a historic subdivision and was Arlington County's main downtown area. The commercial center experienced two periods of economic downturn when malls with designated parking areas arrived in the mid- to late-20th century and when the Clarendon Metrorail Station construction disrupted businesses. During the latter, the decrease in rents provided affordable business opportunities, particularly to then-new Vietnamese refugees with entrepreneurial skills who escaped the Vietnam War (1955-1975). Vietnamese refugees—locally, regionally, and along the Eastern seaboard—traveled to Clarendon for groceries, general goods, dining, and community connections, which in turn created a unique cultural district.

Clarendon thus became known as Little Saigon in the late-20th century due to the increase in Vietnamese-owned businesses and patrons. By 1975, 15 percent of the nation's Vietnamese population lived in the Washington, D.C., metropolitan area, and the population continued to increase in North-

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ern Virginia into the 1980s.³⁵ When the Metrorail line was completed through Clarendon (around 1982), rents in Little Saigon rose rapidly, and Vietnamese shop owners were displaced. Today the former “Little Saigon” combines retail, hospitality, residential, and office spaces, but there are few remaining Vietnamese businesses. Many Vietnamese business owners relocated to Falls Church or to the Eden Center shopping center in Seven Corners.³⁶ As businesses initially developed, Vietnamese immigrants became more involved in the local government and community leadership.

This is one of many immigration experiences in Arlington, which has housed a booming immigrant population since the mid-20th century. The foreign-born population of Arlington grew from 4.3 percent in 1950 to 23.3 percent in 2010.³⁷ In 2019, that number was 23.2 percent.³⁸ The consistent presence of an immigrant population in Arlington can be seen in the establishment of refugee assistance programs and religious groups in Northern Virginia.³⁹

Current Day

Immigration continues today. In 2019, 54,000 Arlingtonians were foreign-born.⁴⁰ Approximately 30 percent of Arlington households speak a language other than English at home.⁴¹ Arlington Public Schools include students from 146 different countries, the most common countries of origin being El Salvador, Guatemala, Ethiopia, Honduras, and Mongolia, with 107 different home languages spoken.⁴² According to a 2021 analytical study of

the demographics of Arlington County, 10 percent of the population (about 23,959 people) identify as Asian, 9 percent (21,233) identify as “Other,” a category that includes American Indian, Native Hawaiian, or Other Pacific Islander, and 9 percent (21,360) identify as Black or African American.⁴³ About 15 percent (36,375) identify as having Hispanic or Latino origins which is the third highest percentage in the Washington metropolitan area.⁴⁴ Much like previous generations of immigrants, present-day generations who have made Arlington their home contribute to the community, politics, economy, and heritage of the County and undoubtedly will influence the Arlington of tomorrow, both via the cultural landscape and the built environment.

The accelerated population and development trends that began with the first streetcar line into Arlington County also continue today. With a land area of about 26 square miles, the County population was 238,643 at the 2020 Census and is still growing. As new residents from near and far seek housing units in limited supply, pressure on historic resources increases as well, such as the demand for demolitions or redevelopment. Two- to three-story buildings tend to be replaced with high-scale, increased-density residential and mixed use developments or modestly scaled residential houses with very large developer designed and built houses that expand lot coverages. This changes the character of the properties as well as the streets and neighborhoods overall, and it results in financial gentrification as new residents cannot afford the much larger, newer homes.

In conclusion, the Statement of Historical and Cultural Significance provides a glimpse into the diverse people, their experiences, and the associated places that have influenced Arlington’s story. Now is the time to lift their voices and show that their perspectives are valued in the County. It also is important to acknowledge that difficult, exclusionary history can be retold through a new equity lens to explain who benefited, who was burdened, and who was missing from Arlington’s narrative. Recognizing that these stories and places matter is a major step to telling Arlington’s all-encompassing history. The next challenging step is determining what can be done to preserve these stories and places. By establishing Equity Aspiration goals throughout the Plan, Arlington will be held accountable for setting expectations for the next decade of effective historic preservation policy for these places. It should be noted that the different snapshots of time highlighted in the Statement of Historical and Cultural Significance help reinforce the development of specific historic preservation goals and action items as outlined in the next chapter.

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Goals

Arlington County is a diverse collection of historic neighborhoods and commercial centers that create a collective urban village. The County is ranked the country's most educated among mid-sized cities and the fourth among all cities.⁴⁵ This translates to engaged residents who expect a wealth of features in their community: architectural character, green space and a healthy, mature tree canopy, public transit, affordable housing, walkable neighborhoods, and access to commercial centers, to name a few. The Historic Preservation Program (HPP) has opportunities to further define and expand its role in the County through engagement and education with residents, partnerships with other interest areas, incentives for preservation, and managed growth.

The Goals presented here set the main priorities that the HPP will pursue throughout the life of the Historic and Cultural Resources Plan (the Plan). The civic engagement process, centered on public input, identified a set of main concerns that reflects the public sentiment, County governance, and political environment for historic preservation in Arlington County. The Goals provide general guidance for the kind of community and historic

preservation program desired by residents and staff. The in-depth work of defining how each goal should be met is within the purview of the HPP, County leadership, and the County's partners and will be detailed further through implementation.

Each goal and its recommended action items will allow the HPP to broaden its reach—these goals are a commitment to greater equity for Arlington County. Each goal begins with an Equity Aspiration that describes how it will advance greater inclusion in the County.

*"I love Arlington history...
Any community where people live –
there is a history that makes us unique,
that makes us who we are."*

Buckingham Shopping Center, 1996

Buckingham Village features its own commercial shopping center. Several similar commercial areas can be found throughout Arlington, often close to residential neighborhoods, which contributes to Arlington's "urban village" feel.



Photograph courtesy of the Center for Local History, Arlington Public Library

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Goal recommendations in this plan are not in priority order and include the following:



Public Outreach

To build understanding of Arlington’s history, people, and historic places, the Historic Preservation Program could conduct one outreach effort quarterly. This informational event, hosted in Maywood in 2021, is one example of the type of outreach efforts that could occur in the future.

Community Engagement

Goal

Build understanding of Arlington’s history, people, and historic places.

Objective: Highlight the diverse range of Arlington’s populations and their associated historic places in proactive education and interpretation activities.

Objective: Conduct one outreach effort quarterly.

Goal

Build support for preservation of Arlington’s historic places.

Objective: Develop a regular “annual report”-style update on the impact and importance of historic preservation in the County.

Objective: Continue the HPP digital newsletter and expand its reach by assessing its audience, timing, and distribution methods.

Objective: Reach out to areas and communities in the County that typically have not participated in historic preservation activities to ensure equitable access to program services and incentives.

Incentives for Preservation

Goal

Provide incentives for preservation to residents, property owners, developers, and community organizations.

Objective: Recognize those already preserving Arlington’s heritage through local historic districts (LHDs) and preservation easements with historic markers, plaques, awards, and interpretive installations.

Objective: Support the needs of residents, developers, partners, and other constituents through financial incentives for preservation.

Objective: Pursue the provision of flexible zoning standards (to the extent permitted by law) for historic buildings undergoing rehabilitation or adaptive reuse.

Objective: Partner and coordinate with County departments and divisions to establish a menu of County provided benefits available to owners of LHDs, recorded preservation easements, or historic properties under site plan or development review.

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Partnerships

Goal

Formalize and define the inclusion of historic preservation into other County planning and reviews.

Objective: Assess and adjust policies and processes in the County government structure to better position historic preservation for proactive, constructive, and consistent partnership with other functions.

Goal

Integrate historic preservation with other, complementary priority initiatives.

Objective: Increase partnership between affordable housing and historic preservation efforts in the County at commission and staff levels.

Objective: Provide support for retrofitting historic properties for improved energy efficiency by promoting and allowing efforts to integrate better building techniques and technologies.

Objective: Formalize structures and processes for supporting the role of trees, vegetation, and landscape design in historic neighborhoods and landscapes.

Goal

Explicitly address cultural landscapes in Arlington.

Objective: Develop short- and long-term recommendations for addressing maintenance and development encroachment issues at cemeteries and burial grounds (as permissible by law) within County boundaries.

Objective: Work with the Department of Parks and Recreation (DPR), the Public Art Program, and neighborhood advocates to understand, interpret, and preserve or enhance the physical historic resources and cultural meaning of County parks and other public spaces.

*“We are constantly evaluating
and improving ourselves.
We acknowledge our past.”*



Artist Amos Kennedy Prints

Artist Amos Paul Kennedy, Jr. created a series of letter pressed cards to raise awareness about the 60th anniversary of the desegregation of Stratford Jr. High School and the lunch counter sit-ins that occurred in Arlington. This project was a partnership between the Historic Preservation Program, Arlington Public Art, and others.

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Regulation

Goal

Assess and improve the LHD designation process.

Objective: Evaluate the LHD designation process to strengthen the possibility of alignment between the HALRB's recommendations and the County Board's decisions to support said recommendations.

Objective: Ensure LHD and other designation decisions utilize those legal requirements now included in the state enabling legislation (Section 15.2-2306) or ACZO (Section 11.3.4).

Objective: Align LHD designation process and structure with national benchmarks and stronger legal protection by seeking legislative changes at the state level.

Goal

Increase flexibility of the County's historic preservation tools: allow and encourage protection of structures with meaning beyond architecture and of places that are neither a single building nor a complete large neighborhood, but rather in-between in size.

Objective: Pursue the establishment of "Neighborhood Heritage Districts," which are overlay districts that provide broader protections to preserve the overall character of neighborhoods, focused on scale, rhythm/layout, broad materials, or other features in general.

Objective: Pursue the establishment of "micro-districts," which are modestly sized LHDs with the same type of detailed design guidelines, to preserve smaller areas of concentrated historic resources.

"Gentrification has resulted in people who don't understand the history or its significance to those who are already there. There are some who want many projects to include history and others who don't. We have to share the history with the new people in the area."

Goal

Seek preservation for high-risk and underrepresented historic and cultural resources and landscapes.

Objective: Prioritize application of historic preservation tools to the highest risk and least protected resources.

Goal

Establish an Archaeology Program for Arlington County.

Objective: Develop and adopt an Archaeology Ordinance within the current historic preservation sections of the ACZO, to include standards for regulatory oversight for archaeological resources and where that regulation would occur.

Objective: Develop an archaeology plan.

Objective: Develop an archaeology review process for projects on County property, including archaeological monitoring and mitigation policies.

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Technology, Information, and Tools

Goal

Expand and improve the usability of the Historic Resources Inventory (HRI).

Objective: Make corrections to Phase 1 of the HRI.

Objective: Update the County Board-adopted HRI Goals and Policy Objectives to provide clearer policy requirements for HRI-listed properties.

Objective: Provide accessible Geographic Information Systems mapping connectivity to the HRI to enable wider usage by other County departments that carry out land use functions.

Objective: Develop a Phase 2 of the HRI.

Goal

Improve and expand the County's historic preservation information systems, including archival collections and information sharing.

Objective: Conduct additional architectural and cultural surveys and studies.

Objective: Complete the African American Multiple Property Documentation heritage survey begun in 2016, which establishes a historical contextual framework for African American history in Arlington and documents specific buildings, places, and neighborhoods for potential inclusion in the National Register of Historic Places.

Objective: Identify and pursue outlets for sharing Arlington's historic preservation data, information, and physical records within County departments and publicly.

Objective: Establish an archival program within the HPP to coordinate records management, accessibility, and research for historic information, both within the HPP archives and across County departments, and to provide a more formalized archival records management function Countywide.

Objective: Inventory and integrate the risks for historic properties—including overlapping climate change and development pressure—into historic preservation information systems.



Arlington Draft House

The Arlington Theater, now known as the Arlington Cinema and Drafthouse, dates to 1939 and is the only remaining operating theater in the County from the cinema boom period of the 1930s-1940s. Designed in a commercial Art Deco style, the building ranks in the highest category of Essential in the Historic Resources Inventory.

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Little Saigon Walking Tour

Existing HPP partnerships have been very successful. In 2022, local writer Kim O'Connell created a walking tour of Little Saigon in partnership with the Center for Local History and the HPP. Little Saigon refers to the former Vietnamese ethnic enclave in Clarendon, which served the large refugee population that immigrated after the Fall of Saigon on April 30, 1975. The neighborhood became a vibrant hub of regional Vietnamese commerce and social activity. Over time as the area developed, businesses closed or relocated to the nearby Eden Center in the City of Falls Church. The Nam Viet Restaurant is the last remaining original Vietnamese business in Clarendon.



Historic photograph:
Trikosko, Marion S, photographer
Vietnamese store Wilson Blvd., Arlington, Virginia,
1977

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Goals: Community Engagement

To expand the support for historic preservation and to ensure equitable access to historic preservation services, this plan recommends emphasizing education and outreach as part of the everyday work of the Historic Preservation Program (HPP).

Education and outreach activities should focus on history, historic resources, historic preservation services and how to access them.

Arlington County would benefit from a stronger shared sense of historical and cultural identity, as well as a more inclusive idea of Arlington's historical significance. Proximity to some of the country's earliest and best-known historic districts (e.g., Old Town Alexandria and Georgetown, both of which have a clear character via their history and culture) has overshadowed the significance of Arlington's history and built environment. One focus group participant's comment summarized it: "Everyone is older than us. Everyone has more history than we do." Arlington County has its own story and historic character, which is unique and encompasses the diverse story described in the Statement of Historical and Cultural Significance.

Arlington's character includes many historic neighborhoods and commercial centers connected by a network of major thoroughfares and bikeways, a mature tree canopy, a series of the country's architectural and historical "firsts" in its borders, and an exemplary collection of mid-20th century or "post-war" resources. Significant actions, events, and movements happened in Arlington and are reflected in the architectural and cultural landscape. Engaging the community in educational activities would provide a greater understanding and appreciation for these resources.

In addition, Arlington County is home to federally significant landmarks, such as Arlington National Cemetery, the George Washington Parkway, and the Pentagon. Their stories are Arlington stories. Connecting the shared identity of these federal properties to Arlingtonians' and visitors' experiences could help educate the public while strengthening local pride.

Some neighborhoods and residents have a stronger understanding of and more experience with historic preservation policies and tools. Rising property costs are driving rapid, typically irreversible changes in neighborhoods that

threaten to erase the character described above. To ensure accessibility, it is important that residents and property owners across the County understand what preservation programs are available. Residents' equal understanding of tools that address these changes translates to more equitable access to those services. Therefore, targeted outreach is a long-term HPP priority.



Midcentury Style

Arlington houses an exemplary collection of mid-20th century or "post-war" resources. This single-family home, built in 1940, is listed in the National Register of Historic Places for its distinctive Streamline Moderne architectural style.

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Goal

Build understanding of Arlington's history, people, and historic places.

Equity Aspiration

Sharing a varied selection of stories and perspectives facilitates broader representation in Arlington's historical narrative, thereby telling a more inclusive, collective story. It also creates excitement about a wider array of historic resources affiliated with Arlington's diverse populations.

A lack of public knowledge and enthusiasm for Arlington's history and historic places contributes to public apathy.

Arlington County adds new residents at an average rate of about one percent growth per year. These new residents can have limited grasp of the County's stories. The need to increase awareness of and pride in Arlington County's history among its own residents is imperative.

Partnership endeavors with the Arlington Public Art Program, the Public Library's Center for Local History, and organizations like the Arlington Historical Society and the Black Heritage Museum of Arlington could leverage information sharing

about the cultural heritage and associated historic resources of the County. Online questionnaires during the public engagement process for the Plan update revealed that longtime residents and inter-generational families, legacy businesses, political and social histories, and immigrant communities and their associated food, language, and other traditions are important historic and cultural resources that are worthy of preservation and interpretation.

Objective: Highlight the diverse range of Arlington's populations and their associated historic places in proactive education and interpretation activities. This inclusion would allow ethnic communities and historic neighborhoods that have been traditionally underrepresented to become part of Arlington's historical narrative.

Objective: Conduct one outreach effort quarterly.

This could be a series of dedicated educational activities, an online campaign around particular messages or efforts, a tour of a historic site or area, or an event. Each should include accompanying communications and press and focus on both public and internal (County staff and partnership) audiences. The HPP additionally should take advantage of local and national commemorations and anniversaries to engage Arlingtonians with their history, built environment, and cultural landscapes.

Arlington View

- Present-day Arlington View was established around the same time Freedmans Village was dismantled in the 1880s.
- Freedmans Village was established by the Federal government to help address the housing crisis for formerly enslaved African Americans.
- Arlington View, also known as Johnson's Hill, was composed of land mostly owned by the Johnston family. The Johnstons sold off parcels in the 1880s to some of the foundational families of Arlington View.



Arlington View (S. Queen St. and 11th St. S.), unknown date.

Presentation for Arlington View Civic Association

The Historic Preservation Program presents at civic association meetings to share information about historic preservation. This image is a slide from a presentation given to the Arlington View Civic Association in 2022.

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Goal

Build support for preservation of Arlington's historic places.

Equity Aspiration

Expanding on traditional engagement methods to grow understanding and support for historic preservation will allow the HPP to reach a broader, more diverse audience, ultimately allowing the County to accommodate and empower more communities with historic preservation services. Arlington County should ensure that all residents have fair access to the benefits of historic preservation, including the financial incentives, services, and tools that accompany designation.

Arlington has an abundance of historic resources that are significant and deserving of preservation. Historic buildings in Arlington span multiple developmental periods; are found in various geographical areas of the County; and include several rare 18th century buildings, 19th century farmhouses, early- and mid-20th century single-family neighborhoods, mid-20th century garden apartments, and mid-20th century multi-family and commercial

buildings. Surrounding green spaces, roadway and transit patterns, and mature tree canopies are also prevalent parts of Arlington's visible character.

Recent past resources are often misunderstood and underappreciated. The mid-20th century is typically regarded as "too new" to be historic by those outside the historic preservation discipline. At the same time, commercial buildings and neighborhoods associated with late modernist architecture are often threatened by development pressures.

Crystal City is one example of an area with mid-20th century commercial buildings and neighborhoods that are undergoing redevelopment. In fall 2021, the HPP, in partnership with the Virginia Department of Historic Resources and volunteers from Docomomo DC, conducted an architectural field survey there focused on mid-20th century residential and commercial buildings and streetscapes. The purpose was to understand prevalent modernist architectural styles (including International Style, Brutalism, Moderne, Miesian, Neo-Expressionism, Post Modernism, and New Formalism). The Crystal City area epitomizes the modernist period, when design turned toward geometric shapes, larger buildings, concrete and updated (at the time) types of brick and masonry, curving walls and landscaping elements, and auto-oriented patterns of movement.

During the Historic and Cultural Resources Plan engagement process, stakeholders expressed interest in recognizing, preserving, and incorporating

modernist building and landscape design elements into today's plans and projects while updating amenities like green spaces, transit connections, and pedestrian-friendly streetscapes that were not always ideal in historic mid-20th century environments. Historic Preservation is not incorporated consistently in all County planning studies and efforts. A major step forward would be to connect with property owners and the broader community to build support for preservation of Arlington's known and unknown historic resources, including modernist architecture.

Objective: Develop a regular "annual report"-style update on the impact and importance of historic preservation in the County. This should include the achievements, aspirations, and even losses of the HPP and its partners, including a summary of economic impacts on preservation activities and historic places in Arlington. The release of the Annual Report could be done in conjunction with one of the quarterly outreach events.

Objective: Continue the HPP digital newsletter and expand its reach by assessing its audience, timing, and distribution methods. Introduced in October 2019, the HPP's quarterly digital newsletter sent out via email has one of the highest "open rates"—the percentage of people who click open the publication—amongst similar County-issued communications. Going forward, it is important to consider how to expand distribution of the newsletter to engage with even more Arlingtonians.

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Objective: Reach out to areas and communities in the County that typically have not participated in historic preservation activities to ensure equitable access to program services and incentives. Historic preservation is traditionally viewed as a nuanced interest that is accessible to a limited portion of the population. In reality, communities and people are at the heart of historic preservation. The HPP should increase its efforts to communicate with a broader range of Arlingtonians to help more residents increase their understanding of Arlington history and the overall benefits of historic preservation.

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Goals: Incentives for Preservation

Redevelopment projects, both large- and small-scale, are a driving force of the rapid change occurring in Arlington. Both the County's proximity to Washington, D.C., and its high quality of life make it a desirable location. Economic pressure to increase development and meet the market demand is a reality under which all land use policies, including historic preservation, must operate. While regulation is fundamental to healthy historic preservation practice, this environment also requires a strong and robust historic preservation program that can balance change by incentivizing preservation methods as part of development and redevelopment activities.

Residents, property owners, and developers are asking for clear benefits and motivators to include historic preservation in their projects. As mentioned in the Introduction Chapter, focus group and interview participants emphasized a need for preservation incentives because the rewards for redevelopment are quite high—property owners must see tangible benefits beyond the quality-of-life improvements that preservation advocates appreciate. One interviewee said, “We need a fund of some kind, some money, TDR [Transfer of

Development Rights], tax abatement, what else?” Not all incentives are financial. Recognition like the DesignArlington Awards can motivate good design and preservation. So can tangible benefits like targeted County services or streamlined permitting and zoning for those undertaking preservation activities.



Preservation Incentives

Financial and zoning incentives such as easements and TDR have successfully motivated the preservation of large properties and commercial sites like this one. Creating more incentives for the Historic Preservation Program's

toolkit will provide a variety of strong approaches for the range of situations property owners face.

Many interviewees in the Plan engagement process pointed to the need for financial incentives. One stated, “The (2006) plan said a lot about partnering with people, and suggested grants. It is important to get paid and recognized for what you do and know. The idea

of reaching out and partnership is meaningless unless you are paying or connecting. Look at the balance of this and think about how you recognize this—it could be financial support for needs in the neighborhood, park, etc. We've given lip service to benefits and incentives—when do we really do it?” (Easement program participant)

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Goal

Provide incentives for preservation to residents, property owners, developers, and community organizations.

Equity Aspiration

Incentives have the potential to encourage broader, more diverse participation in historic preservation services across the County.

Examples of incentives that would promote preservation in the County are included in the following objectives:

Objective: Recognize those already preserving Arlington's heritage through local historic districts (LHDs) and preservation easements with historic markers, plaques, awards, and interpretive installations. This could be accomplished by implementing a building plaque program for local landmarks, neighborhoods, and /or Essential properties on the Historic Resources Inventory to identify and honor places of community value. Additionally, the Historic Preservation Program should continue the popular historic marker program to inform the public about historic properties, people, and events of interest.



The County's Historic Preservation Fund, launched in 2023, supports community and individual projects related to Arlington's history, built environment, or cultural heritage.

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Objective: Support the needs of residents, developers, partners, and other constituents through financial incentives for preservation.

Action: Grow the Historic Preservation Fund (HPF). This could be accomplished through an endowment of County funds and an ongoing, dedicated revenue source (e.g., annual General Fund contribution; percentage or proportion of existing taxes for recordation, real estate, or personal property; and/or via financial contributions as mitigation for site plan review and/or other redevelopment scenarios negatively impacting historic resources).

In April 2022 as part of the FY23 County budget adoption, the County Board approved initial funding to establish the HPF to provide grant support for community-initiated projects related to Arlington's history, built environment, and/or cultural heritage. This competitive grant program allows the County Government to strengthen its support of historic preservation projects across Arlington by fostering community partnerships and advancing the vision and values of the Historic and Cultural Resources Plan (Plan). The inaugural HPF in FY23 will support both capital (up to \$100,000 with 100 percent match) and non-capital projects (up to \$25,000) that align with the stated goals of the Plan.

Action: Seek additional financial tools to expand local historic preservation benefits. This could include, for example (and to the extent permitted by law), a local historic preservation tax credit and/or a local tax abatement program. Such a tax credit could be modeled on the state and federal rehabilitation tax credit programs. Similarly, a local property tax abatement program could be tied to historic rehabilitation. In stakeholder interviews for the Plan update, property owners cited the TDR program as a good concept for incentives. Tax credits and incentives function similarly, providing financial benefit to owners who incorporate historic preservation into their projects without requiring the County to distribute direct funds. Tax credits are typically attractive incentives to owners and to jurisdictions, as they are offered when owners make investments to their properties and do not require a direct cash investment by the locality.

Objective: Pursue the provision of flexible zoning standards (to the extent permitted by law) for historic buildings undergoing rehabilitation or adaptive reuse. Examples could include establishing pre-approved zoning standards when certain projects meet specific preservation parameters, such as allowing adaptive reuse projects in historic commercial districts or allowing compatible additions in garden apartment complexes.

Objective: Partner and coordinate with County departments and divisions to establish a menu

of County-provided benefits available to owners of LHDs, recorded preservation easements, or historic properties under site plan or development review. Attractive offerings for consideration could include (among others):

- Allowing for bonus density in site plan projects if they meet specific preservation standards;
- Implementing accelerated permitting process(es) for designated historic properties undergoing appropriate renovation and/or development;
- Promoting the availability of free native trees, either for planting on private property or in the public right-of-way, from the County; those with LHDs could be prioritized in the County's current tree planting efforts through the Tree Distribution Program and the Tree Canopy Fund and/or receive additional trees; and/or
- Collaborating with County Urban Forestry to provide design advice for the conservation of the existing tree canopy.

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“Garden apartment loss is gentrification. We had a well-established neighborhood of homeowners; today that is a lot harder to maintain.”

•

“If we knock down old garden apartments, how will we replace them? Even if they make guidelines for a builder of apartments for affordable housing to provide incentives for people to move into their new properties, people don’t necessarily move into the new construction. For example, Avalon Bay moved the Latino community out, and they went to Arlandria. So garden apartments retained diversity.”

Rehabilitation Tax Credits-Westover Apartments

Rehabilitation tax credits are one of the most popular financial incentives for owners of historic properties listed in the National Register of Historic Places (NRHP). Hundreds of property owners Countywide have used this benefit. Constructed between 1939-1941, the Westover Apartments shown here is a garden-style apartment complex listed in the NRHP. The owner of this property used both federal and state rehabilitation tax credits.

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Goals: Partnerships

While the Historic Preservation Program (HPP) is at the core of advocating for cultural resources in Arlington, safeguarding the County's historic and cultural heritage would be multiplied by partnering with owners of historic properties, County agencies and departments, and other community initiatives and/or County priorities.

In some cases, improved communication and cooperation would minimize conflicts by identifying pressure points earlier. This has been the case both in the past and present:

- A strong collaboration with Arlington Public Schools (APS) resulted in the local historic district (LHD) designation of Dorothy Hamm Middle School (formerly Stratford Jr. High School) and a subsequent major new addition that successfully accommodates 21st century learning needs while honoring the building's past. New interpretive elements also highlight the desegregation story for current and future generations.

- However, since the adoption of the original Historic and Cultural Resources Plan (the Plan), there have been six unsuccessful attempts¹ to preserve historic buildings through the LHD designation process, including public school facilities, privately-owned single-family homes, and institutional buildings. In each of these instances, there were threats of pending demolition and property owners objected to designation protections. The designation review process was particularly reactive due to little advance communications with property owners before the filing of designation nominations. This resulted in some public sentiment that the HPP was ineffective in protecting historic resources. Collaborating proactively before a demolition was imminent may have resulted in a different outcome.
- The Shirlington Special General Land Use Plan (GLUP) Study Plus and Concept Plan (approved by the County Board in 2020) involved multiple sites and property owners requesting land use changes around the Village of Shirlington, historically known as the Shirlington Shopping

Center (1944). The study analyzed all County Comprehensive Plan goals for the Village of Shirlington, including historic preservation, which resulted in a wide-ranging understanding of the center's historic significance, identification of character-defining features, and appropriate



Shirlington Special GLUP Study Plus and Concept Plan-Village of Shirlington

The Historic Preservation Program participated in a walking tour in 2019 as part of the Shirlington Special General Land Use Plan (GLUP) Study and Concept Plan. Historically known as the Shirlington Shopping Center, Shirlington dates to 1944. The Study included historic preservation in its analysis, resulting in a fuller understanding of the site's historic significance, character-defining features, and appropriate preservation treatments.

¹ The five properties included Wilson School (twice), Arlington Presbyterian Church, the Arlington Education Center, the Febrey-Lothrop Estate, and the Fellows-McGrath House.

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preservation treatments and recommendations. Thus, historic preservation was included as one of the priorities for Shirlington when the study was developed.

- The HPP staff currently is part of a core inter-departmental staff team working with the new property owner of the Barcroft Apartments to develop an overall site planning concept. Barcroft is one of the largest and most intact historic midcentury garden apartment complexes in Arlington, and it provides essential affordable housing to its residents. Key priorities include the retention of affordable housing units, historic buildings, and mature trees and landscaping elements, all of which are inherent characteristics of traditional garden apartment design.
- In many cases, historic preservation provides strong support for complementary County initiatives like equity and inclusion, affordable housing, green space conservation, and climate change mitigation. Residents expect this collective perspective from the HPP. One focus group participant noted, “It [preservation effort] has to be multi-departmental. If we’re going to preserve culture, language, history of Arlington, it can’t be isolated. Board members come and go: if it’s not part of how we do things, it will disappear.”

Formalize and define the inclusion of historic preservation into other County planning and reviews.

Equity Aspiration

Formalizing internal procedural requirements and improving cross-organizational project collaborations will hold the County consistently accountable to historic preservation goals and policy, thereby ensuring that history, culture, and community identity are preserved, brought forward, and celebrated.

The HPP fosters positive working relationships across County agencies and departments, and much is accomplished today through informal agreements and relationships with appointed commissions that bring historic preservation representatives into projects when it seems important. The original Plan laid the groundwork for increased HPP collaboration across the County agency overall, but now the involvement of the HPP must be formalized. Although there have been some excellent cross-organizational project collaborations over the decades, such as a successful partnership with the Public Art Program in Arlington Economic Develop-

ment to salvage and restore historic Tiffany-studio stained-glass windows and promote important local Civil Rights Movement milestones, more collaboration is needed to increase the effectiveness of the HPP.

While informal relationships often translate into invitations to collaborate or even review plans and projects, there is an episodic and ad-hoc nature to how the HPP gets involved within the broad range of County land use and development functions, both within County government and with APS. This creates extra work, often putting program staff and community groups at odds when they could have been aligned by earlier coordination. One stakeholder interviewee reflected on site plan review and observed, “We rarely see [the Historical Affairs and Landmark Review Board] HALRB at site plan review. By the time they are there, the Planning Commission would have already reviewed. Stop tinkering at the end—get them into the process at the front end.” Formalized, regular, and proactive structures for historic preservation support will avoid communication gaps and last-minute intervention.

Objective: Assess and adjust policies and processes in the County government structure to better position historic preservation for proactive, constructive, and consistent partnership with other functions. Formal processes for incorporating the HPP into all planning and reviewing of development projects and Countywide planning initiatives that involve existing neighborhoods,

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historic schools, and more will provide greater predictability and reliability for both historic preservation advocates and programs/agencies with projects that impact historic resources.

Action: Require historic preservation analysis and recommendations to be included in all Sector Plans, Area Plans, Long-Range Plans, and Countywide planning studies. To date, this has been a successful approach on an ad-hoc level in several recent plans and studies. Formalizing this approach to include historic preservation in all such plans and studies would help identify significant historic buildings, highlight diversity and cultural importance, and ensure appropriate strategies for addressing historic properties are applied consistently.

- Include HPP staff and/or an HALRB representative in the biennial Arlington County Capital Improvement Plan. This would guarantee that capital plans receive technical guidance on upcoming projects, proactive coordination, and consistent preservation approaches to historic properties.
- In coordination with APS, develop an inventory of existing school buildings to document original dates of construction, significant cultural occurrences, historic and/or architectural features of note, and completed and/or ongoing renovations. During the biennial APS capital budget planning process, this inventory will guide when additional direction from the HPP is required. This collaboration also could

provide a comprehensive approach to strategic planning for future capital projects associated with the historic school portfolio operated and maintained by APS.

- Establish opportunities for the HPP staff to provide technical expertise regarding ongoing maintenance and renovations at County-owned and APS-managed historic properties, as well as others that are publicly accessible. This would help ensure adherence to historic preservation best practices, as well as the ability to assess potential future funding needs.
- Seek a formal historic preservation review process (similar to the federal Section 106 review process) for County-owned buildings to ensure the County is modeling best practices in historic preservation, such as avoidance and mitigation. This would allow a comprehensive and consistent analysis, based on specific criteria, to determine potential physical and visual impacts on County-owned historic resources. It also could provide a comprehensive approach to strategic planning for future capital projects.
- Engage community members in defining historic preservation priorities through the Arlington Neighborhoods Advisory Committee by identifying preservation concerns, goals, and desired landmarks in annual or biennial planning, as well as in the development of individual Arlington Neighborhoods Plans and

recommendations. This correlates with the HPP's education and outreach objectives by helping community advocates compile and share their neighborhoods' stories. This also would allow the HPP to understand neighborhood-preferred historic preservation goals, thereby increasing the staff's ability to better serve constituents Countywide.



Carlin Community Hall

Constructed in 1892, Carlin Community Hall is a Local Historic District and former community hall and school in the Glencarlyn neighborhood. Today, the Hall is under the stewardship of the Department of Environmental Services, which coordinates with the Historic Preservation Program concerning preservation best practices and regulatory reviews for projects at the site.

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Integrate historic preservation with other, complementary priority initiatives.

Equity Aspiration

Establishing formal partnerships between historic preservation and County departments/programs with complementary priorities will expand the impact of historic preservation beyond a single Comprehensive Plan element.

Historic preservation is effectively managing change over time; it is the goal of protecting and celebrating the most significant elements of a community while adapting to evolution brought by population and development shifts. Historic preservation professionals have been working for more than a decade to understand, to be understood by, and to connect with other aspects of urban and comprehensive planning such as affordable housing, equity and inclusion, public art, sustainability, climate change, parks, and more.

For example, retaining and providing affordable housing Countywide is of particular concern to County leadership. Focus group and interview participants for the Plan acknowledged that long-time Arlington residents struggle with rising taxes and housing costs while new regional residents often cannot afford to live in Arlington. Gentrification and development pressures continue to threaten existing affordable housing in historic garden apartments, which offer large lots for redevelopment, as well as extensive open spaces and large surface parking lots.

A specific example of this is Fort Henry Gardens (1944-1945), a garden apartment complex which is ranked in the Important category of the Historic Resources Inventory (HRI). Located in Green Valley, a historically African American community, Fort Henry Gardens is owned by a nonprofit affordable housing developer of low- and moderate-income housing in Virginia. In 2020, the owner proposed to redevelop the existing complex with new multi-family housing and amenities. Although the site plan project is currently on-hold, it showcases the dilemma faced by County leadership, planners, affordable housing advocates, social-justice activists, environmentalists, and preservationists.

Connecting equitable housing efforts and historic preservation principles by adding density to existing complexes instead of demolishing them could help prevent displacement of residents, allow for sensitive redevelopment opportunities, retain existing tree canopies, and preserve existing

historic resources. Further, the strategy of adding complementary “bump-outs” to existing buildings (some with larger, family-sized units) has already been successful at several historic garden apartment complexes, including Buckingham Village and Colonial Village.

Integrating climate change and redevelopment pressures into risk assessments for historic properties is good preservation practice, and it is also good for the earth.

Existing buildings contain significant amounts of embodied carbon. Tearing down older buildings and replacing them with new construction creates tremendous amounts of new embodied carbon. This contributes to climate change and uses many natural resources. In the United States, 43% of carbon emissions and 39% of total energy use are attributed to the construction and operation of buildings. Historic preservation approaches, such as adapting historic buildings for new uses, are key to sustainable development and successful regenerative communities. Through careful planning and consideration, balancing historic preservation with a desire to achieve higher sustainability standards will help the County achieve a carbon neutral community by 2050.

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Objective: Increase partnership between affordable housing and historic preservation efforts in the County at commission and staff levels.

- Enable greater density in appropriate ways to preserve/expand affordable housing on historic multi-family and larger lot, single-family residential properties. This includes those designated as LHDs, listed in the National Register of Historic Places, and/or categorized in the HRI. Both the HPP and HALRB have been successful in helping adapt these types of resources to increase housing units in historically sensitive ways through new additions and accessory dwellings.
- Develop an architectural guidebook for adding preservation-sensitive density to various property types in Arlington, such as single-home residential lots and multi-family garden apartments. Such a publication could offer inspiration to property owners and developers alike for sensitive approaches to increasing existing living spaces through historically compatible new construction. As an example, in 2007, the Ashton Heights Civic Association partnered with the HPP and the Arlington Neighborhoods Program to publish a style guide detailing design ideas for both renovation and new construction within the National Register-listed neighborhood.
- Provide information on financial incentives available for rehabilitation of historic properties that can bolster affordable housing fund-

ing incentives. Currently, Virginia and federal rehabilitation tax credits can be combined with affordable housing-focused funding programs, for example.

Sustainability is another considerable priority for County residents and leadership, yet energy efficiency and green building efforts often are viewed as oppositional to historic preservation. However, there is a longstanding and growing body of knowledge that concludes the opposite. In Arlington County, there is a relationship already between the HPP and the Department of Environmental Services (DES). DES manages a majority of the portfolio of County-owned historic buildings and also leads Countywide sustainability initiatives, including a Green Home Choice Sustainable Certification Program, which has worked with many property owners to retain historic buildings while making them more energy efficient and durable. The recommendations below would be best pursued in collaboration with DES.

Within historic preservation parameters, there are several energy efficient actions that could be taken to avoid the destruction of historic materials. Increased education about sustainability practices and options could mitigate the desire to replace character-defining features, such as windows and doors. In addition to the retention of materials themselves—which prevents mining, manufacturing, distributing, and constructing new materials—preservation of historic buildings and landscapes

Historic Preservation makes an excellent partner for other priority initiatives in Arlington County.

Affordable Housing: *“Aim to preserve communities and not displace longtime residents there. Allow for more affordable housing units. We need to re-develop communities and honor their historic legacies (a balance here), as well as allow more affordable units.”*

Tree Conservation: *“How can you protect resources to adapt to the climate and how can those properties be retrofitted to be carbon neutral? Emphasize vegetation and trees in the County.”*

Energy Efficiency: The Environmental Protection Agency states that *“A new, green, energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building.”*³⁹

Diversity and Inclusivity: *“Where there is vital culture, it should be nurtured and fertilized rather than paved over and a plaque put up. Otherwise, it becomes artificial culture.”*

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often protects the larger proportions of green space present in historic communities. Historic garden apartments, single-family homes, and duplexes are typically attached to private or semi-public green spaces that provide natural habitats for local species, stormwater management, and connections to nature for residents. The utilization of historic communities also reduces car dependency since transit systems often developed around or along traditional transportation corridors.

Objective: Provide support for retrofitting historic properties for improved energy efficiency by promoting and allowing efforts to integrate better building techniques and technologies. Adapting historic buildings to be more sustainable and energy efficient would further reduce carbon and climate impacts while increasing their durability and longevity. Such modifications could include

improvements to energy and water efficiency, installation of interior storm windows/inserts, ductless and small duct high-efficiency heating systems, compact plumbing design, interior and exterior moisture management techniques, and dehumidification strategies.

Objective: Formalize structures and processes for supporting the role of trees, vegetation, and landscape design in historic neighborhoods and landscapes. Mature tree canopy, planned landscapes, and open spaces contribute to the character of older neighborhoods and historic properties. The HPP and Urban Forestry are building a partnership today, creating a shared reference document, and implementing the Plan is an opportunity for stronger collaborations with Natural Resources and Urban Forestry

“Track the true cost of development: not just monetarily but the cost on culture and on the earth. What is the impact of new development on the environment?”

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Parks & Preservation

Parks often have a tie to history and culture and are an excellent place to share the County's history. These interpretive panels at Fort Ethan Allen (below) are an example of incorporating historic content into the park experience. Fort Ethan Allen is also a Local Historic District.



Goal

Explicitly address cultural landscapes in Arlington.

Equity Aspiration

Promoting and preserving cultural heritage and landscapes will unearth and highlight new stories, collectively convey a fuller sense of the County's cultural identity, and generate more cross-departmental collaboration with key internal partners (e.g., Cultural Affairs, Public Art, Department of Parks and Recreation (DPR), and the County Manager's Office).

Arlington's cultural landscapes are understood more deeply and are more visible as a historic preservation priority than ever before—just as they are more threatened by the intensity of land use needs. Increases in population and land prices equate to fierce competition even among public organizations for parcels, making preservation of those without particularly iconic resources more difficult. To that end, this Plan recommends that the HPP increase understanding of and build proactive policies around cultural landscapes. For example, there are several LHDs (e.g., Fort Ethan Allen, Fort C.F. Smith, Reevesland, Fraber House, Ball-Carlin

Cemetery, Brandywine Castle) that are within and/or adjacent to County parks and/or facilities. These present prime opportunities to raise public awareness about history and culture through more engaging interpretation and visitor experiences.

Objective: Develop short- and long-term recommendations for addressing maintenance issues of and development encroaching on cemeteries and burial grounds (as permissible by law) within County boundaries. While several historic cemeteries and burial grounds are protected as LHDs, many remain unprotected. In fact, these sacred grounds oftentimes do not have identified property owners and range from well-maintained to neglected. Development growth is aggravating these issues—fostering the perspective that these resources no longer have a role within Arlington's modern built environment. Yet, historic cemeteries and burial grounds serve as reminders of various settlement patterns, as well as reveal important information about historic events, religions, lifestyles, and genealogy. The County should promote stewardship and consider preservation treatments of such sites to help enhance their historic and cultural value to the broader Arlington community. The HPP could seek input from the surrounding neighborhoods when evaluating these properties and could sponsor genealogical research to help determine descendants of abandoned cemeteries and burial grounds. This would be a crucial next step that could lead to partnerships with property owners and descendants for strategizing about ongoing

maintenance needs, including conducting landscape maintenance, conserving headstones, and repairing fencing.

Objective: Work with DPR, the Public Art Program, and neighborhood advocates to understand, interpret, and preserve or enhance the physical historic resources and cultural meaning of County parks and other public spaces. These could include the Civil War forts and other historic landscapes such as Dawson Terrace and Reevesland. The HPP could provide both historical information and technical guidance while advancing its mission of outreach and education.



Travers' Family Graveyard

Designated as a Local Historic District (LHD) in 1990, the Travers' Family Graveyard is one of the few family graveyards to survive urban development in Arlington. This 25-by-45-foot historic burial ground's oldest grave marker dates to 1830 and is a great example of burial practices in rural Virginia during the 19th century.

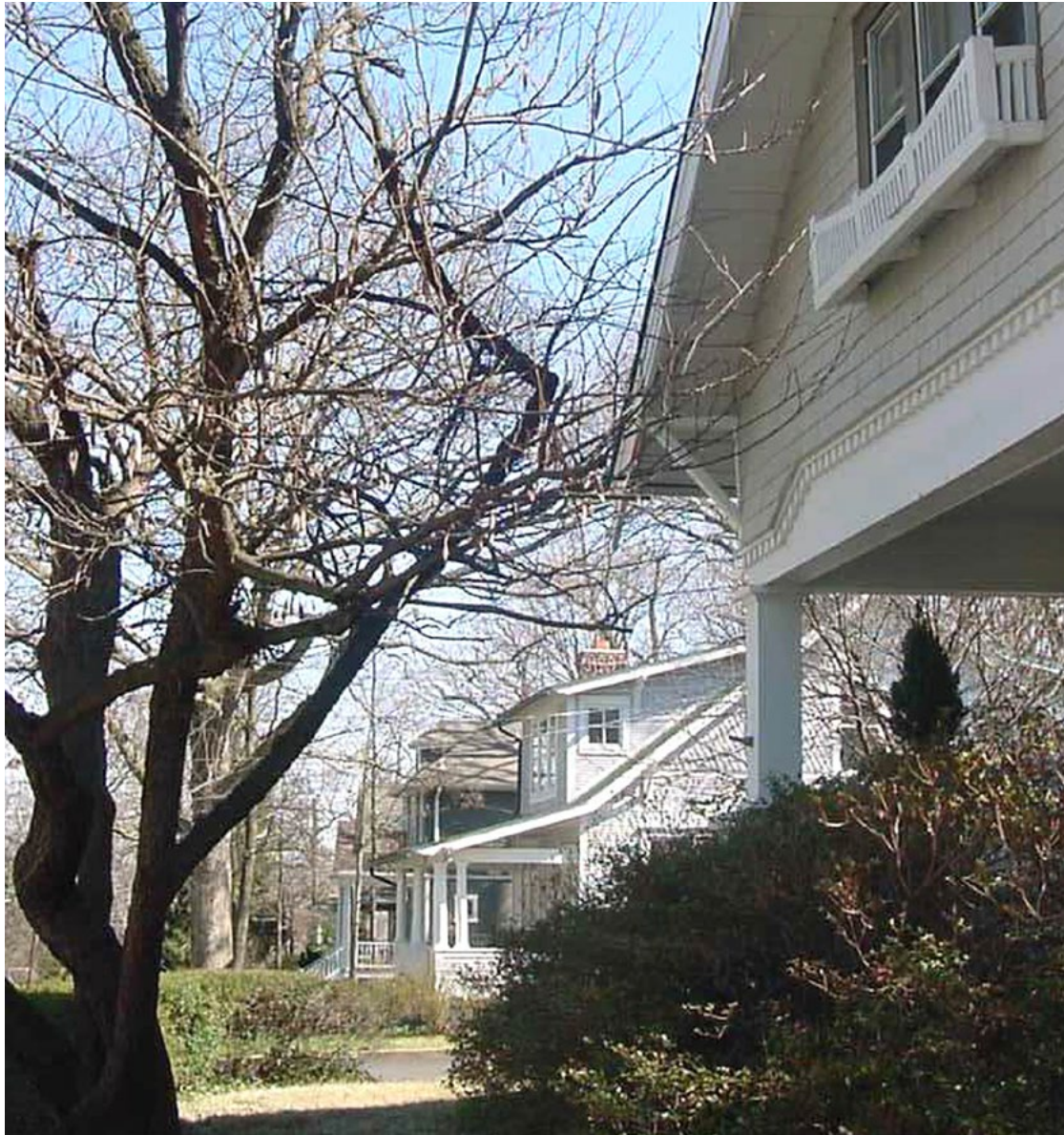
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Maywood Historic District

The Maywood Historic District is one of Arlington's oldest single-family residential neighborhoods and one of the best examples of suburban development that occurred along Arlington's early trolley lines. Characterized by homes with a variety of architectural styles and streetscapes with mature trees, Maywood contains nearly 300 buildings constructed in every decade of the 20th century and some during the 21st century. Maywood became a Local Historic District (LHD) in 1990 and is one of the County's most active and highly regarded LHDs.

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Goals: Regulations

The beginnings of the national historic preservation movement are rooted in the Historic Preservation Act of 1966, a federal regulatory act. Preservation today comprises educational activities, outreach programming, incentives, and regulations, with regulation remaining a foundational tool for accomplishing protection of historic and cultural heritage. The following recommendations are meant to improve the structure, applicability, and accessibility of Arlington regulatory historic preservation tools.

Alcova Holiday Card

In 1976, the Historical Affairs and Landmark Review Board was established under the County's Zoning Ordinance. Alcova, a farmhouse constructed around 1860, was one of the first Local Historic Districts approved in Arlington. This is a holiday card from the Byars family featuring an image of the house from the mid-20th century.

Courtesy of Historic Preservation Program Archives



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Goal

Assess and improve the LHD designation process.

Equity Aspiration

Assessing the approach to the local designation process will provide better clarity to all parties involved, especially considering the architectural, historical, and/or cultural merits of historic resources when implementing preservation policy.

Historic preservation—particularly the identification, protection, and stewardship of historic properties—is a community benefit. The legal structure, guidelines, and overseeing body are meant to ensure a fair and consistent review based on known criteria when both establishing designations and managing alterations in locally designated districts. This creates justifiable standards of review and predictability in outcome for all parties involved. In Virginia jurisdictions, the legal structure for the designation process enables only advisory roles for the appointed preservation commission members (in Arlington, the HALRB), placing final designation decisions with the elected officials. In Arlington, this legal structure can result in differences of opinion between the

County Board and the HALRB, both of which may have varying perspectives on why they support, or do not support, local designation requests.

Objective: Evaluate the LHD designation process to strengthen the possibility of alignment between the HALRB’s recommendations and the County Board’s decisions to support said recommendations.

Objective: Ensure LHD and other designation decisions utilize the legal requirements in the state enabling legislation (Section 15.2-2306) and ACZO (Section 11.3.4).

Objective: Align the LHD designation process and structure with national benchmarks and stronger legal protection by seeking legislative changes at the state level.

County Board decisions on LHD designation requests are strengthened by the HALRB’s recommendations given that detailed historic research and evaluation of a property’s historic, architectural, and/or cultural merits inform such recommendations. Additionally, the HALRB’s recommendations are based on the established designation criteria specified in the ACZO. In theory, applicability of the designation criteria should have sufficient weight to help align the HALRB’s and County Board’s decisions on LHD requests. However, in practice, this has not always happened.

It is recommended that interpretation of the state enabling legislation (Section 15.2-2306) and ACZO (Section 11.3.4) be reviewed by the County

Board to determine the best course of action, particularly when the HALRB and the County Board are faced with contentious LHD requests. For example, the ACZO defines the eleven eligibility criteria by which designation requests should be evaluated; owner consent is not one of those factors, regardless of property type (a historic property legally can be designated against owner preference/consent if it meets the criteria provided by the ACZO and state statute).

The County Board has approved only those LHDs with owner support since the early-1990s. Thus, this Plan recommends that the County evaluate the LHD designation process, including clarifying the eligibility criteria threshold that must be met when property owners do not support designation. The consideration of such improvements to the LHD designation process could safeguard more and diverse types of historic resources (both in terms of quantity and potentially diversity) for future Arlingtonians.

Lastly, the Plan recommends a long-term approach to analyzing the LHD designation process and structure with national benchmarks and stronger legal protections by seeking legislative changes at the state level. Arlington County could consider collaborating with other Virginia jurisdictions that have active preservation program to

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adjust the local designation process. Two examples of such a process change might include allowing qualified architectural review boards to determine the outcomes of designation requests or studying the feasibility of establishing a demolition delay ordinance for historic properties actively in the LHD designation process.



Febrey-Lothrop Estate

The demolition of the Febrey-Lothrop Estate in 2021 illustrates many of the challenges faced by preservationists, such as rising property values, owners' objections to preservation, and the efficiency of the local historic district designation process. The Plan suggests the exploration of existing and new preservation tools and policies to consider proactive solutions.

“We have weak preservation regulations, incentives, and requirements. Same with design. Historic preservation is well-established, and there is precedent. Why is it treated as though we can’t do more? It is an element of the Comprehensive Plan.”



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Goal

Increase flexibility of the County's historic preservation tools: allow and encourage protection of structures with meaning beyond architecture and of places that are neither a single building nor a complete large neighborhood, but rather in-between in size.

Equity Aspiration

The creation and application of new, flexible historic preservation zoning tools will acknowledge significance beyond traditional architectural integrity and expand the preservation tools available in the County.

In an article in *Bloomberg CityLab*, Patrice Frey, President and CEO of Main Street America, describes the *Secretary of the Interior's Standards for Rehabilitation* as too limited for several types of projects, thereby discouraging the public from historic preservation by providing only one too-rigid approach.⁴⁶ Likewise, she provides examples of buildings and projects that require additional, more flexible financial and regulatory tools that are not currently accessible to practitioners and advocates nationwide. Typical historic preservation approaches, such as large local historic district overlays, are

especially difficult to achieve due to low property owner support in both low- and high-investment appeal environments, for different reasons.

When seeking to maximize profit, property owners are not always interested in honoring or complying with historic preservation overlays. Interviewees from the public engagement phase of the Historic and Cultural Resources Plan who own multi-family or other large properties shared this perspective and suggested a strong desire for more flexible and incentive-based approaches to historic preservation. Regulatory districts often are embraced most fully in areas where property owners desire to retain historic character, are concerned about risks to the cultural and historic identity of the community, and have financial resources for historically appropriate maintenance.

Since 1976, broad LHD overlays have remained one effective and straightforward option for protecting significant places and resources in Arlington County. However, additional mechanisms should be considered that provide appropriate and flexible approaches for areas that may be viewed as historically or culturally significant to stakeholders beyond those who reside in the immediate vicinity. Supporting adaptable, creative preservation tools would enable the HPP to work with more neighborhoods and property owners across Arlington.

The exploration of two new zoning approaches is recommended, as they could offer more flexibility in preservation standards while allowing for the preservation of additional historic resources.

Exact details about how this could be structured effectively would need to be determined at a later date prior to implementation. However, for such methods to be successful, community support would be paramount.

Objective: Pursue the establishment of "Neighborhood Heritage Districts," which are overlay districts that provide broader protections to preserve the overall character of neighborhoods, generally focused on scale, rhythm/layout, broad materials, or other features in general.

- These districts could be incentive-based and/or regulatory, similar to LHDs but less restrictive.
- Regulation of various aspects of community character would be tailored to the needs of property owners and characteristics of specific areas, based on how a community has adapted over time concerning alterations to character-defining features.
- Less emphasis would be placed on architectural integrity or materials, which typically are character-defining features preserved in traditional LHDs. Instead, examples of elements such as massing, height, setbacks, trees, and facades could be regulated, all of which would be defined in design guidelines developed by the property owners in collaboration with the HPP staff and the HALRB and then approved by the County Board.

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- Regulation of demolition could be explored. In Charlottesville, Virginia, for example, the demolition regulation process is the same in its three Neighborhood Conservation Districts and its eight LHDs. There, the approach is an administrative review that includes site plan review “if applicable.”

Objective: Pursue the establishment of “micro-districts,” which are modestly sized LHDs with the same type of detailed design guidelines, to preserve smaller areas of concentrated historic resources. These would be smaller than the current multiple-property local districts, perhaps one to four blocks within a neighborhood or garden apartment complex, and could reflect a strong cohesion of story, character, architectural style, and/or context. Neighborhoods that have witnessed drastic changes but still have intact blocks of historic resources with varying levels of historic integrity would be good candidates for this type of district.



Everyday Architecture

Some historic resources tell compelling, important stories without presenting high-style architecture. Great examples are "Restaurant Row" on 23rd Street South in Crystal City (top left), the segregation wall in the Halls Hill/High View Park neighborhood (top right), and Fort Henry Gardens (bottom), a segregation-era garden apartment complex in Green Valley. These are tangible and irreplaceable pieces of Arlington's cultural heritage.

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Goal

Seek preservation for high-risk and underrepresented historic and cultural resources and landscapes.

Equity Aspiration

Investing in the preservation of both high-risk and underrepresented historic and cultural resources and landscapes recognizes the urgency these categories face: their loss cannot be replaced. This progressive approach will allow historic preservation to be more inclusive by explicitly seeking to preserve buildings, neighborhoods, landscapes, and traditions that have significance, all of which provides a fuller story of Arlington County.

Due to the quick pace of development in the County, the HPP will need to focus on both high-risk and underrepresented resources if examples of these properties are to endure. Expanding knowledge of what is remaining and retention strategies will be pivotal.

Objective: Prioritize application of preservation tools to the highest risk and least protected resources.

Underrepresented resources typically have not been surveyed, and when assets are not identified,

they are threatened. According to the National Park Service database, only seven of Arlington's 73 National Register-listed historic resources are recognized for their associations with African American history. Other BIPOC communities are represented even less. Although the preservation of underrepresented historic and cultural resources is a national issue, Arlington County has the opportunity to lead by example, to practice historic preservation in a fully inclusive manner.

Similarly, high-risk historic resources are threatened by development pressures and require special attention. Despite the County containing some of the nation's first federally funded, segregated garden apartments, these developments are steadily being demolished. Likewise, two of the last remaining historic larger-lot single-family homes—the Febrey-Lothrop Estate and (on a smaller lot) the Fellows-McGrath House—were demolished in 2021. In some cases, inventory updates are an issue, but in others, enacting a proactive strategy for preservation is required.

Suggested types of resources that are at risk and warrant prioritization for preservation are described below (not all-inclusive):

- Commercial and/or residential areas that showcase cohesive immigrant communities;
 - Cultural landscapes, including historic designed landscapes (i.e., planned garden apartment complexes, Civil War forts, parks, campuses, estates) and historic vernacular landscapes (e.g., industrial areas, agricultural landscapes); and
 - Large lot sites that typically contain historic buildings constructed during the 19th century and early-20th century with potential historical, cultural, and/or archaeological significance. Such sites are becoming increasingly rare and often threatened by development pressures because these lots can sustain greater density by-right. This has been an ongoing concern among local preservation advocates, having been initially documented in a 1985 survey and report that is still referenced today by the HPP staff. While it should be noted that many of these large lot sites were involved in the practice of historical redlining and racial discrimination in housing, today their preservation would enable the recognition of this exclusionary history to help tell a more comprehensive story about Arlington's early settlement. Updating the 1985 large lot survey is an important next step to determine how many large lots are left, which are most historically significant, and which could be most appropriate to support diverse housing types and/or additional purposes beyond historic preservation.
- Significant African American resources, such as Fort Henry Gardens, the segregation wall in Halls Hill/High View Park, and early-20th century commercial resources associated with African American history;
 - Places that celebrate Arlington's diversity and culture, such as Lesbian/Gay/Bisexual/Transgender/Queer/+ (LGBTQ+) heritage;

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Goal

Establish an Archaeology Program for Arlington County.

Equity Aspiration

Developing a comprehensive archaeological program will help contextualize the past and add to the historical record of underrepresented communities, particularly in regard to Black, Indigenous, and people of color (BIPOC) whose histories have been marginalized in part because their contributions are not easily visible in the built environment or the cultural landscape.

Arlington County, like most local jurisdictions, originally adopted the Plan at a time when preserving visible historic buildings and resources was the primary priority for local governments, and archaeological resources were a secondary thought. With the passage of time, a growing understanding of the significant cultural record held underground has led to more historic preservation programs nationwide formally adopting archaeology as an integral part of their efforts and regulation. This is especially important for recognizing significant stories, people, and resources from the long-ago past that are evidenced by rich resources below the earth. In Arlington, these include the stories

of Native Americans, the Antebellum era, and the Civil War, to name a few. Although there have been some limited archaeological investigations undertaken as part of federal compliance reviews and assorted development-based projects in the County, a more systemic approach is recommended. By establishing an archaeological program and regulations, Arlington County would be aligning to similar endeavors in adjacent Certified Local Governments in the Northern Virginia region, including the City of Alexandria, Fairfax County, Prince William County, and Loudoun County.

Objective: Develop and adopt an Archaeology Ordinance within the current historic preservation sections of the ACZO, to include standards for regulatory oversight for archaeological resources and where that regulation would occur. Archeological resources are not readily visible and therefore are not always understood and supported when threatened. Providing requirements and guidance for how to proceed when important archaeological remains are located is essential for preservation efforts. Applicability of an Archaeology Ordinance should be explored on properties under site plan or development review and those owned by Arlington County (e.g., parks and facilities, Arlington Public Schools buildings, and future County acquisitions). As in jurisdictions like Prince William County, for example, where the Archaeology Ordinance only applies to public land, little protection pertains to the majority of properties, limiting the impact of historic preservation across the jurisdiction.

Objective: Develop an archaeology plan. This should include guidelines for archaeological collections taken in and held by the County, recommendations for future archaeological program needs and priorities, and direction and expertise for site plan projects and planning studies.

Objective: Develop an archaeology review process for projects on County property, including archaeological monitoring and mitigation policies.

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Dawson Terrace Rehabilitation & Archaeology

Archaeology helps reveal hidden history, and over the past two decades, the HPP has helped coordinate various archaeological studies on County-owned properties. A recent example was the collaboration with the Department of Environmental Services (DES) during a renovation of the historic Dawson-Bailey House at 2133 North Taft Street, a community facility managed and operated by

the Department of Parks and Recreation. The house was constructed circa 1790-1810 and is likely the oldest stone building in Arlington County. Designated as the Dawson Terrace local historic district in 1998, the building underwent a stabilization project in 2015-2016. Archaeological monitoring of trenching alongside the building recovered a collection of more than 1,900 historic artifacts.



The renovated Dawson-Bailey House and a sampling of artifacts uncovered during archaeological monitoring. Courtesy of the HPP.

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Goals: Technology, Information, and Tools

Communities that maximize the benefits of historic preservation tend to have accurate and comprehensive assessments of their historic resources, which allows them to prioritize their preservation efforts and allocate resources. Sharing this vital information with the public also can provide transparency on broad preservation goals and lead to partnerships with other advocacy groups that have parallel missions. Data, information, and increased availability will make a significant difference in how well historic preservation is integrated into Arlington County planning and decision-making, including in other, disparate units of County government, partner organizations, and agencies. The Historic Preservation Program (HPP) itself needs reliable and usable information to do its work efficiently and making much of that information accessible to others would enable greater education, coordination, and communication. Ultimately, having historic preservation records in expanded and usable formats would serve the public as well.



Historic Resources Inventory: Expansion

For more than a decade, the Historic Resources Inventory (HRI) has helped balance preservation goals with new development and other community benefits. The HRI identified and ranked almost 400 garden apartments, commercial buildings, and shopping centers built between approximately 1909 and 1970. Since its adoption in 2011, the HRI has enabled the County to advocate more proactively for significant historic buildings, while encouraging property owners and developers to think strategically about considering historic preservation in their development projects. Many constituents familiar with the HRI seek stronger guidance on preservation treatments and expectations for the HRI properties. For example, the original Historic and Cultural Resources Plan (the Plan) recommended that HRI properties in the highest category of Essential be designated or protected. However, there remain several Essential-ranked properties without protections, such as Lee Gardens North, the Colonial Village Shopping Center, and the Glebe Center. Updating and strengthening the HRI could result in more proactive protection strategies for historic properties such as these.

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Goal

Expand and improve the usability of the Historic Resources Inventory (HRI).

Equity Aspiration

The HRI identifies some of the County's most architecturally significant properties, but only a small portion of listings have been acknowledged for their contributions to cultural heritage. Improvements to the HRI will both help identify vulnerable historic properties and raise awareness about cultural significance and representation of diversity through historic resources.

Creating the HRI was one of two priority recommendations in the original Plan for the County. Arlington was the first Virginia locality and one of only a few nationwide to create such a classification tool. The HRI identifies and ranks specific types of historic buildings according to their historical and architectural significance, as well as physical building integrity. The need for establishing the HRI was clear—nearly 25 percent of historic resources previously surveyed by the HPP as part of a multi-phased reconnaissance-level Countywide architectural survey already had been demolished by the time the fieldwork began for the initial HRI study in 2009.

The first phase of the HRI identified and ranked nearly 400 historic garden apartments (complexes and individual buildings), shopping centers, and commercial buildings built between approximately 1909 and 1970. Each property was evaluated and then classified into one of six categories: Essential, Important, Notable, Minor, Altered/Not Historic, and Demolished. The HRI ranks historic properties by significance and suggests policies for treatment by ranking. When the County Board approved the HRI list of properties and adopted HRI goals and policies in 2011, it was in response to the requests of historic preservation and development advocates alike who sought more clarifications around County preservation priorities. These remain vital needs today despite the advances the HRI represents.

Although the HRI list helps determine what is significant, it does not create sufficient documentation to explain how every building on the list—regardless of ranking—is locally significant. Continued public education and outreach about the HRI is necessary, particularly to reinforce that a property's inclusion in the HRI does not change an owner's by-right development options, but rather formally integrates historic preservation considerations into County planning processes and allows preservation to be viewed as a community benefit. Further, there are historic properties not included in the HRI to date: identification, assessment, and inclusion are needed.

All resources in the HRI would benefit from clearer and updated policy requirements since the tool is now more than a decade old. The County staff,

commissioners, leaders, and property owners who utilize the HRI today note that clearer, even legal, definitions for HRI properties would give the ranking system more credibility. Currently, the adopted HRI policy language is merely a suggestion; only when preservation treatments are applied within County planning documents like sector plans or within County processes, such as local historic districts (LHDs) or easements, are HRI properties truly protected. Incorporating appropriate preservation treatments for HRI properties in sector plans and planning study documents as a successful strategy for historic resources protection is illustrated in the Clarendon Sector Plan Update (2022), the Village at Shirlington Special General Land Use Plan Study Plus and Concept Plan (2020), and the ongoing Plan Langston Boulevard Study.

However, HRI buildings not incorporated in studies like these remain vulnerable. There also has been a lack of clarity regarding the best potential preservation treatment (e.g., full, façade, frontage, or in-situ preservation) for each category, as the County currently provides no guidance or requirements on this subject (only more general policy guidance). If a preservation treatment has been applied to properties in the HRI, it has been done only on an ad-hoc basis. In a staff focus group during the community engagement phase of the Plan, it was noted that the "HRI is a great tool: update it!" Another staff member stated that the "HRI needs more policy guidance, more teeth, and to be reevaluated...even really list [designate] those properties that are most important."

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Objective: Make corrections to Phase 1 of the HRI.

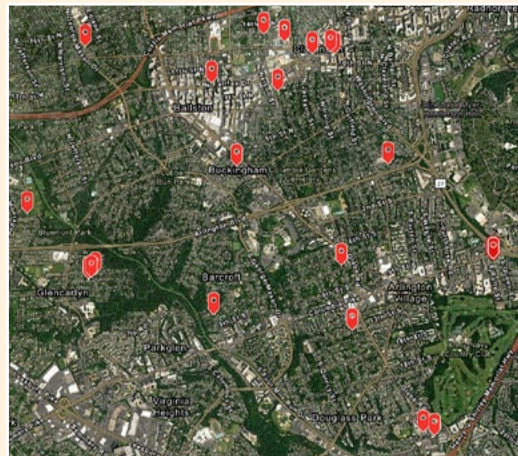
Action: Audit and address inconsistencies. This would include updating current and historic property names; clarifying exact property addresses and parcel boundaries; verifying construction dates as necessary; and determining if buildings are still extant or have undergone extensive renovations that could affect their HRI ranking.

Action: Update data on existing listings. Since approval of the original list, several HRI properties have secured preservation protections such as LHDs and historic preservation easements. Likewise, some have been identified for preservation in County-adopted plans. More research should be completed to determine the overall historic significance of all properties in each HRI category (not just Essential) to provide a better understanding of their inclusion in the HRI. Updating the existing listings also could assist with determining appropriate preservation treatments when development scenarios are proposed for HRI properties.

Objective: Update the County Board-adopted HRI Goals and Policy Objectives to provide clearer policy requirements for HRI-listed properties. This will clarify expectations for individual ranking categories, such as Essential, Important, and Notable. Currently, there is policy guidance

for HRI-ranked properties that was adopted by the County Board in 2011. However, now that County staff and partners have used the HRI, this guidance is due for an update based on their experiences and feedback. For example, some focus group participants suggested that all properties ranked as Essential in the HRI should receive specific guidance on preservation treatments, such as preserving buildings as part of any project or attempting to designate these properties as LHDs. The preservation tools identified in the HRI policy and goals document are traditional in their approach and could use updating to further incentivize preservation. This could detail expectations on how the HRI should be used by County staff, property owners, and developers.

Objective: Provide accessible Geographic Information Systems (GIS) mapping connectivity to the HRI to enable wider usage by other County departments that carry out land use functions. Currently, the HPP has access to general information about the HRI via GIS capabilities. However, this is not widely sharable with the majority of County staff who could benefit from the information. If the previous action items for updating the HRI are carried out and then applied within GIS mapping systems, this information would be easier to understand for County staff across departments. If accessible by the public, this information also could provide a fuller context for the County's goals for HRI properties and serve as an educational tool to understanding the County's architectural history.



GIS and HPP Story Map

Combining the mapping capabilities of GIS with historic preservation data makes for a useful preservation tool. The Historic Preservation Program recently partnered with the County's GIS team to create a Story Map that includes an interactive map, a portion of which is shown here, for the Local Historic Districts in Arlington.

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Objective: Develop a Phase II of the HRI.

Action: Integrate findings from architectural surveys completed since the original approval of the HRI list in 2011, and include eligible resources omitted from the original HRI field survey.

Action: Prioritize the survey of modernist-era resources, commercial and institutional buildings, and County-owned buildings, including schools owned and operated by Arlington Public Schools (APS). The date range of these resource types could align with Phase I of the HRI, which surveyed resources constructed as early as 1900 to as late as 1970. The date range also could be determined based on the prominent development trends that occurred for each resource type, or follow the general rule applied by the National Park Service, where properties eligible for listing in the National Register of Historic Places (NRHP) are at least 50 years old.

Action: Prioritize the survey of resources associated with communities who are missing from the County's historic record and that could highlight aspects of cultural heritage (e.g., African American and Vietnamese communities, women's history sites, or early settlements once occupied by Indigenous people).



Historic Resources Inventory: Phase II

Based on the success and use of the first phase of the Historic Resources Inventory, there is need for a second phase. There are additional types of historic resources that could benefit from historic preservation goals and policy, including institutional and County-owned resources, especially as redevelopment pressures continue to impact historic resources.



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Status of properties ranked essential in the Historic Resources Inventory (HRI)

Abbreviations (with types of preservation levels noted per plan as applicable):

C-FBC = Commercial Columbia Pike Form Based Code (full or facade preservation)

CPNAP = Columbia Pike Neighborhoods Area Plan

CSP = Clarendon Sector Plan (full, facade, or frontage preservation)

E = Exterior Preservation Easement held by Arlington County

FMHNP = Fort Myer Heights North Plan (essential, important, or contributing status)

LHD = Arlington Local Historic District

NR = National Register of Historic Places

VLR = Virginia Landmarks Register

Garden Apartments

Property Name	Existing Historic Status	Protection Status
Arlington Village	VLR, NR	No protections
Barcroft Apartments	CPNAP (Conservation Area)	Protected via CPNAP; No protections from by-right development
Buckingham Village Apartments	LHD (Portion bounded by 5th St. N., N. Oxford St., 2nd Rd. N., N. Thomas St., N. Henderson Rd., and intersected by N. Pershing Dr. and N. Glebe Rd.) VLR (Entire complex) NR (Entire complex)	Portion protected by LHD zoning overlay
Calvert Manor	VLR, NR	No protections
Courthouse Manor	E, FMHNP	Protected by easement
Colonial Village	LHD (Portion bounded by Wilson Blvd., N. Troy St., Queens Ln., and intersected by N. Rhodes St.) VLR (Entire complex) NR (Entire complex)	Portion protected by LHD zoning overlay
Fairlington	VLR, NR	No protections
Fillmore Gardens	CPNAP (Conservation Area)	Protected via CPNAP; No protections from by-right development
Lee Gardens North (Woodbury Park)	VLR, NR	No protections
Lee Gardens South (Sheffield Court)	VLR, NR	No protections
Wakefield Manor	E, FMHNP	Protected by easement
		6 out of 11 total are protected

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Commercial Buildings

Property Name	Existing Historic Status	Protection Status
Arlington Theater	E, CSP (Facade)	Protected via C-FBC; No protections from by-right development
Engravers Building	CPNAP (Conservation Area)	Protected by easement and via CSP
Joseph L. Fisher U.S. Post Office	LHD, VLR, NR, CSP (Full building)	Protected by LHD zoning overlay and via CSP
Glebe Center	VLR, NR	No protections
Dan Kain Building	LHD, CSP (Full building)	Protected by LHD zoning overlay and via CSP
Odd Fellows Hall	CSP (Frontage)	Protected via CSP; No protections from by-right development
Old Dominion (Leadership) Building	E, CSP (Full building)	Protected by easement and via CSP; No protections from by-right development
G.H. Rucker Building	CSP (Frontage)	Protected via CSP; No protections from by-right development
Texaco Service Station (Joyce Motors)	CSP (Facade)	Protected via Site Plan condition
Woolworth Building	CSP (Frontage)	Protected via CSP; No protections from by-right development
		9 out of 10 total are protected

Shopping Centers

Property Name	Existing Historic Status	Protection Status
Arlington Village Shopping Center	VLR, NR (part of Arlington Village listing), C-FBC (Full building)	Protected via C-FBC; No protections from by-right development
Colonial Village Shopping Center		No protections
		1 out of 2 total are protected

In conclusion, 16 out of 23 Essential historic properties are protected via a Local Historic District, exterior easement, and/or County Board-adopted planning policy. However, if a property owner chooses to redevelop by-right, the total number of protected Essential properties is reduced to 9 out of 23.

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Goal

Improve and expand the County's historic preservation information systems, including archival collections and information sharing.

Equity Aspiration

Improving all historic preservation information systems will allow the HPP to document broader segments of Arlington County's history, advocate for the preservation of diverse historic resources, and make this educational information more accessible to a range of internal and community stakeholders. Survey of targeted, underrepresented resources will add essential data to the historic record that can form the basis for new overlay districts, interpretive programs, and the availability of incentives.

Historic preservation is strengthened or limited by the effectiveness of available information systems. What is known about historic resources and how that knowledge is shared and integrated with other information dictates how proactive, and therefore how effective, historic preservationists can be. Arlington has made significant

investment in preservation and planning information, such as the Arlington County GIS Mapping Center, the Development Tracking and Project Search Tool, and GIS-based hub sites with story maps; the Plan recommends further investment in expanding, connecting, and making that information more easily accessible both internally and to the public.

Arlington County has historical records and archives pertaining to its administrative and development history spread through various departments and often without categorization, connection, or coordination. The need to organize this data was recognized by the former Arlington History Task Force in 2015, which recommended to the County Board how to make historical County records more accessible to the public. To date, most of the Task Force's recommendations have not been implemented. A full-time archivist could begin to address those needs.

Objective: Conduct additional architectural and cultural surveys and studies. Some examples of subject or building-type priorities include:

- Commercial and institutional sites (churches, schools, banks, clubs, and County-owned buildings across a variety of agencies and departments);
- Modernism sites (e.g., commercial and residential high-rises);
- LGBTQ+ sites;
- Women's history sites;

- Hispanic or Latino/Latina heritage sites; and
- African American heritage sites.

Objective: Complete the African American Multiple Property Documentation heritage survey begun in 2016, which establishes a historical contextual framework for African American history in Arlington and documents specific buildings, places, and neighborhoods for potential inclusion in the NRHP.

Objective: Identify and pursue outlets for sharing Arlington's historic preservation data, information, and physical records within County departments and publicly. Focus on accessibility and user-friendliness:

- Incorporate data tagging or a similar technology to make the County's current information more usable and searchable.
- Digitize historic preservation records and connect to information systems for greater availability.
- Make GIS-based information on LHDs, NRHP-listed properties, preservation easements, and HRI properties readily available.
- Provide GIS connectivity to the HRI for other County departments that carry out land use functions, and possibly to the public for educational purposes.

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Objective: Establish an archival program within the HPP to coordinate records management, accessibility, and research for historic information, both within the HPP archives and across County departments, and to provide a more formalized archival records management function Countywide.

Objective: Inventory and integrate the risks for historic properties—including overlapping climate change and development pressure—into historic preservation information systems. This could include assessment of demolition trends, impacts of flooding and sea level rise, and long-term climate change factors. Overlaying historic and cultural significance with such risks would allow for more functional modeling predictions.

Conclusion

In summary, the proposed goals detailed above comprise the main priorities that the HPP should pursue throughout the life of the Plan and that will be used to establish a proactive Implementation Framework. Based on public input received to date, the goals reflect a thriving community that values its architectural and cultural heritage and includes community engagement through educational activities, incentives for preservation that are offered to everyone, strong partnerships, effective and clear regulations, and better technical tools. Additionally, these goals will enhance Arlington’s commitment to diversity, equity, and inclusion by encouraging Arlingtonians of all economic and/or ethnic backgrounds to carry out historic preservation within their community.

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Historic and Cultural Resources

Arlington County has a varied collection of historic and cultural resources. These include residential homes, garden apartment complexes, institutional buildings, commercial buildings/plazas, parks, landscapes, neighborhoods, archaeological sites, public artwork, stories, and more. This section illustrates the many categories of historic and cultural resources located in the County, as well as provides an understanding of the diversity of resources already identified and/or preserved. These listings should be expanded through additional surveys and studies to allow for a more comprehensive and inclusive approach to the history of Arlington County. Resources are categorized in multiple ways:

- Local historic district (LHD) designation provides one of the highest levels of protection for historic resources and is conveyed by the County Board and administered by the County's Historical Affairs and Landmark Review Board and Historic Preservation Program staff.
- Easements can be conveyed and administered by the County and other qualifying organizations to provide the most effective protection for historic and cultural resources into perpetuity;

property owners may be eligible for one or more forms of tax benefits.

- The Historic Resources Inventory (HRI) is a County planning tool that ranks historic garden apartments (individual buildings and complexes), commercial buildings, and shopping centers into prioritized categories to help guide preservation efforts.

- The National Park Service's National Register of Historic Places (NRHP) is an honorary listing that qualifies rehabilitation projects for both state and federal tax benefits and requires Section 106 review for federally funded projects with potential to impact historic resources.
- Historic markers typically provide information on a historic site, person, or event at a specific location, and are honorific, educational, and contribute to the County's cultural tourism.



Barcroft Community House
The Barcroft Community House, built in 1907 and believed to be the only remaining one-room wooden frame schoolhouse in Arlington, became a Local Historic District in 1984.



Historic Marker in Colonial Village
In 2022, Arlington County installed this interpretive marker for Colonial Village, a historic garden apartment complex and Local Historic District, to share the history with the community.



Charles R. Drew House
Courtesy of Historic Preservation Program Archives

In 1976, the Charles R. Drew House became a National Historic Landmark and was listed in the National Register of Historic Places. Dr. Drew invented "blood banking," which saved countless lives during World War II, and he was the first African American to receive a Doctorate of Science in surgery from Columbia University.

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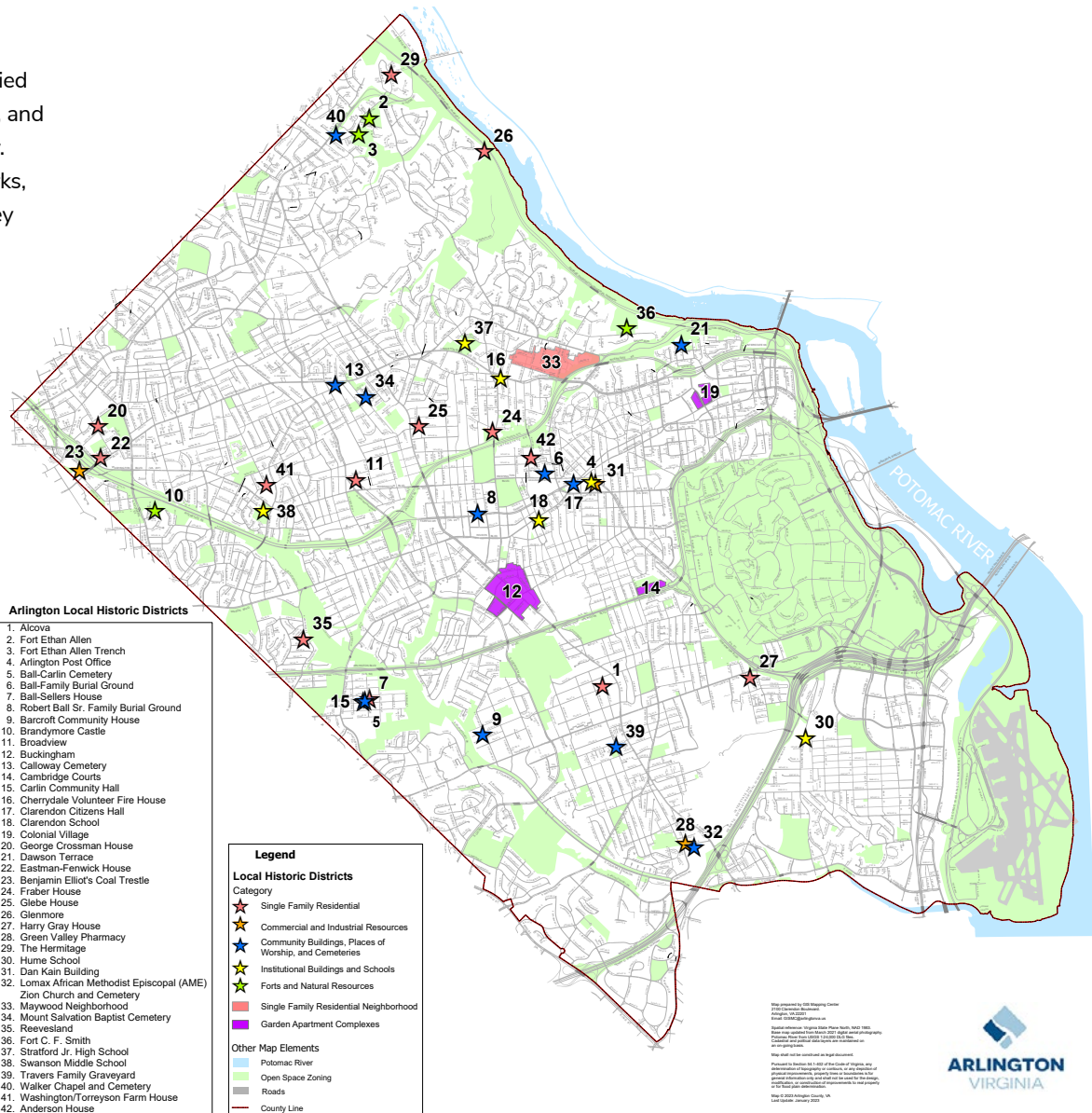
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Local Historic District Listings

Arlington County designates LHDs to preserve varied aspects of the community's heritage, development, and cultural history through a protective zoning overlay. The 42 districts include many well-known landmarks, such as Fort Ethan Allen, Glebe House, Green Valley Pharmacy, Hume School, and Calloway Cemetery.



Single-family Residential Resources

Resource	Address	Date of Construction
Alcova	3435 8 th St. S.	1860
Anderson House	3500 14 th St. N.	1912
Ball-Sellers House	5620 3 rd St. S.	1760
Broadview	5151 14 th St. N.	1881
George Crossman House	2501 N. Underwood St.	1892
Eastman-Fenwick House	6733 Langston Blvd.	1876
Fraber House	1612 N. Quincy St.	1913
Glebe House	4527 17 th St. N.	1854-1857
Glenmore	3440 N. Roberts Ln.	1910
Harry Gray House	1005 S. Quinn St.	1881
The Hermitage	4025 N. Randolph St.	1931
Maywood Neighborhood	Bounded by Lorcom Ln. to the north, Interstate 66 to the east, Langston Blvd. to the south, and N. Nelson St. to the west	1909-1941
Reevesland	400 N. Manchester St.	ca. 1900
Washington/Torreyson Farm House	1600 N. Lexington St.	ca. 1879

Garden Apartment Complexes

Resource	Address	Date of Construction
Buckingham Village	Bounded by 5th St. N, N. Oxford St., 2nd Rd. N, N. Thomas St., N. Henderson Rd., and intersected by N. Pershing Dr. and N. Glebe Rd.	1937-1953
Cambridge Courts	2401-2813 Arlington Blvd.	1943
Colonial Village	Bounded by Wilson Blvd., Langston Blvd., N. Veitch St., and Queens Ln.	1934

Cemeteries

Resource	Address	Date of Construction
Ball-Carlin Cemetery	300 S. Kensington St.	1785
Ball Family Burial Grounds	near 3427 Washington Blvd.	1814
Robert Ball Sr. Family Burial Ground	4201 Fairfax Dr.	1854
Calloway Cemetery	5000 Langston Blvd.	1891
Lomax African Methodist Episcopal (AME) Zion Cemetery	2704 24 th Rd. S.	ca. 1894
Mount Salvation Baptist Cemetery	1961 N. Culpeper St.	1892
Travers' Family Graveyard	1309 S. Monroe St.	1830
Walker Chapel Cemetery	4102 N. Glebe Rd.	1871

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Commercial & Industrial Resources

Resource	Address	Date of Construction
Benjamin Elliott's Coal Trestle	near the southwestern corner of Langston Blvd. and Fairfax Dr.	1926
Green Valley Pharmacy	2415 Shirlington Rd.	1942
Dan Kain Building	3100 Washington Blvd.	1946

Community Buildings & Places of Worship

Resource	Address	Date of Construction
Barcroft Community House	800 S. Buchanan St.	1926
Carlin Community Hall	5711 4th St. S.	1892
Clarendon Citizens Hall	3211 Wilson Blvd.	1921
Dawson Terrace	2133 N. Taft St.	1856
Lomax African Methodist Episcopal (AME) Zion Church	2704 24th Rd. S.	1922
Walker Chapel	4102 N. Glebe Rd.	1962 (existing church)

Institutional Buildings & Schools

Resource	Address	Date of Construction
Arlington Post Office	3118 Washington Blvd.	1937
Cherrydale Volunteer Fire House	3900 Langston Blvd.	1919
Clarendon (Maury) School	3550 Wilson Blvd.	1910
Hume School	1805 S. Arlington Ridge Rd.	1891
Stratford Jr. High School	4100 Vacation Ln.	1950
Swanson Middle School	5800 Washington Blvd.	1939

Forts & Natural Resources

Resource	Address	Date of Construction
Brandymore Castle	Madison Manor Park	N/A
Fort Ethan Allen	3829 N. Stafford St.	1861
Fort Ethan Allen Trench	3829 N. Stafford St.	1861
Fort C.F. Smith	2411 24 th St. N.	1863

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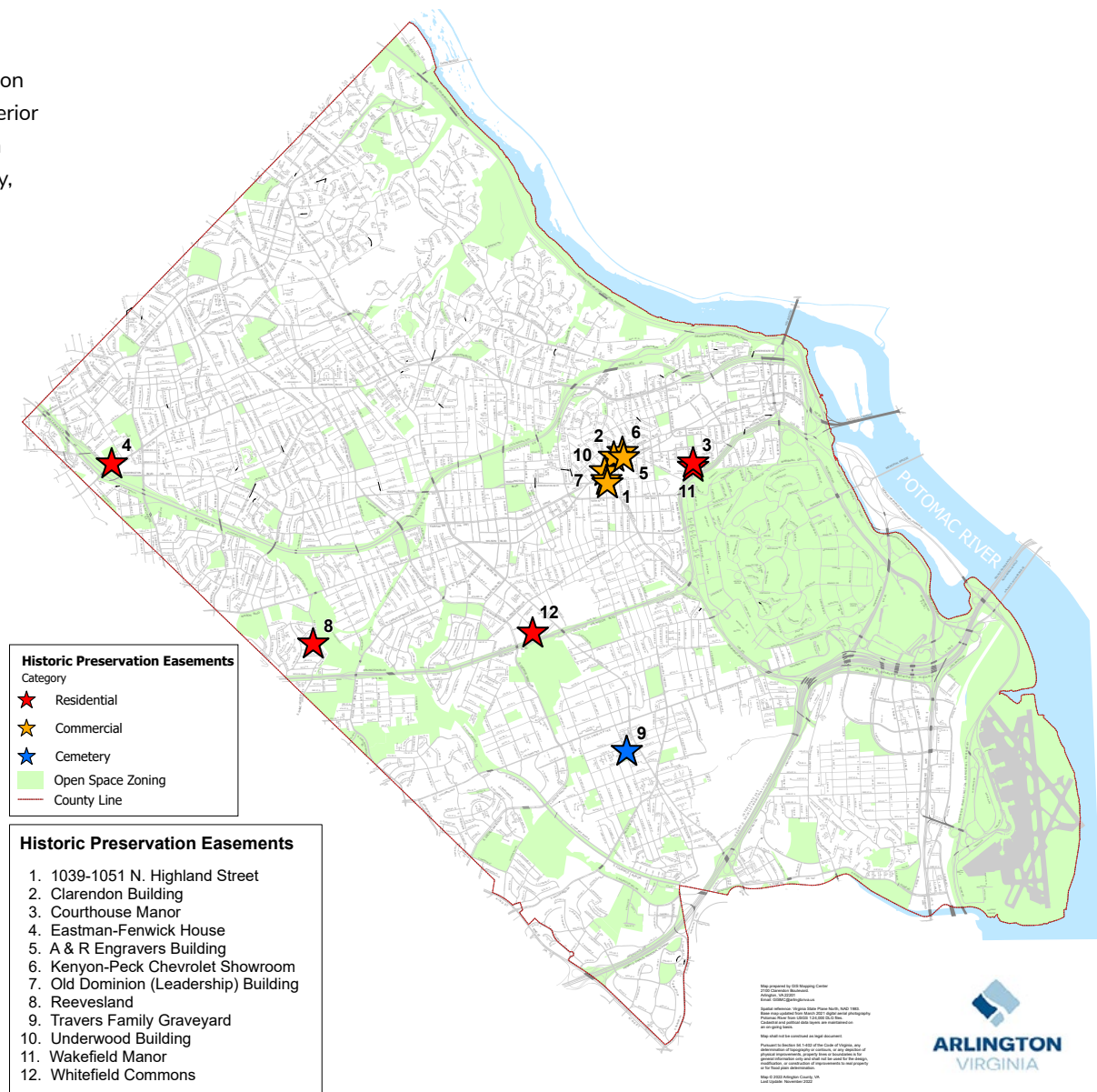
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Easements

Arlington County manages an active preservation easement portfolio. The 12 properties with exterior historic preservation easements include garden apartments, commercial businesses, a cemetery, and historic single-family homes.



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Easements

Resource	Address	Date of Construction	Year Recorded
1039-1041 and 1051 N. Highland St.	1039-1041 and 1051 N. Highland St.	1948	2012
Clarendon Building	2901-2909 Wilson Blvd.	1949	2012
Courthouse Manor	1233 N. Courthouse Rd.	1940	2016
Eastman-Fenwick House	6733 Langston Blvd.	1876	1994
A & R Engravers Building	2836 Wilson Blvd.	1941	2018
Kenyon-Peck Chevrolet Showroom	2825 Wilson Blvd.	1939	2012
Old Dominion (Leadership) Building	1101 N. Highland St.	1940-1941	2010
Reevesland	400 N. Manchester St.	ca. 1900	2018
Travers' Family Graveyard	1309 S. Monroe St.	1830	1990
Underwood Building	3028 Wilson Blvd.	1939	2010
Wakefield Manor	1201-1203 and 1215-1223 N. Courthouse Rd.	1943	2016
Whitefield Commons	20-22, 100-104, 106-110, and 200-204 N. Thomas St.	1944	2019

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Eastman-Fenwick House

The Eastman-Fenwick House, constructed in 1876, is both a Local Historic District and has a recorded exterior preservation easement with Arlington County.

Historic Resources Inventory: Essential

Essential – Garden Apartments

Property Name	Address	Construction Date	Existing Status
Arlington Village	South Barton Street and 13th Road South	1939	VLR, NR
Barcroft Apartments	Columbia Pike and South George Mason Drive	1939-1953	
Buckingham Village Apartments	North Pershing Drive and North Glebe Road	1937-1953	Local HD, VLR, NR
Calvert Manor	1925-1927 North Calvert Street	1950	VLR, NR
Courthouse Manor	1233 North Courthouse Road	1940	FMHN (full)
Colonial Village	Wilson Boulevard and North Taft Street	1936-1955	Local HD, VLR, NR
Fairlington (includes the Defense Homes Corporation administration/rental office at 4800 31st Street South)	South Buchanan Street & 29th Street South; 34th Street South & South Wakefield Street	1943-1945	VLR, NR
Fillmore Gardens	8th Street South and South Fillmore Street	1942-1948	FBC (full); portion south of 9th St. may be developed if northern portion preserved)
Lee Gardens North (Woodbury Park)	10th Street North and Arlington Boulevard	1949	VLR, NR
Lee Gardens South (Sheffield Court)	9th and 10th Streets North & North Wayne Street	1942	VLR, NR HD (Lyon Park)
Wakefield Manor	1201-1203 North Courthouse Road and 1215-1223 North Courthouse Road (also known as 1216-1220 North Troy Street)	1943	Determined Eligible for NR (by VDHR), FMHN (full), Site plan application in progress

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Essential – Commercial Buildings

Property Name	Address	Construction Date	Existing Status
Arlington Theater (Arlington Draft House)	2901-2911 Columbia Pike; 922-930 South Walter Reed Drive	1939	FBC (full - along Pike only); FBC (facade - along Walter Reed Drive only)
Joseph L. Fisher U.S. Post Office	3118 Washington Boulevard	1937	Local HD, VLR, NR, CSP (full)
Glebe Center	71-89 North Glebe Road	1940	VLR, NR
Dan Kain Building	3100 Washington Boulevard	1946	Local HD, CSP (full)
Odd Fellows Hall	3169 Wilson Boulevard	1925	CSP (frontage)
Old Dominion Building (Leadership Building)	1101 North Highland Street	1940-1941	CSP (full), Easement
G.H. Rucker Building	3171-3181 Wilson Boulevard	1925	CSP (frontage)
Texaco Service Station (Joyce Motors)	3201 10th Street North	1949	
Unnamed Commercial Building	2836 Wilson Boulevard	1941	CSP (facade)
Woolworth Building (Clarendon Ballroom)	3185 Wilson Boulevard	1936	CSP (frontage)

Essential – Shopping Centers

Property Name	Address	Construction Date	Existing Status
Arlington Village Shopping Center	2500-2530 Columbia Pike	1939	FBC (full), VLR, NR HD (Arlington Village)
Colonial Village Shopping Center	1711-1731 Wilson Boulevard	1937	

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Historic Resources Inventory: Important

(*) Denotes that the property ranks within the top third of the Important category.

Important – Garden Apartments

Property Name	Address	Construction Date	Existing Status
Admiralty Apartments	2000-2020 North Calvert Street	1953	
Arlco Apartments	1423-1427 North Nash Street	1951-1952	
Arlington Courts	2800-2912 and 2801-2913 16th Road South	1948	
Arlington Towers (River Place)*	1011, 1021, 1111, 1121 Arlington Boulevard	1954-1955	
Boulevard Courts Apartments	2300 Washington Boulevard	1940	VLR, NR HD (Lyon Park)
Buchanan Gardens Apartments	914-934 South Buchanan Street	1949	
George Washington Carver Homes	1707-1717 and 1725-1735 13th Road South; 1300-1334 and 1344-1362 South Rolfe Street; 1324-1330 South Queen Street	1945	
Carydale Apartments (Rolfe Street Apartments)*	1200-1218 North Rolfe Street	1942	
Clarendon Courts	3814 and 3832 7th Street North; 3829 7th Street North	1940-1941	
Columbia Heights	5212-5228 and 5310-5320 8th Road South; 830-834 South Greenbrier Street	1950	
John E. Delashmutt Apartments	1931 and 1941 North Cameron Street	1954	
Dominion Arms*	333 South Glebe Road	1954-1955	VLR, NR HD (Arlington Heights)
Dominion Terrace Apartments	2030-2036 North Woodrow Street; 4635-4641 and 4701-4705 20th Road North	1952-1954	
Engleside Cooperative Apartments*	2125-2133 19th Street North	1954	
Fort Bennett Apartments (Fort Georgetown Apartments)	21st Street North and North Pierce Street	1953-1954	
Fort Henry Gardens	2409-2488 South Lowell Street; 2424-2440 South Lincoln Street	1940	

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Important – Garden Apartments continued

Property Name	Address	Construction Date	Existing Status
Fort Strong Apartments*	2000-2012 North Daniel Street	1954	
Frederick Courts*	Columbia Pike, South Frederick Street, and South Columbus Street	1947-1948	
George Mason Apartments*	4315-4319 4th Street North; 4304-4320 Henderson Road	1945	
Glebe Apartments	210-212 North Glebe Road	1947	
Glenayr Apartments*	4400-4429 4th Road North; 421-437 North Park Drive	1944	
Highland Hall Apartments (Arbors of Arlington)*	20-30 South Old Glebe Road	1942	VLR, NR HD (Arlington Heights)
Irving Apartments*	605 North Irving Street	1936	VLR, NR HD (Lyon Park)
E.R. Keene Apartments (Westover)	Washington Boulevard and North Kenilworth Street	1941	VLR, NR HD (Westover)
Key Boulevard Apartments*	1537-1545 Key Boulevard	1942	
Lee High (Cambridge Courts Condominiums)	2401-2813 Arlington Boulevard and North Fillmore Street	1943	VLR, NR HD (Lyon Park)
Leewood Apartments	1712 21st Road North	1953	
Le-Mar Apartments*	1720-1726 North Quinn Street	1940	
Lyon Village Apartments*	3111 20th Street North; 3000 Lee Highway	1939	VLR, NR HD (Lyon Village)
Magnolia Gardens	5201-5205 8th Road South; 830-856 and 831-857 South Frederick Street	1948	
Marlow Apartments (Rosslyn Heights)*	1220-1224 and 1300-1304 North Meade Street	1953	
Mason Apartments	4030 Washington Boulevard	1943	
McClaine Apartments*	1515-1519 North Barton Street; 2416-2424 16th Street North	1939	
McClaine Courts*	2500-2502 Lee Highway	1939	VLR, NR HD (Lyon Village)
Nalbert Apartments	1301-1319 Fort Myer Drive	1950	
Oak Springs	2000-2024 and 2013-2025 5th Street South	1941-1942	VLR, NR HD (Penrose)

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Property Name	Address	Construction Date	Existing Status
Oakland Apartments*	3804-3814 Columbia Pike	1954-1956	
Palisade Gardens	North Scott Street and 21st Street North	1947	
Park Glen Apartments	700-708 and 800-822 South Arlington Mill Drive	1947	
Pierce Queen Apartments	1600-1610 16th Street North; 1520 North Pierce Street; 1515 and 1521 North Queen Street	1942/1947	FMHN (full)
Pomar Apartments	1123-1125 North Randolph Street	1953	
Quebec Apartments	1000-1020 and 1005-1023 South Quebec Street; 4010-4012 Columbia Pike	1953	
Queen Anne Apartments	518-532 North Thomas Street	1944	
Queens Court Apartments*	1801-1805 North Quinn Street	1941	
Quinn Apartments	1410 North Quinn Street	1942/1952	
Radnor Apartments	1400-1402 12th Street North	1953	
Rahill Apartments	16th Street North; North Quinn Street; North Queen Street	1940-1942	FMHN (full, on north half of block)
Redferne Gardens	5611 Washington Boulevard; 1401-1407 North Kenilworth Street	1940	
Stratford Courts	1336 North Ode Street	1943	
Swansen Apartments	1601 North Rhodes Street; 1600 North Quinn Street	1942	
Taft Manor Apartments	2005 Fairfax Drive	1953-1954	
The Thomas Apartments	540 North Thomas Street	1953	
Unnamed Apartment Building*	2634 Lee Highway	1940	
Unnamed Apartment Building	2040 North Vermont Street	1947	
Unnamed Apartment Building	2060 North Vermont Street	1947	
Unnamed Apartment Building*	500 South Courthouse Road	1954	VLR, NR HD (Penrose)
Unnamed Apartment Building	319-323 South Wayne Street	1940	VLR, NR HD (Penrose)

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Important – Garden Apartments continued

Property Name	Address	Construction Date	Existing Status
Unnamed Apartment Building	200-204 South Veitch Street	1940	VLR, NR HD (Penrose)
Unnamed Apartment Building	2116-2120 2nd Street South	1940	
Vale Apartments*	4751-4753 and 4750-4752 21st Road North	1938	
The Virginian*	1500 Arlington Boulevard	1950	
Walter Reed Apartments (Commons of Arlington)*	1301-1305 and 1315-1319 South Walter Reed Drive; 2900-2914 13th Road South	1948	VLR, NR
Washington and Lee Apartments*	Arlington Boulevard and 2nd Street North	1948	VLR, NR HD (Lyon Park)
Westmoreland Terrace*	1320-1322 Fort Myer Drive; 1301-1313 North Ode Street	1947	
Westover Apartments*	Washington Boulevard and Patrick Henry Drive	1939-1941	VLR, NR HD (Westover)
Westover Courts	Washington Boulevard and North Lancaster Street	1940	VLR, NR HD (Westover)
Windsor (Whitefield Commons)	100-110 and 200-204 North Thomas Street	1942	

Important – Commercial Buildings

Property Name	Address	Construction Date	Existing Status
A & P Grocery Store	3012-3014 Wilson Boulevard	1937	CSP (facade)
Arlington Market	1142-1144 North Stuart Street	Circa 1935	
Barber Building	2722-2728 Washington Boulevard	1947	VLR, NR HD (Lyon Park)
C & P Telephone Building	1025 North Irving Street	1938	
Charles Building	3008-3014 Columbia Pike	1937	FBC (full)
Cherrydale Hardware*	3805 Lee Highway	Circa 1936	VLR, NR HD (Cherrydale)
Cherrydale Motors	3412 Lee Highway	1962	VLR, NR HD (Cherrydale)
Clarendon Building*	2901-2909 Wilson Boulevard; 1408 North Fillmore Street	1949	CSP (full)

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Important – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Clarendon Citizen's Hall*	3211 Wilson Boulevard	1921	Local HD, CSP (full)
Elkins Building*	2801-2811 Columbia Pike; 927 South Walter Reed Drive	1941	FBC (facade)
First Federal Savings and Loan Building	2050 Wilson Boulevard	1953	
High's Dairy	5517 Wilson Boulevard; 841 North Jefferson Street	1940	
Investment Building	2049 15th Street North	1949	
Kenyon-Peck Chevrolet Showroom (Walgreens)*	2825 Wilson Boulevard	1939	CSP (full)
Kirby's Service Station (Zolly's)*	3237 Wilson Boulevard	1936	CSP (full)
Little Tavern	3125 Wilson Boulevard	1939	CSP (facade)
Loflin Building*	2420 Wilson Boulevard	1946	
Masonic Building*	3195 Wilson Boulevard	1909	CSP (frontage)
Moore Exxon Service Station	3413 Wilson Boulevard	1952	
Motel 50 (Inn of Rosslyn)*	1601 Fairfax Drive	1940	
Mr. Tire*	2505 Wilson Boulevard	Circa 1930	
Public Shoe Building	3137 Wilson Boulevard	1940	CSP (facade)
Rees Building*	3141 Wilson Boulevard	1929	CSP (frontage)
Underwood Building*	3028 Wilson Boulevard	1939	CSP (full), Easement
Unnamed Commercial Building	2338-2344 Columbia Pike	Circa 1930	FBC (full)
Unnamed Commercial Building	2406-2408 Columbia Pike	Circa 1930	FBC (full)
Unnamed Commercial Building	2626-2628 Columbia Pike	1947	FBC (full)
Unnamed Commercial Building*	2630-2634 Columbia Pike	1945	
Unnamed Commercial Building	3612 Lee Highway	Circa 1910	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4040 Lee Highway	1953	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4763-4773 Lee Highway	1939	
Unnamed Commercial Building	4801 Lee Highway	1947	

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Important – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building (Dominion Electric)	5053 Lee Highway	1946	
Unnamed Commercial Building	2507-2509 Franklin Road	1940	
Unnamed Commercial Building	1220 North Hudson Street	Circa 1940	
Unnamed Commercial Building	1110-1114 North Irving Street	Circa 1938	
Unnamed Commercial Building	1227 North Ivy Street	1950	
Unnamed Commercial Building	4625 Old Dominion Drive	1947	
Unnamed Commercial Building	2626-2632 North Pershing Drive	1945	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	2645-2649 North Pershing Drive	Pre-1935	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	1029-1037 South Edgewood Street	1948	
Unnamed Commercial Building*	1045 South Edgewood Street; 2709 11th Street South	1953	
Unnamed Commercial Building	2716-2720 Washington Boulevard	1952	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	2424 Wilson Boulevard	Circa 1930	
Unnamed Commercial Building*	2711-2715 Wilson Boulevard	Circa 1925	CSP (facade)
Unnamed Commercial Building*	2719 Wilson Boulevard	Circa 1920	CSP (facade)
Unnamed Commercial Building*	2731 Wilson Boulevard	1937	CSP (frontage)
Unnamed Commercial Building	3131 Wilson Boulevard	Pre-1935	CSP (facade)
Unnamed Commercial Building	4617 Wilson Boulevard	1949	
Unnamed Commercial Building	3411 5th Street South	1953	VLR, NR HD (Arlington Heights)
Unnamed Commercial Building	805 20th Street South	1938	VLR, NR HD (Aurora Highlands)
Unnamed Commercial Building*	420 23rd Street South	Circa 1936	
Unnamed Commercial Building*	3201-3205 Washington Boulevard	1925	CSP (frontage)
Unnamed Service Station	4601 Columbia Pike	1951	
Veterinary Hospital	2624 Columbia Pike	1941	FBC (full)
Whitey's (Tallula)*	2761 Washington Boulevard; 701 North Daniel Street	1937	VLR, NR HD (Lyon Park)
Whitlow's*	2854 Wilson Boulevard	1950	CSP (facade)

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Important – Shopping Centers

Property Name	Address	Construction Date	Existing Status
Arlington Forest Shopping Center*	4801-4831 1st Street North	1941	VLR, NR HD (Arlington Forest)
Barcroft Shopping Center	4700-4714 Columbia Pike	1950	
Buckingham Shopping Center*	North Pershing Drive and North Glebe Road	1937/1939/1941/ 1945-1946	Local HD, VLR, NR
Garden City Shopping Center	5123-5183 Lee Highway	1954	
Lee Highway-Woodstock Shopping Center*	4500-4550 Lee Highway	1946	
Shirlington Shopping Center	South Randolph Street and Campbell Avenue	1944	
Westover Shopping Center	5841-5885 Washington Boulevard	1940	VLR, NR HD (Westover)
Westover Shopping Center	5900-5912 Washington Boulevard	1948	
Williamsburg Shopping Center	2900-2920 North Sycamore Street	1956	

Historic Resources Inventory: Notable

Notable – Garden Apartments

Property Name	Address	Construction Date	Existing Status
Aurora Hills Apartments	2701-2705 South Fern Street	1953-1954	
Bedford Garden Apartments	35-39, 45-49, 55-59, and 65-67 North Bedford Street	1942-1943	VLR, NR HD (Lyon Park)
Briarcliff Manor (Marlaine)	1300-1304, 1318-1320, and 1301-1309 North Pierce Street	1942/1946-1947	
Chateau Arms Apartments	1727 North Fairfax Drive	1944	
Columbia Garden Apartments	800 South Greenbrier Street	1950	
Fort Craig Gardens	2201-2209 2nd Street South; 100-120 South Courthouse Road	1940	
Greenbrier Apartments	841-871 South Greenbrier Street	1949	
Kenmore Apartments (Erdo Community)	740 North Monroe Street; 726-738 and 737 North Nelson Street; 727-739 and 730 North Oakland Street; 3606-3610 Wilson Boulevard	1940	VLR, NR HD (Ashton Heights)

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Notable – Garden Apartments continued

Property Name	Address	Construction Date	Existing Status
Larchmont Gardens	10th Street South and South Frederick Street	1953-1954	
North Quinn Apartments	1210-1250 North Quinn Street; 1230 North Queen Street	1940-1946	
North Thomas Street Apartments	470-480 North Thomas Street	1948	
Parkview Manor Apartments	1310 North Meade Street	1954	
Rosslyn Manor Apartments	1735 North Fairfax Drive	1955	
Rosslyn Ridge Apartments	1501 North Pierce Street	1954	
Sylvester	1516 North Rhodes Street (1800 16th Street North)	1942-1943	
Taylor Apartments	1660-1670 21st Road North	1952	
Tyroll Hills Apartments	741-751 and 801-821 South Florida Street	1950	
Unnamed Apartment Complex	617-619, 624-626, and 632-634 North Monroe Street	1940	VLR, NR HD (Ashton Heights)
Unnamed Apartment Complex	700-724 North Monroe Street	1940	VLR, NR HD (Ashton Heights)
Unnamed Apartment Complex	1235 North Quinn Street and 1220-1230 North Queen Street	1946	
Unnamed Apartment Complex	461-469 North Thomas Street	1949	
Unnamed Apartment Complex	2000-2011 4th Street South	1952/1955	
Unnamed Apartment Complex	2100-2106 and 2101-2107 5th Street South	1942-1943	VLR, NR HD (Penrose)
Unnamed Apartment Complex	3710-3718 7th Street North	1940	
Unnamed Low-Rise Apartment Building	1215-1217 North Quinn Street	1950	
Unnamed Low-Rise Apartment Building	401 South Courthouse Road	1942	
Unnamed Low-Rise Apartment Building	4940-4946 19th Street North	1954	
Unnamed Low-Rise Apartment Building	702-710 22nd Street South	1936	VLR, NR HD (Aurora Highlands)
Vermont Terrace Apartments	2026-2030 North Vermont Street; 2051-2055 North Woodstock Street	1952-1953	

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Notable – Garden Apartments continued

Property Name	Address	Construction Date	Existing Status
Virginia Gardens Apartments	1700-1714 South Taylor Street	1949	
Washington Vista (Carydale in Towne)	1545-1549 Colonial Terrace; Key Boulevard and North Nash Street	1954-1955	
Westover Park Apartments	Washington Boulevard, Fairfax Drive, North Kennebec Street, and North Kensington Street	1942-1943 / 1947-1948	VLR, NR HD (Westover)

Notable – Commercial Buildings

Property Name	Address	Construction Date	Existing Status
Al's Motors (Gold's Gym)	3910 Wilson Boulevard	1948	VLR, NR
Arva Motel (now Days Inn)	2201 Arlington Boulevard	1955-1958	
Funeral Home	3901 North Fairfax Drive	1945	
Funeral Home	2847 Wilson Boulevard	Circa 1930	
Ivey Building	3436 Lee Highway	1948	VLR, NR HD (Cherrydale)
Bob Peck Chevrolet Garages	1415 North Danville Street	1954	
Unnamed Auto Showroom	501 North Randolph Street	1937	
Unnamed Auto Showroom	3200-3226 Washington Boulevard	1968	
Unnamed Auto Showroom	3924 Wilson Boulevard	1970	
Unnamed Bank	3005 Washington Boulevard	1970	
Unnamed Commercial Building	2900 Columbia Pike	Circa 1900	FBC (full)
Unnamed Commercial Building	3206 Lee Highway	1951	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	3811 Lee Highway	Circa 1957	VLR, NR HD/NC (Cherrydale)
Unnamed Commercial Building	4624 Lee Highway	1948	
Unnamed Commercial Building	4745-4753 Lee Highway	1939	

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Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building	4807 Lee Highway	1940	
Unnamed Commercial Building	1039-1041 North Highland Street	1948	
Unnamed Commercial Building	1122 North Irving Street	Pre 1935	
Unnamed Commercial Building	2616-2622 North Pershing Drive	1959	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	2113 North Quebec Street	1953	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	601 North Randolph Street	Circa 1945	
Unnamed Commercial Building	2731 Washington Boulevard	Pre 1935	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	2820 Washington Boulevard	1938	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	2824 Washington Boulevard	1953	VLR, NR HD (Lyon Park)
Unnamed Commercial Building	3201-3217 Washington Boulevard	1925	
Unnamed Commercial Building	3471 Washington Boulevard	1954	
Unnamed Commercial Building	4332 Washington Boulevard	Circa 1935	
Unnamed Commercial Building	1836 Wilson Boulevard	Circa 1935	
Unnamed Commercial Building	1900 Wilson Boulevard	1941	
Unnamed Commercial Building	3127 Wilson Boulevard	1939	
Unnamed Commercial Building	3133 Wilson Boulevard	1929	CSP (facade)
Unnamed Commercial Building	3240 Wilson Boulevard	Pre 1935	
Unnamed Commercial Building	3260 Wilson Boulevard	1940	
Unnamed Commercial Building	3298 Wilson Boulevard	1947	
Unnamed Commercial Building	3425 Wilson Boulevard	1958	
Unnamed Commercial Building	3530 Wilson Boulevard	1955	
Unnamed Commercial Building	3540 Wilson Boulevard	Circa 1920	
Unnamed Commercial Building	3804 Wilson Boulevard	Circa 1950	

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Notable – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building	507 23rd Street South	Circa 1928	VLR, NR HD (Aurora Highlands)
Unnamed Commercial Building	523-525 23rd Street South	Circa 1925	VLR, NR HD (Aurora Highlands)
Unnamed Commercial Building	555-561 23rd Street South	1950	VLR, NR HD (Aurora Highlands)
Unnamed Service Station	3203 Lee Highway	1959	VLR, NR HD (Cherrydale)
Unnamed Service Station	1032 North Garfield Street	Circa 1930	
Unnamed Service Station	3211 10th Street North	1950	

Notable – Shopping Centers

Property Name	Address	Construction Date	Existing Status
Barcroft Shopping Center	4801-4821 Columbia Pike	1950	
Columbia Pike Shopping Center	5001-5037 Columbia Pike	1957-1958	
Fillmore Gardens Shopping Center	2601-2707 Columbia Pike	1950	
Shirley Park Shopping Center	2901 block South Glebe Road	1958	
Westmont Shopping Center	3233 Columbia Pike	1940	

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Historic Resources Inventory: Minor

Minor – Garden Apartments

Property Name	Address	Construction Date	Existing Status
Meyerwood Apartments	416 South Veitch Street	1950	VLR, NR HD (Penrose)

Minor – Commercial Buildings

Property Name	Address	Construction Date	Existing Status
Kann's Virginia Square	3401-3521 Fairfax Drive	1951	
U.S. Post Office (Ski Chalet)	2704 Columbia Pike	Circa 1935	
Unnamed Commercial Building	1801 Clarendon Boulevard	Circa 1930	
Unnamed Commercial Building	2915-2919 Columbia Pike	Circa 1936	
Unnamed Commercial Building	3200 Lee Highway	1946	
Unnamed Commercial Building	3510-3512 Lee Highway	1952	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	3514-3516 Lee Highway	1953	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4001-4003 Lee Highway	Circa 1925	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4050 Lee Highway	1948	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4308 Lee Highway	Circa 1920	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	5050 Lee Highway	1930	
Unnamed Commercial Building	1105 North Glebe Road	Circa 1936	
Unnamed Commercial Building	1127 North Hudson Street	1936	
Unnamed Commercial Building	954-956 North Monroe Street; 3601 Fairfax Drive	Circa 1945	
Unnamed Commercial Building	2311 Wilson Boulevard	Circa 1920	

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Minor – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building	2317 Wilson Boulevard	Circa 1920	
Unnamed Commercial Building	3902 Wilson Boulevard	1940	
Unnamed Commercial Building	549 23rd Street South	Circa 1930	VLR, NR HD (Aurora Highlands)
Unnamed Commercial Building	3210 10th Street North	1953	
Unnamed Service Station	4530 Washington Boulevard	Circa 1940	
Virginia Hardware	2915 Wilson Boulevard	1953	CSP (full)

Minor – Shopping Centers

Property Name	Address	Construction Date	Existing Status
Parkington Shopping Center	North Glebe Road and Wilson Boulevard	1951	

Historic Resources Inventory: Altered/Not Historic

Altered/Not Historic – Commercial Buildings

Property Name	Address	Construction Date	Existing Status
Arlington Hardware	2920 Columbia Pike	Circa 1920	FBC (facade)
Sears Roebuck and Company	2800 Wilson Boulevard; 2801 Clarendon Boulevard	1942	
The Sun Building	2609-2629 Wilson Boulevard	1946	
Unnamed Commercial Building	4611 Columbia Pike	1954	
Unnamed Commercial Building	3003 Columbia Pike	1938	
Unnamed Commercial Building	3520 Lee Highway	1950	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4036 Lee Highway	Circa 1950	VLR, NR HD (Cherrydale)

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Altered/Not Historic – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building	4038 Lee Highway	Circa 1945	VLR, NR HD (Cherrydale)
Unnamed Commercial Building	4736 Lee Highway	Circa 1936	
Unnamed Commercial Building	5555 Lee Highway	1948	
Unnamed Commercial Building	1105 North Irving Street	1920s	
Unnamed Commercial Building	1121-1123 North Irving Street	1938	
Unnamed Commercial Building	932 North Kenmore Street	Circa 1950	
Unnamed Commercial Building	1019 North Nelson Street	Circa 1920	
Unnamed Commercial Building	2440 Wilson Boulevard	1963	
Unnamed Commercial Building	2519 Wilson Boulevard	1938	
Unnamed Commercial Building	2521-2523 Wilson Boulevard	1938	
Unnamed Commercial Building	2525 Wilson Boulevard	1946	
Unnamed Commercial Building	2527-2529 Wilson Boulevard	1947	
Unnamed Commercial Building	2531-2533 Wilson Boulevard	1947	
Unnamed Commercial Building	2601 Wilson Boulevard	Circa 1936	
Unnamed Commercial Building	2605 Wilson Boulevard	1936	
Unnamed Commercial Building	2607 Wilson Boulevard	1945	
Unnamed Commercial Building	2701-2707 Wilson Boulevard; 1521 North Danville Street (Addition)	1925-1935	
Unnamed Commercial Building	2828-2832 Wilson Boulevard	1940	
Unnamed Commercial Building	3016-3020 Wilson Boulevard	1938	CSP (facade)
Unnamed Commercial Building	3017-3019 Clarendon Boulevard	1938	
Unnamed Commercial Building	509 23rd Street South	Circa 1935	
Unnamed Commercial Building	513 23rd Street South	Circa 1935	
Unnamed Commercial Building	519 23rd Street South	Circa 1936	VLR, NR HD/NC (Aurora Highlands)

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Altered/Not Historic – Commercial Buildings continued

Property Name	Address	Construction Date	Existing Status
Unnamed Commercial Building	529 23rd Street South	Circa 1936	VLR, NR HD/NC (Aurora Highlands)
Unnamed Commercial Building	542 23rd Street South	Pre-1935	
Unnamed Commercial Building	553 23rd Street South	1959	VLR, NR HD/NC (Aurora Highlands)
Unnamed Commercial Building	701 23rd Street South	Circa 1930	VLR, NR HD/NC (Aurora Highlands)
Unnamed Service Station	4035 Old Dominion Drive	Circa 1955	

Historic Resources Inventory: Demolished

Demolished – Garden Apartments

Property Name	Address	Construction Date
Arlington Boulevard Apartments	1534 16th Road North	1952-1953
Arlington Courts	1310-14 North Courthouse Road	1941
Arna Valley	South Glebe Road off Shirley Highway	1941
Bedford Street Apartments	North Brookside Drive and North Bedford Street	1943
Cherokee	1512-1532 17th Street North	1939-1943
Christine Apartments	2912 17th Street South	1952
Fairfax Drive Apartments	Fairfax Drive and Wilson Boulevard at 9th Street North	1944
Fletcher Gardens	4020-4022 9th Street North	1946
Fort Myer Heights	1506 North Scott Street	1948
Fort Myer Manor	2001 15th Street North	1954

Property Name	Address	Construction Date
Frank Lyon Apartments	1007-1011 North Highland; 1009 North Hudson Street	1935
Glenelg	2300-2306 Lee Highway	1948
Hillside Gardens	13th and 15th Streets North; North Scott and Taft Streets	1949/1953-1954
Lee Terrace Apartments	2608 Lee Highway	1939
Manor Court	14th and 16th Streets North; North Quinn and Queen Streets	1952-1954
McClaine Gardens	1600-1606 North Rhodes Street	1941
Nield Apartments	1510 18th Street North	1950
Oakridge	13th and 14th Streets North; North Taft and Troy Streets	1940
Parkland Gardens	North Glebe Road & 20th Road North	1943

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Demolished – Garden Apartments continued

Property Name	Address	Construction Date
Paul Dunbar Apartments	3501-3541 South Four Mile Run; 3400 South Kemper Road	1942
Pollard Gardens	North Pollard Street and Fairfax Drive	1948-1949
Quincy Gardens	1002-1008 North Quincy Street	1948
Randolph Courts	1011-1017 North Randolph Street	1948
Rhodes Manor	1325 North Rhodes Street	1953
Twin Oak	1511 18th Street; 1800-1806 North Oak Street	1953
Unnamed Apartment Complex	North Scott and Rolfe Streets; 14th and 16th Streets	1938/1944/1952- 1953/1958
Unnamed Apartment Complex	1512-1516-1520 Clarendon Boulevard	1940
Unnamed Apartment Complex	4305-4340 Fairfax Drive	1941
Unnamed Apartment Complex	1301 North Courthouse Road; 1314 and 1322 North Troy Street	1942
Unnamed Apartment Complex	1509-1511 and 1521-1523 16th Road North	1947-1952
Unnamed Apartment Complex	1215 North Scott Street; 1800-1802 13th Street North; 1314-1316 North Rolfe Street	1949/1952
Unnamed Low-Rise Building	2807 North Pershing Drive	1935
Unnamed Low-Rise Building	2647-2649 North Pershing Drive	1935
Unnamed Low-Rise Building	2753-2757 Washington Boulevard	1935
Unnamed Low-Rise Building	1601 North Randolph Street	1938
Unnamed Low-Rise Building	1021 Vermont Street	1939

Property Name	Address	Construction Date
Unnamed Low-Rise Building	1545 17th Road North	1939
Unnamed Low-Rise Building	1449 17th Street North	1939
Unnamed Low-Rise Building	1609-1617 North Queen Street	1940
Unnamed Low-Rise Building	1016 North Vermont Street	1940
Unnamed Low-Rise Building	1811-1813 North Veitch Street	1942
Unnamed Low-Rise Building	1628-1636 North Oak Street	1943
Unnamed Low-Rise Building	1527 17th Street North	1944
Unnamed Low-Rise Building	1219 North Taft Street	1946
Unnamed Low-Rise Building	1209 North Taft Street	1946
Unnamed Low-Rise Building	1556-1558 16th Street North	1947
Unnamed Low-Rise Building	1112A North Stafford Street	1947
Unnamed Low-Rise Building	515-517 North Piedmont Street	1948
Unnamed Low-Rise Building	1233 North Scott Street	1949
Unnamed Low-Rise Building	1721 17th Street North	1950
Unnamed Low-Rise Building	1635-1637 North Oak Street	1950
Unnamed Low-Rise Building	1600 North Pierce Street	1950

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Demolished – Garden Apartments continued

Property Name	Address	Construction Date
Unnamed Low-Rise Building	1601 16th Street North	1950
Unnamed Low-Rise Building	1405 North Scott Street	1952
Unnamed Low-Rise Building	1127-1129 North Stuart Street	1952
Unnamed Low-Rise Building	1029 North Stuart Street	1952
Unnamed Low-Rise Building	1500-1502 16th Road North	1952
Unnamed Low-Rise Building	1516 16th Road North	1952
Unnamed Low-Rise Building	1545 16th Road North	1953
Unnamed Low-Rise Building	1602 Fort Myer Drive	1953-1954
Unnamed Low-Rise Building	1804-1808 North Quinn Street	1954
Unnamed Low-Rise Building	1600 North Quinn Street	1942
Unnamed Low-Rise Building	1631 North Ode Street/1524-1532 Clarendon Boulevard Street North (Clarendon Boulevard.)	1944

Demolished – Commercial Buildings

Property Name	Address	Construction Date
Bob Peck Chevrolet Showroom	800 North Glebe Road	1964
Bob Peck Used Cars	2636 Wilson Boulevard	1950
Esso Service Station	2900 Wilson Boulevard	1940-1955
Food Fair Grocery Store	2900 Clarendon Boulevard	1956
Safeway Grocery Store	2201 North Pershing Drive	1941
Safeway Grocery Store	2301 Columbia Pike	1951
Unnamed Bank	2924-2828 Columbia Pike	1948
Unnamed Commercial Building	3141 Wilson Boulevard	1920s
Unnamed Commercial Building	3143 Wilson Boulevard	1920s
Unnamed Commercial Building	3147 Wilson Boulevard	1920s
Unnamed Commercial Building	3151 Wilson Boulevard	1920s
Unnamed Commercial Building	1407 North Fillmore Street	1920s
Unnamed Commercial Building	2618-2622 Wilson Boulevard	Circa 1925
Unnamed Commercial Building	2330 Wilson Boulevard	1935
Unnamed Commercial Building	2416 Wilson Boulevard	1935
Unnamed Commercial Building	3630 Lee Highway	Circa 1935
Unnamed Commercial Building	2301 Columbia Pike	1936
Unnamed Commercial Building	1227 North Hudson Street	1940s
Unnamed Commercial Building	3409 Wilson Boulevard	1941
Unnamed Commercial Building	3620 Lee Highway	Circa 1942
Unnamed Commercial Building	3901 Wilson Boulevard	1944
Unnamed Commercial Building	3824 Lee Highway	1944

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Demolished – Commercial Buildings continued

Property Name	Address	Construction Date
Unnamed Commercial Building	2614-2616 Wilson Boulevard	1949
Unnamed Commercial Building	2701 Wilson Boulevard	1950
Unnamed Commercial Building	3614 Lee Highway	1950
Unnamed Commercial Building	3032-3040 Clarendon Boulevard	1950-1951
Unnamed Commercial Building	3865 Wilson Boulevard	1955
Unnamed Commercial Building	925-931 North Glebe Road	1959
Unnamed Service Station	3444 Washington Boulevard	Circa 1940
Unnamed Service Station	10th Street North (Intersection of North Garfield and Fillmore Street).	Circa 1940
Unnamed Service Station	1712 Wilson Boulevard	Pre 1935

Demolished – Shopping Centers

Property Name	Address	Construction Date
Arlington Towers Shopping Center	1100 Block of Wilson Boulevard	1954
Lee Shopping Center	2207-2233 North Pershing Drive	1930s
Wakefield Shopping Center	1309-1323 North Courthouse Road	1946
Washington-Lee Shopping Center	102-138 South Wayne Street	1946

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National Register of Historic Places Listings

Arlington County has 73 historic buildings, sites, and neighborhoods listed in the NRHP, including multiple federal properties, the largest defense housing complex of its kind, and many of Arlington's oldest homes, schools, and churches. Five properties are listed as National Historic Landmarks (NHLs), which are historic buildings, sites, structures, objects, and districts that represent an outstanding aspect of American history and culture. There are more than 2,600 NHLs in the U.S. today.

* Indicates resource is also a National Historic Landmark

Neighborhoods

Resource	Listing Date
Arlington Forest Historic District	December 2, 2005
Arlington Heights Historic District	February 21, 2008
Ashton Heights Historic District	June 23, 2003
Aurora Highlands Historic District	October 22, 2008
Cherrydale Historic District	May 22, 2003
Claremont Historic District	August 31, 2006
Columbia Forest Historic District	February 11, 2004
Dominion Hills Historic District	April 24, 2012
Glencarlyn Historic District	September 18, 2008
Highland Park – Overlee Knolls Historic District	August 18, 2011
Lyon Park Historic District	November 12, 2003
Lyon Village Historic District	May 10, 2002
Maywood Historic District	May 22, 2003
Penrose Historic District	November 15, 2004

Neighborhoods (continued)

Resource	Listing Date
Virginia Heights Historic District	February 21, 2008
Waverly Hills Historic District	February 26, 2004
Westover Historic District	May 2, 2006

Boundary Markers of the Original District of Columbia

Resource	Listing Date
Benjamin Banneker SW 9 Intermediate Boundary Stone*	May 11, 1976
Northwest No. 1 Boundary Marker	January 28, 1991
Northwest No. 2 Boundary Marker	January 28, 1991
Northwest No. 3 Boundary Marker	January 28, 1991
Southwest No. 1 Boundary Marker	January 28, 1991
Southwest No. 2 Boundary Marker	January 28, 1991
Southwest No. 3 Boundary Marker	January 28, 1991
Southwest No. 4 Boundary Marker	January 28, 1991
Southwest No. 5 Boundary Marker	January 28, 1991
Southwest No. 6 Boundary Marker	January 28, 1991
Southwest No. 7 Boundary Marker	January 28, 1991
Southwest No. 8 Boundary Marker	January 28, 1991
West Cornerstone	January 28, 1991

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Individual Listings

Resource	Listing Date
Al's Motors	July 5, 2003
Arlington House	October 15, 1966
Arlington Memorial Bridge	April 14, 1980
Arlington National Cemetery	April 15, 2014
Arlington Post Office	February 7, 1986
Arlington Ridge Park (Iwo Jima Memorial)	September 4, 2009
Ball-Sellers House	July 17, 1975
Barcroft Community House	July 28, 1995
Carlin Community Hall	August 12, 1993
Cherrydale Volunteer Fire House	July 28, 1995
Clarendon School (Matthew F. Maury School)	December 9, 1999
George Crossman House	May 22, 2003
Charles Richard Drew House*	May 11, 1976
Fort Ethan Allen	February 11, 2004
Fort Myer Historic District*	November 28, 1972
Fort C. F. Smith Historic District	February 1, 2000
George Washington (GW) Memorial Parkway	June 2, 1995
Glebe Center	February 11, 2004
Glebe House	February 23, 1972

Individual Listings (continued)

Resource	Listing Date
Harry W. Gray House	February 11, 2004
Hume School	June 18, 1979
Francis Scott Key Bridge	March 1, 1996
Lomax African Methodist Episcopal (AME) Zion Church	February 11, 2004
Mount Vernon Memorial Highway	May 18, 1981
Pentagon Office Building Complex*	July 27, 1989
Quarters 1, Fort Myer*	November 28, 1972
John Saegmuller House	May 22, 2003
Stratford Junior High School	February 26, 2004
Unitarian Universalist Church of Arlington	November 19, 2014
Washington National Airport Terminal and South Hangar Line	September 12, 1997
Earle Micajah Winslow House	February 22, 2011

Multiple Resource Listings

Resource	Listing Date
Apartment Bungalow and California-Type Houses	May 25, 2012
Garden Apartments and Apartment Complexes, 1934-1954	May 22, 2003 (Updated May 10, 2012)
Streamline Moderne Houses, 1936-1945	December 21, 2010

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Garden Apartments

Resource	Listing Date
Arlington Village Historic District	April 11, 2003
Buckingham Village Historic District	January 21, 1999
Buckingham Village Historic District (Boundary Increase)	February 11, 2004
Buckingham Village Historic District (Village 3 Boundary Increase)	March 23, 2010
Calvert Manor	December 15, 1997
Colonial Village	December 9, 1980
Commons of Arlington (Walter Reed Gardens)	May 22, 2003
Fairlington Historic District	March 29, 1999
Glebe Apartments (Knightsbridge Apartments)	November 25, 2020
GlebeWood Village Historic District	February 11, 2004
Lee Gardens North Historic District	February 26, 2004
Monroe Courts Historic District	February 21, 2008
Whitefield Commons (Windsor Apartments)	March 13, 2021

“I love garden apartments.”



Barcroft (top) and Queen Anne Apartments (bottom right)



Garden Apartments as Affordable Housing

Today's real estate prices are incongruent with Arlington County's early development as an affordable alternative to the District of Columbia for middle class families. Arlington View was established in the late 19th century by African Americans with familial or historical ties to nearby Freedmans Village. Early planned neighborhoods like Maywood and Cherrydale included larger, upper middle-class single-family dwellings, but the majority of houses were modest and marketed to the “average” white American homebuyer. Higher density, low-scale multi-family garden apartments of the 1930s and 1940s were a federal government response to the problem of housing wartime workers.

During the last quarter of the 20th century, as formerly single-family middle-class neighborhoods became more expensive,

immigrants and working-class populations to Arlington County established themselves in garden apartment complexes such as Columbia Heights Apartments, Queen Anne Apartments, and Barcroft Apartments. These historic enclaves offer large parcels that attract investors seeking to develop upper middle- and upper-class condominiums and townhouses, thereby displacing immigrant and working-class populations through higher rents. Within this context, Arlington's historic multi-family housing stock offers both the benefits of historic preservation and the retention of a diverse mix of residents of varied socio-economic levels and backgrounds. Long-term strategies are needed to allow for adaptability of both historic preservation and housing goals as appropriate.

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Historic Markers Portfolio

More than one hundred Arlington County historic markers recognize important places, people, and events throughout the centuries from early dwellings and Civil War forts to more modern history that includes ARPANET, where the technology for creating the Internet was developed, and the parking garage where Watergate source “Deep Throat” met with reporter Bob Woodward.



Clarendon War Memorial Interpretive Project

Historic markers help tell Arlington’s story while connecting to the landscapes, buildings, and other resources that illustrate the past.

During the WWI Centennial in 2019, the HPP led the Clarendon War Memorial

Interpretive Project and designed eleven markers to document the impacts of war on the local community. In 2020, the National Alliance of Preservation Commissions honored this project with a Commission Excellence Award in the Best Practices: Public Outreach/Advocacy category. A portion of the project is pictured above.

Military History

Marker	Location
Arlington Line	Wilson Blvd. and N. Courthouse Rd.
Arlington Radio Towers	S. Courthouse Rd. at the entrance to the Naval Communications Station
Arlingtonians in 20th and 21st Century Conflicts (Five Total)	3140 Wilson Blvd., Clarendon Central Park
Battery Garesche	S. Arlington St. at 30th Rd. S.
Civil War Outpost	Wilson Blvd. at N. Manchester St.
Clarendon War Memorial	3140 Wilson Blvd., Clarendon Central Park
Fort Albany	Junction of S. Arlington Ridge Rd. and S. Nash St.
Fort Ethan Allen (Nine Total)	3829 N. Stafford St. (various locations within park)
Fort Barnard	S. Pollard St. and S. Walter Reed Dr. at the Fort Barnard Recreation Center
Fort Bennett	1600 block of 22nd St. N.
Fort Berry	S. Glebe Rd. at 17th St. S. and S. Walter Reed Dr.

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Military History (continued)

Marker	Location
Fort Cass	Arlington Blvd. below Fort Myer
Fort Corcoran	Key Blvd. at N. Ode St.
Fort Craig	S. Courthouse Rd. at 4th St. S.
Fort Haggerty	Intersection of Wilson Blvd. and N. Arlington Ridge Rd.
Fort Reynolds	31st St. S., east of S. Woodrow St. at Fort Reynolds Park
Fort Richardson	18th St. S. off S. Glebe Rd. on the grounds of the Army-Navy Country Club
Fort Runyon	Boundary Dr. and Old Jefferson Davis Hwy.
Fort Scott	Fort Scott Dr., entrance to the Fort Scott Recreation Area
Fort C. F. Smith	Near 2411 24th St. N.
Fort Strong	Langston Blvd. at N. Adams St.
Fort Tillinghast	Arlington Blvd. and 2nd St. N.
Fort Whipple	Arlington Blvd. and N. Pershing Dr., near entrance to Fort Myer
Fort Woodbury	N. Courthouse Rd. and 14th St. N.
Minor's Hill	Williamsburg Blvd. and N. Powhatan St.

Cemeteries

Marker	Location
Ball-Carlin Cemetery	300 S. Kensington St.
Ball Family Burial Ground	Washington Blvd. between N. Lincoln St. and N. Kirkwood Rd.
Southern-Shreve Cemetery	Between N. Frederick and N. Harrison streets off 10th St. N., behind St. Ann Catholic Church
Travers' Family Graveyard	1309 S. Monroe St.

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People

Marker	Location
Dr. Roland Bruner	2000 block of S. Glebe Rd.
Edmund Douglas Campbell	4200 Campbell Ave.
Elizabeth Pfohl Campbell	4200 Campbell Ave.
Moses Ball Grant	S. Carlin Springs Rd. near bus shelter
Dorothy M. Bigelow Hamm	4100 Vacation Ln. at Dorothy Hamm Middle School
Necostin Indians	Roosevelt Island parking lot
George Nicholas Saegmuller, 1847-1934	5115 Little Falls Rd.
Henry Wright (Two Total; English and Spanish)	4350 4th St. N. in Henry Wright Park at Buckingham Village

Places – Organized by neighborhood

Marker	Location
Bellevue Forest	
Glenmore	3440 N. Roberts Ln.
Bluemont	
Reevesland	400 N. Manchester St.
Cherrydale	
Cherrydale	2190 Military Rd.
Cherrydale Masonic Hall	3805 Langston Blvd.
Cherrydale Volunteer Firehouse	3900 Langston Blvd.
Clarendon	
Arlington Post Office	3118 Washington Blvd.
Columbia Forest	
SW6 Boundary Stone	Median of S. Jefferson St. near Columbia Pike
Dominion Hills	
Mace Park	1000 block of N. Liberty St. at Dominion Hills Park
Donaldson Run	
Birchwood	4572 26th St. N.
East Falls Church	
Crossman House	2501 N. Underwood St.
East Falls Church	On W & OD Trail at Langston Blvd. and Fairfax Dr.
Foxcroft Heights	
Freedman's Village	Foxcroft Heights Park at Southgate Rd. and S. Oak St.
Site of Arlington Chapel	Northwest corner of Columbia Pike and S. Orme St.

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Places – Organized by neighborhood (continued)

Marker	Location
Glencarlyn	
John Ball House	5620 3rd St. S.
Carlin Community Hall	5711 4th St. S.
Carlin Springs	Glencarlyn Park (approach from 2nd St. S. and S. Jefferson St. entrance)
Green Valley	
Arlington Lodge #58	2222 Shirlington Rd.
Jennie Dean Park (Two Total)	3630 27th St. S
Drew School	23rd St. S. and S. Kenmore St. in school parking lot
Green Valley (Five Total)	Between John Robinson Town Square and Drew Elementary School
Green Valley Pharmacy	2415 Shirlington Rd.
Halls Hill/High View Park	
Halls Hill Segregation Wall	N. Culpeper St. and 17th Rd. N.
Madison Manor	
Brandymore Castle	N. Roosevelt St. at Four Mile Run
Maywood	
Maywood	Lorcom Ln. and N. Edgewood St.
North Highlands	
Dawson-Bailey House	2133 N. Taft St. at Dawson Terrace
Old Dominion	
Washington and Old Dominion Railroad – Livingston Station	Old Dominion Dr. and 24th St. N.
Wunder's Crossroads	Northeast corner of Langston Blvd. and N. Glebe Rd.

Places – Organized by neighborhood (continued)

Marker	Location
Penrose	
Charles Drew House	2505 1st St. S.
Rock Spring	
Little Falls Road	Little Falls Rd. and N. George Mason Dr.
Rosslyn	
Arpanet	N. Oak St., south of Clarendon Blvd.
Colonial Village	Colonial Village courtyard entrance at Wilson Blvd. and N. Rhodes St.
Jackson City	Near grounds of Marriott Twin Bridges Motel
Watergate Investigation	N. Nash St. below Wilson Blvd.
Waverly Hills	
The Glebe of Fairfax Parish	4527 17 th St. N.
Williamsburg	
John Marshall Island and Minor Hill	Island near John Marshall Dr. and Yorktown Blvd.
Woodmont	
Stratford Commemorative Trail (Four Total)	4100 Vacation Ln. at Dorothy Hamm Middle School
Stratford Junior High School	4100 Vacation Ln. (front entrance area)
Yorktown	
John Saegmuller House	5105 Little Falls Rd.

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Religious Sites

Marker	Location
Lomax African Methodist Episcopal (AME) Zion Church	2704 24 th St. S.
Macedonia Baptist Church	3412 22 nd St. S.
Mt. Olivet Methodist Church	16 th St. N. near N. Glebe Rd.
Mt. Zion Baptist Church	19 th St. S. and S. Kenmore St.
St. John's Baptist Church	1905 Columbia Pike
Walker Chapel	4102 N. Glebe Rd.

NOTE: this cumulative list does NOT include VA State Highway Markers, those markers sponsored by County departments outside of the Department of Community Planning, Housing and Development, or historic markers completed as part of privately initiated and/or developer-funded projects such as with site plans, Form Based Code projects, etc.



Macedonia Baptist Church

Courtesy of the Center for Local History, Arlington Public Library

Macedonia Baptist Church was the first AfricanAmerican church established by the Green Valley community. The current building dates to 1971.

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Planning Process and Acknowledgements

This Historic and Cultural Resources Plan (the Plan) was informed by a range of inputs:

- Research;
- Field work;
- Discussions with County staff;
- Individual interviews with about twenty stakeholders that included commission members, history and historic preservation advocates, developers, affordable housing advocates, property owners, neighborhood representatives, and leaders of Arlington County Government and local nonprofits and agencies;
- Focus groups;
- Public meetings; and
- Online engagements.

Plan Update Public Engagement

The Historic Preservation Program (HPP) continues to educate the public about the County's preservation priorities, successes, and challenges. In 2021, as part of community engagement efforts for the Plan update, the HPP hosted Outreach Week to share information about the ongoing planning process and learn about what places and stories matter to Arlingtonians.



Westover Park and Maywood Pop-Up Engagements.



Planning Process

Phase 1 of the planning process, which began in Spring 2020 and lasted through the remainder of that year, focused on research and assessment. This phase explored the successes and challenges of the County's preservation work since adoption of the original Plan in 2006. It prioritized community input through targeted stakeholder interviews, an online feedback opportunity, and a virtual kick-off event featuring community panelists.

Phase 2 of the planning process began in January 2021 and will conclude in the Fall of 2023. This phase examined a proposed new vision for historic preservation in Arlington for the next decade. The main priority of Phase 2 was community engagement, including additional online feedback questionnaires, short video spotlights about history and preservation topics, focus group discussions, and a robust variety of in-person and online engagements.

A summary of activities from each phase of the planning process can be found below.

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Phase 1

- **May 2020:** Official project start with hiring of Birch Wood Planning consultant team
- **Summer 2020:** Consultant team held interviews with various community stakeholders
- **July 2020:** Project webpage created (<https://projects.arlingtonva.us/plans-studies/historic-preservation/master-plan/update/>)
- **September 2020:** Consultant team toured key County sites and held a work session with HPP staff
- **October 2020:** “Capture Your Heritage!” photo contest launched and community feedback questionnaire #1 posted online
- **November 2020:** Virtual kick-off event held (<https://www.youtube.com/watch?v=Zs-Y4feiQNW&feature=youtu.be>)

Phase 2

- **Winter through Spring 2021:** Promoted an online and social media campaign featuring brief video highlights from the virtual kick-off event. Topics included: historic preservation as change management; historic preservation activities in Halls Hill/High View Park; the Colonial Village local historic district; and the Halls Hill/High View Park segregation wall
- **March 2021:** Consultants completed *Technical Memo 1 - Summary of Existing Conditions in Arlington* and *Technical Memo 2 - Progress Report on the 2006 Historic Preservation Master Plan* (The 2006 report was named *Historic Preservation Master Plan*)
- **April 2021:** Focus Group #1 held with inter-departmental County staff to discuss historic preservation successes and challenges
- **July 2021:** Focus Group #2 held with community representatives to discuss cultural heritage preservation
- **August 2021:** Focus Group #3 held with various community representatives, County staff, and County commissioners whose work intersects with historic preservation
- **September 2021:** Focus Group #4 held with historic preservation staff in the neighboring jurisdictions of Fairfax County, Prince William County, and the City of Charlottesville to learn about their preservation tools and challenges

- **Late Fall 2021:** HPP staff hosted “Outreach Week” from November 29 through December 4. Launched with a cultural heritage spotlight video featuring Freddie’s Beach Bar & Restaurant (<https://youtu.be/UmcuosgiOUo>), in-person meet-and-greet events in Maywood and Westover, and attendance at the Courthouse Farmers Market
- **November/December 2021:** Community feedback questionnaire #2 posted online
- **Spring 2022 through Winter 2023:** Internal County staff and leadership reviewed and edited Draft Plan
- **April 2023:** Release of Draft Plan for public review and comment
- **April through August 2023:** The HPP will host various community engagement activities to promote Draft Plan and solicit community feedback on the proposed goals and recommendations. Engagement will include a community open house, various pop-up events, a corresponding online feedback questionnaire throughout the comment period, and the release of two cultural heritage videos and a virtual story map.
- **Spring/Summer 2023:** Presentation of Draft Plan to the Historical Affairs and Landmark Review Board and other County commissions
- **Fall 2023:** Presentation of Draft Plan to the County Board for consideration and adoption

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Acknowledgements

Arlington County Leadership

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Adaptive reuse: Adaptation of an existing building for new uses while retaining its historic features.

Affordable housing: Housing is considered affordable when the cost of housing (including utilities) is no more than 30 percent of gross household income. “Affordable housing” is housing which is deemed affordable to those with a household income at or below 80 percent of the Area Median Income. Affordable housing can be market rate affordable housing or committed affordable housing with income restrictions for tenants and rent restrictions for owners.

Building code: Set of laws specifying how buildings should be constructed to ensure a minimum acceptable level of safety.

Climate change: Long-term shifts in temperatures and weather patterns, many of which have impacts on historic and cultural resources (e.g., heavy rains, flooding, extreme temperatures, and drought).

Coastal plain: Flat, low-lying lands adjacent to the ocean.

Cultural heritage tourism: Activities undertaken to learn about or experience the culture and history of a place, typically in authentic, historic settings.

Density: Area of floor space per area of land; number of dwelling units per unit of area.

Equity: All populations having access to community conditions and opportunities needed to reach their full potential and to experience optimal well-being.

Façade preservation: In-situ preservation of about the first 10 feet of depth from the front building wall of a historic building to any new infill development that would occur either behind and/or above. The design of the new construction should be sensitive to the preserved facade with a clear separation. Façade preservation reinforces the pedestrian scale and experience and can be a compromise solution for multiple historic buildings that are side-by-side on a block.

Frontage preservation: In-situ preservation of about the first 20 feet of depth from the front building wall of a historic building to any new infill development that would occur either behind and/or above. The design of the new construction should be sensitive to the preserved frontage with a clear separation. Frontage preservation reinforces the pedestrian scale and experience and can be an effective compromise approach for historic buildings located on street corners.

Full preservation: In-situ preservation of entire historic property. The design of any new construction adjacent to the property should be sensitive to the preserved property with a clear separation.

High risk resources: Historic properties that are, by their nature, more likely to be irre-

vocably altered or demolished; in Arlington, these include large lots and resources located along Metrorail corridors and near the largest employment centers.

Historic architectural survey: A systematic, detailed examination of potentially historic resources to gather information sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.⁴⁷

Historic property: A district, site, building, structure, or object significant in American history, architecture, engineering, archeology, or culture at the national, state, or local level.⁴⁸

Historic rehabilitation tax credits: Financial incentive available for the rehabilitation of certified historic buildings; federal tax credits offer 20 percent on rehabilitation of designated historic property for commercial use; the Commonwealth of Virginia offers 25 percent on rehabilitation of any designated historic property, including those in residential use; federal and state credits may be combined.

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Review Board (HALRB): In Arlington, the 15-member architectural review board appointed by the County Board that advises on historic preservation matters, including nominations for local and national designation; also oversees exterior alterations, demolition, and new construction in locally designated Arlington historic districts through a Certificate of Appropriateness (CoA) process.

In-situ preservation: The preservation of a historic building in its original location.

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance.⁴⁹

Interpretation: Storytelling in public history; includes themes, delivery methods, priorities for further research, exhibits, programs, etc.

Local Historic District (LHD): Established by the Arlington County Board as outlined in Section 11.3.4 of the Arlington County Zoning Ordinance and administered by the Historical Affairs and Landmark Review Board (HALRB). LHDs can be either a single site or a collection of buildings. All exterior changes, new construction, and demolition must receive a Certificate of Appropriateness (CoA) from the HALRB before receiving County building permits and undertaking the proposed work.

Missing Middle Housing: The range of housing types between single-family detached homes and mid-to-high-rise apartment buildings – duplexes, townhouses, and garden apartments are some examples.

National Historic Landmark (NHL): Buildings, sites, districts, structures, and objects determined by the Secretary of the Interior (National Park Service) to be nationally

significant in American history and culture; includes many of the most renowned historic properties in the nation.

National Register of Historic Places (NRHP): Established by the 1966 National Historic Preservation Act and administered by the National Park Service; extends federal recognition to nationally and regionally/locally significant historic properties; designation carries eligibility for federal tax credits on commercial rehabilitation projects and in some cases, eligibility for state or local tax credits (as in Virginia); listing also provides limited protection in cases of federally funded, licensed, or permitted projects.

Preservation easement: A voluntary legal agreement, typically in the form of a recorded deed, which permanently protects a significant historic property.

Restoration: Returning a historic property to its original or near-original condition.

Secretary of the Interior (National Park Service): Chief executive of the U.S. Department of the Interior, the cabinet department managing the use and conservation of federal lands; oversees the standards for changes to historic resources and maintains the National Register of Historic Places (NRHP).

Section 106 of the National Historic Preservation Act: Required step in planning for projects that receive federal funding, permits, licenses, or approvals to ensure that preservation standards are factored into a project before work is authorized to begin.

Statement of historical and cultural significance: Describes primary historic significance/context of a place, organized by themes and time periods, and links properties and events to important historical and cultural trends.

Subdivision: Division of a parcel of land into two or more lots for the purpose of transferring ownership or building development.

Tax abatement: A program in which a governmental entity agrees to reduce tax burden on a taxpayer.

“Teardown”: The removal of an existing property, most often in areas of high land value, for the purpose of developing a new building(s) in its place.

Transfer of development rights (TDR): Program or regulatory procedure allowing owners of property designated as part of the TDR program, typically for historical, natural, environmental, or other similar preservation/conservation reasons, to sell or transfer its unused development potential to an owner of land for which higher density development is desired.

Upland: An area of high or hilly land.

Urban village: An urban area with characteristics of walkability, mixed uses, diversity, public community services, open space, commercial centers, and transportation nodes; a collection of small neighborhood and commercial nodes linked by transportation corridors.

Zoning bonus/incentive zoning: An incentive, such as a relaxation in restrictions or an increase in density, that is offered in return for providing public benefits (in this case, historic preservation).

Zoning ordinance: A document adopted by a locality that regulates and controls the use and character of property.

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