



**MINUTES OF THE HISTORICAL AFFAIRS AND
LANDMARK REVIEW BOARD
Wednesday, March 19, 2025, 6:30 PM**

This was a hybrid public meeting held both in person and through electronic communication means.

MEMBERS PRESENT: Omari Davis
Robert Dudka
Andrew Fackler
Alex Foster
Rebecca Meyer
Kaydee Myers, Chair
Mark Turnbull
Andrew Wenchel
Richard Woodruff

VIRTUAL MEMBERS: Gray Handley, Medical, Arlington, VA.

MEMBERS EXCUSED: Nan Dreher
Carmela Hamm
Gerald Laporte
Joan Lawrence

STAFF PRESENT: Lorin Farris, Acting Historic Preservation Section Supervisor
Mical Tawney, Historic Preservation Associate Planner
John McNair, Historic Preservation Specialist

CALL TO ORDER & ROLL CALL

The Chair called the meeting to order and asked Historic Preservation Program (HPP) staff to please call the roll. Ms. Lorin Farris called the roll and determined that there was a quorum.

EXPLANATION OF PUBLIC HEARING PROCEDURES

The Chair explained the in-person and electronic Historical Affairs and Landmark Review Board (HALRB) public hearing procedures. Ms. Myers described the logistics of participating virtually in the hybrid meeting via the Microsoft Teams platform and/or the call-in number.

APPROVAL OF THE FEBRUARY 2025 MEETING MINUTES

The Chair asked for any comments on the February 19, 2025, draft meeting minutes. Mr. Andrew Wenchel made a motion to approve the minutes. Mr. Dick Woodruff seconded the motion. *[Mr. Gray Handley, who was attending virtually, turned on his camera at 6:34 PM]*. Ms. Farris called the roll, and the motion passed 9 – 0; Mr. Mark Turnbull abstained.

PUBLIC HEARING FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

Consent Agenda

There were two items on the Consent Agenda. Ms. Myers asked if the commissioners had any questions about the items. After hearing none, Ms. Myers made a motion to approve the items on the Consent Agenda. Mr. Omari Davis seconded the motion. The Chair asked staff to call the roll. Ms. Farris called the roll, and the motion passed 10-0. Speaking to attendees present for the Consent Agenda, Ms. Mical Tawney shared that those items had been approved and that they were free to leave the meeting.

BARCROFT APARTMENTS SECTION 3 AND 4 RENOVATION PROPOSALS

Ms. Farris provided an overview of the project. She described the Barcroft Apartments (Barcroft) as being a large garden apartment community located along the Columbia Pike corridor. The project includes the rehabilitation of Buildings 27-29 in Section 3 and Buildings 30-31 in Section 4. The proposal involves repairing exterior masonry and mortar and repainting previously painted brick, cleaning the brick façade with low to medium pressure, replacing basement-level steel-sash windows with aluminum windows matching the original configuration, installing interior storm windows on existing wood windows, replacing the wood windows with aluminum-clad windows where necessary for emergency egress, removing existing through-wall mechanical system openings and then patching said exterior walls to match existing, adding new exhaust penetrations, removing and replacing non-original light fixtures with new compatible fixtures, repairing slate roofs, repairing and painting numerous exterior components if already painted, replacing in-kind damaged materials, and adding outdoor amenity spaces and landscape improvements within courtyards.

Ms. Farris provided an overview of the March 5 hybrid Design Review Committee (DRC) meeting, where the DRC members reviewed the project scope. The project team explained why the scope did not include any accessible units or changes to the elevations to create new entrances in these sections of Barcroft. They also explained that some of the buildings are in a Resource Protection Area (RPA) due to a floodway/floodplain, and the County is doing additional studies to determine if recommendations are needed in terms of stormwater management and mitigation of these buildings. Although this is being evaluated by the County, the project team is moving forward with the renovation use permit assuming that there could be six units in the basement areas that may need to be unoccupied. Mr. Davis asked about the location of the RPA and the project team explained that the RPA shows the widest point with the floodplain and floodway being inside that area. The project team further explained the design of the current stormwater channel located in Sections 3 and 4, and how it is open to the sky and was channelized at some point with concrete walls.

Ms. Farris explained that the HPP staff supported the scope items identified in Sections 3 and 4. She described the scope as following the guidance of both Part 7 of the Conservation Area Standards in the Neighborhoods Form Based Code (N-FBC), and *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*, specifically Standards #1, #2, and #9. The replacement of wood windows with aluminum-clad windows where necessary for emergency egress would require a Conservation Area standard modification. The HPP staff acknowledged that the original window configuration and fenestration pattern was important to retain, which the applicant was proposing to do. However, HPP staff had questions about the necessity of this material change and was also unsure how the proposal for interior storm windows at the existing wood windows was a viable solution. Therefore, HPP staff suggested that the HALRB discuss the proposed material change of the existing wood windows.

After Ms. Farris completed her staff report, Ms. Lauren Riley of Walsh, Colucci, Lubeley & Walsh, P.C., representative for Jair Lynch Real Estate partners, presented the project to the HALRB. Ms. Riley explained that this project was the final use permit for Barcroft with regards to their rehabilitation plan. She explained how the current scope involved five buildings in Sections 3 and 4 with 78 units consisting of one-to-two-bedrooms. She went into further detail about the RPA and how the buildings are in the floodplain and floodway with Doctor's Run Branch, therefore limiting the project scope. The project team is expecting recommendations from the County concerning improving the resiliency of those buildings and the area located in the floodway but were continuing to move forward with rehabilitating those buildings. She shared that the 6 basement units would be converted into non-residential space should further studies of the floodplain require it.

Ms. Riley then focused on the scope of work in Sections 3 and 4 and how it was like their previous rehabilitation projects for other sections in Barcroft. She shared that there was one Conservation Area modification request with concerns to replacing the wood windows with aluminum windows. She explained that there were many requirements for emergency egress such as having to widen basement windows where they were converting basement units or updating existing units. Many of the lower floors have small windows that must be enlarged to meet building code requirements and the need for guardrails around any new or expanded window wells. She also explained that the buildings will not see a change in the occupancy or unit size since there will not be any basement expansions. Ms. Riley re-emphasized that the material change for those windows was the only Conservation Area modification for these sections. She explained that County staff had made text changes to the Form Based Code (FBC) in February which meant they no longer needed extensive modification requests like previous Barcroft rehabilitation projects.

Mr. Jeff Kreps, Director of Landscape Architecture at VIKA Columbia, described the improvements to the courtyards to increase programmable spaces for the residents. He explained that their goal is to create small private gathering spaces for the residents to use. For Sections 3 and 4, there are smaller interior courtyard spaces, but they want to create spaces that allow the community to have barbecues and provide screening near busy roads like S. George Mason Drive. The areas also have less existing tree canopy on site, and they plan to plant more trees to achieve the 50 percent canopy coverage goals that the County has set for Barcroft.

Mr. Antoine Laduron of Bonstra Haresign Architects described the existing conditions and the proposed scope for these sections. He explained that half of the windows are vinyl replacement windows, and some are wood windows. Although replacing the wood windows are a requirement of Virginia Housing, the project team will request a waiver. However, they will not request a waiver for the replacement of the existing steel basement level windows with standard aluminum fixed insulated glass windows. Instead, the project team proposes to install interior storm windows with the wood windows to meet building code requirements and make those units more comfortable for the residents. Ms. Alice Hagemann further clarified that they were confident that the interior storm windows would be a viable option and prevent them from needing to replace the wood windows. If this could not be pursued, the project team would come back to the HALRB and present more details about their proposal with the wood windows. The project team's goal is to leave the wood windows in place and install interior storm windows for energy compliance and figure out the functionality of those windows to meet emergency egress requirements.

Ms. Hagemann asked Ms. Farris about a specific wood window identified for replacement in the architectural plans, and Ms. Farris could not at that time identify which building had the proposed wood window replacement. The project team said they would review the plans and confirm that it was not a previous carryover note because the general assessment was that the wood windows would remain and have interior storm windows. They did mention that if the wood windows need to be replaced it would be with aluminum windows, which is the same type being used throughout Barcroft in other phases.

Ms. Farris asked if this scope would eventually be reviewed by the Virginia Department of Historic Resources (DHR) because they are pursuing rehabilitation tax credits. Ms. Sarah Vonesh of EHT Tracerics explained that to date they had not discussed this specific project scope with DHR, but typically to receive the rehabilitation tax credits, the expectation would be to preserve the historic wood windows and that interior storm windows are possible if they cannot be seen from the outside. Ms. Farris appreciated the confirmation and that there would be a round of reviews with DHR. She understood that the project team would go into more detail about the wood windows and the interior storm windows during the April meeting. The project team did not think they would get a resolution on the windows by April, but they would come back to the HALRB if they need to amend the use permit on that specific item [the project team will be coming back to the HALRB in April concerning Sections 3 and 4 since the FBC requires they attend two HALRB meetings]. Ms. Riley explained that the project team came back to the HALRB in December 2024 when it was necessary for them to do an administrative change for Section 7 involving Buildings 47-48.

Ms. Riley further explained that they would follow up with HPP staff concerning their discussions with DHR. She clarified that they had not completed the state review process with concerns to listing Barcroft on the National Register of Historic Places. That concluded the discussion and presentation.

BENJAMIN ELLIOT’S COAL TRESTLE HISTORIC MARKER REVIEW

Ms. Tawney provided context for why the project was coming before the HALRB. She shared that the marker would not need a CoA from the HALRB because it was located outside of the boundaries of the Benjamin Elliot’s Coal Trestle Local Historic District (LHD); however, staff felt it was important for the HALRB to review the marker because the coal trestle was the subject of the marker. She then invited Mr. Paul McCray with NOVA Parks to share more information about the project. Mr. McCray experienced some technical difficulties and had to rejoin the meeting.

Once present, Mr. McCray shared that NOVA Parks, which owns the Washington & Old Dominion (W&OD) Trail, undertook a project to replace almost 40 history displays along the trail most of which had been installed between 2000 and 2010. The marker dedicated to the East Falls Church Station was one of the markers being recreated. This marker was originally located near Langston Boulevard and then was relocated right next to Benjamin Elliot’s Coal Trestle. While evaluating the marker’s update, they decided to create a secondary marker dedicated to the coal trestle given that it was one of the last few remaining structures associated with the railroad. Since they could not move the East Falls Church Station marker near Langston Boulevard, they decided to relocate it to a spot along the trail (right before the pedestrian and bicycle bridge). The marker dedicated to Benjamin Elliot’s Coal Trestle would go into the existing frame of the former East Falls Church Station marker that is currently right next to the trestle. He noted that there would be a directional sign next to the East Falls Church Station marker along the trail directing people to the location of Benjamin Elliot’s Coal Trestle and its marker. He noted that they have done this in other parks where there is a display that could not be placed directly along the trail.

Ms. Tawney thanked Mr. McCray for his presentation and invited Dr. Bernie Berne to share his public comments. Dr. Berne had also submitted two written comments to the HALRB on March 19, 2025. His submitted written comments for the record are as follows. Please also see Attachment A for the images Dr. Berne shared as part of his comments:

Comment #1: This is a good marker that is historically accurate. However, the main photograph needs a source and a year (1966, according to the caption of Figure 18 on page 26 of the Arlington County Register of Historic Places Historic Designation Form). Further, the text of the marker or a pointer should identify the railroad’s East Falls Church station, which is the building

to the left of the coal trestle and to the right of the main tracks. The station was a short distance behind the trestle, and slightly to the left of the trestle. Additionally, the marker should state that the trestle's remnant became an Arlington County local historic district on September 20, 2014. Further, it is important to learn the location at which NOVA Parks intends to install the marker. The best location is the south side of the pedestrian/bike bridge that crosses Langston Boulevard, directly in front of the trestle. Few people will see the marker if NOVA Parks installs it anywhere else, such as at ground level.

Comment #2: I suggest that the HALRB asks NOVA Parks to install the historic marker for Benjamin Elliott's Coal Trestle on or adjacent to the fence on the south side of the pedestrian/bicycle bridge over Langston Boulevard, directly in front of the portion of the trestle that still contains ties and tracks. [Click here](#) to see a September 2022 street view image of that portion of the bridge on Google Maps. [Click here](#) to see a satellite image of that portion of the bridge on Google Maps.

The bridge is 20 feet wide. The bridge is therefore wide enough to permit people to view marker and the trestle without obstructing pedestrian and bicycle traffic flow.

Few people will see the marker if NOVA Parks installs it in a different location, such as at ground level.

Dr. Berne, who attended virtually, was the only public speaker for the item and reiterated the points he made in his written comments shared with the HALRB prior to the meeting. Specifically, he noted that the main photograph used on the marker needed a date and a source. He also requested that the text of the marker should identify the location of the East Falls Church Station in the image. He also added that the marker should state that the coal trestle became an Arlington County LHD in 2014. He disagreed with the proposed location of the marker dedicated to the history of the coal trestle, arguing that the original East Falls Church Station marker was difficult to find, that no one went to see it, and that it was essentially useless. He said people would only see the marker if it was near the trail and proposed that the Benjamin Elliott's Coal Trestle marker should be installed on the south side of the pedestrian bridge which would place it directly in front of the trestle. He did not think people would see the coal trestle marker even with directional signage pointing to its direction from the trail. He felt strongly that it should be placed on the bridge.

Ms. Myers thanked Dr. Berne for his comments and stated that the matter was before the HALRB. Mr. Robert Dudka offered recognition to Dr. Berne for his involvement in the designation of the coal trestle as an LHD. He shared that he has found it confusing to understand how the coal trestle worked in plan and suggested that the marker have a satellite image that showed the location of the railroad tracks, the East Falls Church station, and the coal trestle. He felt this would help viewers understand how all these structures related to one another and how they functioned as a part of the railroad's infrastructure. Ms. Alex Foster shared that she appreciated the photograph on the background of the marker but felt that the contrast was heavy and suggested that the designers adjust it. She also asked that the QR code on the marker have a white background behind it to help a phone pick it up better. She seconded Mr. Dudka's request for a satellite or map image of the coal trestle to be included on the marker. She offered that the proposed location of the marker warranted discussion, and Ms. Myers said they could discuss it after they focused first on any comments for the marker's design.

Ms. Rebecca Meyer suggested that the black-and-white image at the top of the marker be enlarged. She appreciated that it showed more of the trestle itself in comparison to the larger photo on the marker which did not. Mr. Davis asked if there were any additional photographs of the coal trestle that the project team could utilize. He also felt that the larger photo on the marker focused more on the surrounding landscape

and less on the coal trestle. Ms. Farris invited Mr. McCray to speak to the topic of photographs. He shared that there are not many images of the coal trestle available. He shared that one of the elements they originally had in the marker's design was a line drawing of the trestle and it showed it next to the tracks. They decided to omit it because it required a lot of description to understand the drawing and they were running out of room. He said for wayside signage, they try not to overload them with too much text because they are meant to be a quick way for people to learn more about the area's history which follows the National Park Service's marker guidance. He also addressed the comment about the contrast of the images, saying that the printed marker would not look the way the PDF version looked. He said he would ask his designer to look over it some more but said they had already brightened the photo. He also shared that the QR code on the marker was a placeholder and not the actual code that would be on the marker. He said that the marker design was a new one that their marketing team developed two years ago which typically used a banner image at the bottom of the marker.

Ms. Myers suggested adding the date to the bottom and a caption to explain the main photo of the marker. Mr. McCray said this was a good catch and that they would be adding the date to the photo. He took the opportunity to address some of the other comments Dr. Berne shared with the HALRB. He said they could add a note on the marker to point out the location of the East Falls Church Station as shown in the photograph and that they would add that the coal trestle is an LHD in the text of the marker. He then addressed the questions about the location of the marker. He said he would love to have it overlooking the trestle and that he had discussed it with the operations department, but ultimately, safety concerns prevented it from being located on the bridge. He said it was not a matter of the bridge backing up with traffic but of a cyclist potentially striking someone who had stopped to read the marker. He reiterated that there would be directional signage near the trail to direct people towards the coal trestle.

Ms. Myers asked if Ms. Foster had a comment about the proposed location; she declined. Mr. Woodruff said he felt that Mr. McCray was overstating the safety concerns. He shared that he had ridden on the bridge several times on his bike and said there was typically not much traffic on the bridge. He asked how wide the bridge was and stated that he believed it was at least 20 feet wide. Mr. McCray said he did not have an exact number but shared that Dr. Berne said it was 20 feet wide. He said he was unfamiliar with the bridge because he did not work on the trail anymore and that even though it was wide, NOVA Parks did not want people loitering on the bridge. Mr. Woodruff said people would be doing that anyways because that is the only place where people could see the trestle. He then offered that the bridge was overbuilt and too large and said again that the safety concern was overstated. He said Dr. Berne made a good point and that people would miss it if it was not located in a spot where they could actually see the trestle. Mr. Dudka offered that there could be a way to create a zone on the bridge with pavement markings or bollards so people could stop on the bridge to read the marker. He said he would support efforts to create such a safe space because it made sense for the marker to be located there.

Ms. Tawney asked if there was a way to install the marker on the railing so that there wouldn't need to be additional space taken up on the bridge for the marker installation. Mr. McCray said that when they discussed it, that was the type of installation they considered, but they still felt that there were potential safety issues. Mr. Woodruff said he did not understand how this situation was any different from other signs that were situated right next to the trail. Mr. McCray said those signs were typically 3 to 4 feet off the edge of the trail to allow for people to move over. He also said they were installed at an angle which also ensures people step off the trail to look at them. Mr. Woodruff said he had looked at the signs from his bike on the trail before specifically noting areas where the signs are close to the trail. He said he felt it was pointless to have a marker dedicated to something that would not be in view. Mr. McCray said that that was not what they were doing and repeated that the marker was going to be located at the coal trestle, underneath the bridge and that there would be directional signage on how to get there from the trail. Ms. Myers asked if anyone else had any other comments. Mr. Dudka asked for clarification on the directional signage. Ms. Tawney showed him on the photo on the screen where the directional signage would be

located and noted the path that would take you directly to the trestle. Mr. Woodruff asked if that path existed today. Ms. Tawney said it did and asked Mr. McCray to confirm which he did. He offered that this path has been successfully taking people to the coal trestle because his office received a few complaints from folks about the condition of the existing marker which prompted their efforts to update the marker. Ms. Meyer offered that the LHD form for the coal trestle had some interesting photographs in it that Mr. McCray might be able to use in the marker's design. She offered that the QR code could take people to the LHD designation report. Mr. McCray said that the QR code could take people to that report and shared that he had already used it to help partially inform the information on the marker.

Ms. Myers reminded the HALRB that they will be making motions moving forward even on items that do not require their approval such as the topic at hand. She noted that the motion would be one of "support" or "do not support." She offered the following motion:

I move that the HALRB supports the proposed historic marker for Benjamin Elliot's Coal Trestle, with edits and comments that we discussed tonight possibly being incorporated by NOVA Parks and staff can help with that.

Ms. Meyer seconded the motion. The Chair asked Ms. Farris to call the roll. Ms. Farris called the roll, and the motion passed 10-0. Ms. Tawney thanked Mr. McCray for attending the meeting and offered that she had taken notes and could share them with him via email and further discuss them. Mr. McCray thanked the HALRB.

LOCAL HISTORIC DISTRICT NOMINATION: BRENNAN HOUSE (2002 N. STAFFORD STREET)

Ms. Tawney noted that the meeting was a little ahead of schedule, but that she would go ahead and get started with the next item even though the property owners were not present yet. She shared that the Brennan House was before the HALRB that night for its secondary hearing. The property is at 2002 N. Stafford Street in the Cherrydale neighborhood, and it was nominated by the owners, Joan and Thomas McIntyre. She noted that she had been working with the McIntyres throughout the process and that they were wonderful stewards of the property. Ms. Tawney said that she would provide staff's presentation first and then she would invite the McIntyres to share any comments they wanted with the HALRB. She noted that no public speakers had signed up to speak. Her presentation was as follows:

To start, I wanted to provide a brief reminder of this project's timeline. The LHD application was submitted by the property owners in June 2022. The HALRB's preliminary hearing occurred in April 2023. At that hearing, the HALRB unanimously voted to have the designation added to HPP staff's study queue. Staff completed their study of the property, which included all research, architectural survey, and writing of both the report and the design guidelines, from July 2024 to February of this year. The report and the design guidelines were shared with and reviewed by the property owners prior to their finalization. Tonight, as you all know, is the secondary hearing and it is at this hearing that the HALRB will make a recommendation as to whether or not this property should become a Local Historic District.

This map shows the LHD boundaries which would only encompass the property boundaries of the address 2002 N. Stafford Street.

During the Civil War (1861-1865), the property on which the Brennan House was eventually constructed had two separate owners. It was owned by the Schencks initially and then they sold it to Edward Bigg in 1863. There is no evidence to suggest that the property was utilized as a Civil War hospital, which was suggested in the LHD application; however, the land would have felt the

impact of occupation by U.S. troops. Regiments walked throughout Cherrydale and several local Cherrydale farmers' houses were utilized by the troops. No battles or skirmishes took place in neighborhood. The impact of use was felt by residents and several, including the Schencks, sought compensation for their losses from the federal government when the war was over. Edward Bigg, who bought the property in 1863, married Laura Osborn who was a resident of Cherrydale. Eventually, the Biggs moved away and sold the land to the Hodges in 1873. Emerson Hodges owned the property until 1887. *[Ms. Tawney briefly paused to welcome Joan and Thomas McIntyre to the meeting.]* It does not appear that he developed the land or lived there, and it is more likely he purchased it as a real estate investment considering he owned additional property elsewhere too. In 1887, he sold it to Nathan Eddy who sold it two years later to Erasmus Preston. Erasmus Darwin Preston was an executive officer of the United States Coast and Geodetic Survey which took him on scientific expeditions across the globe, but he was also a farmer and a developer.

Records indicate that the Preston family primarily lived in D.C. but by 1900, they lived in a house in Cherrydale in Arlington. The Prestons owned three different tracts of land (which you can see on the screen here) in Cherrydale in addition to the 16 acres they purchased from Nathan Eddy. Erasmus Preston developed many of the two-story Victorian houses along N. Stafford Street during the 1910s – this is why Stafford Street was originally called “Preston Avenue.” However, records do not indicate that the house at 2002 N. Stafford St. would have been one of those houses developed by Preston. It is possible that the Prestons lived somewhere on the 16-acre parcel, but preliminary findings do not indicate it would have been on the portion of the lot where the Brennan House was eventually constructed. By 1906, the Preston family no longer lived in Cherrydale and had relocated back to D.C. Upon Erasmus' death, his wife Eleanor sold the 16-acre tract to George Rucker.

George Rucker used this 16-acre tract to create the “West Cherrydale” subdivision. This was one of the earliest and largest of the initial subdivisions of Cherrydale. It was planned around two north-south streets – today's N. Taylor Street and N. Stafford Street and ended at N. 19th Street. Most of the houses in this subdivision were constructed between 1907 and 1925. And you can see a map here showing that subdivision. Like many subdivisions developed around the turn-of-the-century, West Cherrydale had restrictive deed covenants which prohibited the sale to certain individuals based on race. Specifically, the deed for this property stated, “nor shall said property nor any portion thereof be sold, leased, or bequeathed to any person or persons not of the Caucasian race.” Restrictive covenants were a means by which developers and property owners could maintain segregation. By limiting where people could and could not purchase property, it all but ensured that integration did not occur within parts of the County. These types of covenants became commonplace in northern Virginia by the early 20th century. The inclusion of this covenant in the deed for 2002 N. Stafford Street offers information into how West Cherrydale developed and is an example of the inherent racial segregation of Arlington's early development.

In 1911, Delia Snider purchased the three lots that would become 2002 N. Stafford Street from George Rucker. The Snider family lived in D.C., and it does not appear that they developed the land before they sold it in 1915 to Frank Brennan. Frank Brennan was the son of Irish immigrants and worked in the construction field. He worked for the George A. Fuller Company, a construction company that specialized in steel-frame skyscrapers and built several monumental D.C. buildings, and then in the 1920s and 1930s, Frank Brennan worked as a carpenter in the “housing industry.” During and after World War II, he worked as a carpenter for the U.S. Naval Gun Factory in D.C. So he primarily worked in D.C. Given Frank Brennan's skillset, knowledge, and industry access, it is likely that he built the house at 2002 N. Stafford Street. Records indicate that the house was constructed by 1920, but that it was constructed in two phases. Maps and a

neighbor’s testimony indicate that the house was initially built as a one-story dwelling. This Sanborn map on the screen shows that by 1929, the house was only one-story. It also shows a one-story garage and another structure to the west of the building. This other structure was likely an outhouse. Outhouses were common in Cherrydale during the early 20th century. Eventually, the house was expanded in the early 1930s.

Mr. McIntyre interrupted and asked to go back to the 1929 Sanborn map and asked which of the buildings on the screen Ms. Tawney was referring to as the outhouse. Ms. Tawney pointed to the building that would have been the outhouse and then continued with her presentation:

By 1936, the house was one-and-a-half-stories in height – notably, the back entrance shown on the 1929 Sanborn Map is gone as is the outhouse. It should be noted that in my research, no physical or documentary evidence was uncovered to suggest the Brennan House is a prefabricated house (like a Sears house) although those were used in Cherrydale.

The Brennans lived in the house at 2002 N. Stafford Street for over forty years. Frank and Minnie Brennan’s children, Bob and Frances, grew up in the house and attended nearby schools. And then for a period of time, they continued to live in the house even as young adults. In 1961, Frank sold the house to Dewey and Mary Smith. In 1972, the Smiths added an addition and a screened porch to the rear of the house as well as made some interior changes to the layout of the house. You can see that rear addition here on this aerial image on the screen. In 1984, the Smiths sold the house to the current owners, the McIntyres.

As noted early, the Brennan House was constructed around 1920 likely by Frank Brennan. The Brennan House is a modestly styled one-and-a-half-story Craftsman dwelling with a bungalow form. The bungalow form was one of the most prolific forms used for residential architecture in Cherrydale with the most common being one-and-a-half stories in height and featuring a side-gable roof with dormers. The house has a concrete block foundation, and a wood frame structure clad in vinyl siding. The original cedar shake siding remains underneath the vinyl siding. A central-interior brick chimney pierces the eastern slope of the side-gabled roof. The roof is clad in architectural asphalt shingles. The original tin roof was replaced in 2012. There are also two dormers – one on the front and another on the rear. A typical window for the house is a one-over-one double-hung-sash wood window with an exterior metal storm window. The rear elevation features the 1972 addition and screened porch. The ca. 1920 garage was demolished by 1974; some of the garage’s foundation remains in situ. The ca. 1920 outhouse, which was demolished by 1936, also has some remaining portions of its foundation in the rear yard.

Ms. Tawney then shared photographs of the exterior of the house with the HALRB and called out specific details of the property, such as the driveway and pergola, and of the house, such as the brackets and use of Cherrydale block in the foundation. She then continued her presentation:

Staff find that the Brennan House meets Designation Criteria A, B, E, and K as listed in Section 11.3.4.A.4. of the Arlington County Zoning Ordinance.

Criterion A applies when “the property is listed or is eligible for inclusion in the National Register of Historic Places.” The Brennan House is already listed as contributing to the Cherrydale National Register Historic District.

Criterion B applies when “the property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.” The Brennan House’s history is emblematic of the “everyday” of historic Arlington and its development.

Arlington's history is understandably linked to the history of its neighboring city, D.C. As housing needs increased with an ever-expanding workforce, more people moved out to the surrounding regions, including Arlington, to live. The growth of public transit allowed for this residential spread and made it easier for people to commute to work. As such, the farmland that once made up Cherrydale developed, and it became one of the most prolific residential suburbs of D.C. The history of the Brennans and the Brennan House is, in part, a history of Arlington's historic development and contributes to the historic significance of the County as well as the cultural and architectural heritage of Cherrydale.

Criterion E applies when "the property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction." The Brennan House is a Craftsman dwelling with a bungalow form which was one of the most widely used forms in Cherrydale. Although it is a modestly styled example of the Craftsman, it is an intact and extant version of one of the most popular housing styles utilized in Cherrydale. Furthermore, the house was constructed during one of the earliest phases of development in the neighborhood, and therefore, represents a particular phase of the neighborhood's growth.

Criterion K applies when "the property is suitable for preservation or restoration." The Brennan House has a high level of architectural integrity and has been well-preserved over the last century. The property's location, setting, design, materials, and sense of workmanship all remain either unchanged or largely intact.

Moving on to discussing the proposed design guidelines, Ms. Tawney shared the following:

The purpose of design guidelines is to assist the current and future property owners, County staff, and you all, the HALRB, in the preservation and protection of the historic character and physical integrity of the Brennan House. We recognize that buildings are not static and continue to evolve over time. The guidelines are intended to preserve the most important physical aspects of the Brennan House and ensure that any changes are respectful of and compatible with the existing fabric and architectural character of the District.

The primary significant feature of the Brennan House LHD is the house itself. The existing patio and pergola are newly constructed and are not historically significant; however, modifications to both will be subject to the design guidelines since changes could impact the site. The driveway, while likely original, was partially demolished around 2021. Furthermore, it originally led to a ca. 1920 garage which is no longer extant. Given the modifications and change in feeling, association, and setting to this area of the property, the driveway remnants and remnants of the garage are not considered historically significant features. It is for the same reasons that the remnants of the ca. 1920 outbuilding, which was likely an outhouse, are not considered historically significant as well. Changes to the remnants of the garage and the other outbuilding will not be subject to the design guidelines because they are non-significant and are not a notable or largely visible existing feature. However, changes to the driveway will be subject to the design guidelines because it is visible and an existing landscape feature.

Other significant features include the open setting and mature trees. Modifications to the property's site and landscape elements (such as walkways, construction of outbuildings, addition of fences, etc.) will be subject to the design guidelines.

In total, there are 13 CoA standards that will require HALRB review and 9 ACoA standards that require HPP staff review. Of course, routine maintenance, replacement in kind, and repair are encouraged and do not need review.

Ms. Tawney finally shared HPP staff's recommendation:

HPP staff recommend that the HALRB recommends that the Brennan House LHD, finding that it meets at least two of the 11 designation criteria required to become an LHD, be approved and that such recommendation for approval is sent to the County Board for the Board's consideration. Should the HALRB make such a finding this evening, then the LHD designation will be presented by HPP staff to the Planning Commission and ultimately the County Board for their consideration as is required by the Zoning Ordinance. The authority to create an LHD lies with the County Board. Should the HALRB find that the property does not meet at least two of the 11 criteria and decides that it should not be designated, then the LHD process for the Brennan House would end this evening and it would not be sent to the Planning Commission or the County Board.

This concluded staff's presentation and Ms. Tawney invited Mr. and Mrs. McIntyre to share any thoughts they would like with the HALRB before the matter was before the board. Mr. McIntyre jokingly noted that Ms. Tawney left out one of the other important restrictive covenants which is that no one on the property could distill or sell liquor. He said they only learned about this restrictive covenant through Ms. Tawney's research, but they did know that there was a racial restrictive covenant on the property. They discovered it at the time of purchase, and he noted its unconstitutionality. Mrs. McIntyre thanked Ms. Tawney and HPP staff for their work on the project. She said learning the history of the property through the report was interesting and noted that the history of the house had always been of interest to them. She said she hoped the HALRB would approve their house becoming an LHD and noted that restrictions on changes (i.e. the design guidelines) would not be onerous although she did ask that the HALRB consider the process for the replacement of heat pumps/HVAC systems and potentially them not needing review. She thanked the HALRB. Ms. Tawney thanked them both for applying to become an LHD and for being wonderful stewards of their historic home. Mrs. McIntyre said she hoped they would set a good example for their other neighbors, and Mr. McIntyre noted that several of their neighbors have lived in their houses for years. Ms. Tawney thanked them again for being at the meeting.

Ms. Myers noted that the matter was now before the HALRB. Mr. Dudka asked if there was a mechanism by which the LHD boundaries could be expanded should the other properties on N. Stafford Street seek designation as well. Ms. Tawney said the HPP did not have such a mechanism and that that was not something they had encountered recently, but she did offer that the Buckingham LHD had expanded at one point and could likely serve as their model to study. Ms. Tawney said it was a valid point, but that they would have to wait and see if any of their neighbors wanted to become an LHD too. Mr. Handley thanked staff for their work on the report and asked if the brick columns on the front were original to the house seeing as they were a bit out of character for a house of this styling. Ms. Tawney said that they likely were although she could not be 100% certain. Mr. McIntyre noted that Mr. Brennan, who likely built the house, was in the construction trade and that he used a variety of materials on the house. Specifically, he shared that one of their closets has a decorative molding that likely would not have gone inside a closet (an unseen space) and a singular brick pier at the back of the house. Mr. McIntyre offered that the materials varied because it is what he had access to or was left over on his various construction sites. Ms. Tawney shared that this is also seen with the singular pier made of Cherrydale block on the south elevation.

Mr. Woodruff commended the McIntyres for designating their house and noted that he hoped that their neighbors and others on N. Stafford Street would consider doing it too. He also commended HPP staff for their report and the work they put into the project. Ms. Tawney thanked him. Mr. McIntyre said they hated to lose the tin roof on their house, but it had not been possible. Ms. Myers asked what would happen if the McIntyres or a future owner wanted to remove the vinyl siding and restore the cedar shake

siding. Ms. Tawney shared the portion of the proposed design guidelines that specifically address the siding of the house. She noted that they treated it like two separate situations because they have two separate siding types on the house. If the property owners were replacing their vinyl siding with vinyl siding, it would not need review, but if they were replacing it with a different material, it would need review. Additionally, if the original siding was being replaced, it would need to match the existing in size, profile, material, etc. A property owner could remove the vinyl siding and restore the original siding underneath.

Mr. Dudka complimented staff on their report, but asked if they could add a sentence or two to the report about the history of Cherrydale block and how unique it is to the area. Ms. Tawney said that the report did have information about Cherrydale block and its history. Mr. Woodruff asked if, in her research, Ms. Tawney found any information as to when the church complex was constructed across the street. Ms. Tawney said she believed it was in the 1960s, but noted she did not study it too closely since it was not part of the LHD.

Ms. Myers moved the conversation to the discussion of the designation criteria and asked Ms. Tawney to pull up the full list. While she brought up the Arlington County Zoning Ordinance, Ms. Myers asked that each HALRB member speak to their thoughts on whether the property meets at least two of the 11 criteria. Ms. Farris offered that the HALRB could go around and say whether they supported what HPP staff proposed as the criteria by which the house qualified to become an LHD, but they could also disagree with that assessment and offer other thoughts. Ms. Tawney pulled up the section of the ACZO where the criteria are outlined on the screen.

Mr. Dudka started and said he supported staff's recommendation. Ms. Foster and Ms. Meyer also supported staff's recommendation. Mr. Wenchel said he felt that it was a good start and that having more properties in Cherrydale to add to the LHD would make it more appealing. He hoped it would encourage other people. He agreed with the criteria staff recommended. Mr. Andrew Fackler said he agreed with Mr. Wenchel. He said he struggled with it being a singular house. He said it had connections to interesting people, but felt that the argument, in the grand scheme of things, for how the importance of the house was limited. He noted that the history of the land use before the house was constructed is interesting but is not always relevant to the house itself. He thought the report was good and that the house met at least two of the criteria, but that it would be great if this could become part of a larger district in the future. Mr. Woodruff said you have to start somewhere and that they were starting with this house, and it would hopefully encourage others. Mr. Davis said he supported staff's findings and echoed that it was a good start and hoped it would continue to grow. Mr. Turnbull said he thought it was a great project since he first saw it come forward for its preliminary hearing and that he supported staff's recommendation. Ms. Myers said she agreed as well with staff's recommendation. Finally, Mr. Handley also agreed with staff's recommendation.

Ms. Myers asked if there were other comments. Mr. McIntyre offered that it was interesting that they were located on three lots. He asked if that was typical in Arlington. Ms. Tawney said that this was common for the development of West Cherrydale, but she couldn't speak to if it was common across all of Arlington. Mr. Handley said that many of Arlington's developments were created this way, noting that Lyon Park and Lyon Village had this too and they were sold as lots for "summer cottages" with some people only buying one lot, but it was more common for people to have two to five to make up their lot. Mr. Dudka said in Lyon Park you were required to buy two lots. He was unsure why they didn't just make bigger lots, but he thought that it might have been done this way to make it more expensive to "buy in." Mr. Davis asked when the second story was added to the house. Ms. Tawney said that occurred in the 1930s and was done by 1936.

Hearing no other comments, Ms. Myers made the following motion:

I move that the HALRB, pursuant to its authority under ACZO Section 11.3.4.A.2, finds that the property known as the Brennan House, located at 2002 N. Stafford Street, meets the following 4 of 11 designation criteria enumerated in ACZO Section 11.3.4.A.6 as necessary to receive a local historic district recommendation: subsections A, B, E, and K and recommends that the historic district designation be approved. I further move that the HALRB, pursuant to its authority under ACZO Section 11.3.4.A.7 and 11.3.4.A.8, favorably transmit such recommendation to the County Board together with the proposed historic district guidelines for the subject property for the Board's further consideration.

Mr. Turnbull seconded the motion. The Chair asked HPP staff to call the roll. Ms. Farris called the roll, and the motion passed 10-0.

CHAIR'S REPORT

The Chair shared that Mr. Woodruff was reappointed by the County Board for another four-year term to the HALRB. She congratulated him and thanked him for his years of service, noting specifically that Mr. Woodruff had been a commissioner for 14 years.

The Chair then invited Ms. Foster to provide the HALRB with a summary of the County Board budget hearing she attended on behalf of the HALRB. At that hearing, Ms. Foster spoke to the County Board and shared the HALRB's support of the HPP and their budgetary goals. Ms. Foster highlighted two main goals of the HPP which they would focus on for the next 12-18 months. The first was to review the Historic Resources Inventory (HRI) and update it to provide stronger guidance on preservation treatments that will lead to move proactive strategies. The second goal was to evaluate the LHD designation process to ensure that the goals of the LHD program were being achieved.

Finally, the Chair shared that the County's Housing Commission approached HPP staff and asked if the HALRB would be interested in having a liaison with their commission. Ms. Myers shared the details of such an arrangement and asked that anyone interested let either her or HPP staff know. Mr. Woodruff asked if staff knew what prompted the request. Ms. Tawney said they did not but noted that there have been projects lately where their interests and the HALRB's interests are coming together so this may help achieve more collaboration. Ms. Myers said that the HALRB often goes up against projects, due to the proposed impact on historic resources, which include housing and end up looking like the individuals who do not support affordable housing which has not been the case on the HALRB. She thought it would be great to collaborate with them and try to support housing efforts and historic preservation efforts together. Mr. Dudka said he thought it was a great idea and said in the past, there were many cases where that commission was in opposition to buildings the HALRB was trying to preserve. Ms. Farris offered that there have been some recent projects that involve affordable housing covenants, such as the Haven Apartments and Barcroft Apartments, and historic properties so there is value in this collaboration. She also noted that strengthening this relationship was one of the stated goals of the Historic and Cultural Resources Plan. She asked that anyone interested let HPP staff know.

STAFF REPORT

For the staff report, Ms. Farris shared a brief update on the Melwood Site Plan Project with the HALRB. Ms. Farris reminded the HALRB that this project was in the Aurora Highlands neighborhood and that it involved the former Nelly Custis School. On February 22, 2025, the County Board approved the site plan project. She shared that there were about 40 public speakers at the meeting that shared their thoughts with the County Board. She said that the County Board did not ask questions of HPP staff or the County Manager about the status of the LHD study for the Nelly Custis School. They also did not ask HPP staff

to expedite the LHD study of the property. She shared that some County Board members had questions and comments about the project that were related to historic preservation.

Mr. Matt de Ferranti said he appreciated the front entrance of the design and felt that it was a better historic interpretation of the original building. He also referenced the letter that the HALRB sent to the County Board sharing their concerns about the project. Based on some of the items referenced in that letter, Mr. de Ferranti asked the County Attorney if there were any legal restrictions on the County Board deciding whether to approve or deny the site plan project given that the property was being studied for LHD designation. The County Attorney said that there were no legal restrictions in place to prevent such a decision from being made by the County Board. Mr. de Ferranti said he believed that the new law sponsored by Del. Patrick Hope was not meant to be used to stop projects such as Melwood.

Ms. Maureen Coffey recognized that the LHD study for the Nelly Custis School would continue and could come to the County Board for their decision in the future. She confirmed with the applicant that they understood this was a risk they were taking given that the LHD study could result in the designation of the property which would affect the design of the site plan project they were proposing. She asked the County's planning staff why the County Board was not reviewing the LHD study at the same time as the site plan project. Mr. Kevin Lam, the principal planner for the project, answered Ms. Coffey's question by reminding the County Board that the site plan process and the LHD study process were following their standard processes and that sometimes, those processes do not meet at the same time. He shared that the LHD study process took a long time and that the HPP staff were processing other LHD designation requests ahead of the Melwood project in the queue.

Ms. Susan Cunningham asked the applicant to explain why they were not saving any elements of the original building. The applicant explained that they felt the property had a small amount of original material left of the building, that there were other buildings of this type in the County that serve as better examples, and that they were reaching out to organizations to salvage the materials from the site. Ms. Cunningham acknowledged that the new state law could cause delays to the project and apologized to the applicant since it was their project that was affected by this new state law. Mr. JD Spain and Mr. Takis Karantonis did not ask any questions about historic preservation. The project was approved with four County Board members voting yes and one abstaining. Mr. Woodruff asked who abstained; Ms. Farris shared that it was Ms. Cunningham.

Ms. Farris said that HPP staff were continuing to work on the LHD study projects in their queue noting that they would begin studying the Nelly Custis School beginning in Fall 2025. She also confirmed that staff were working with the County's Department of Technology Services and the Inspections Division to ensure that any requests for building permits or demolition permits for the property would not be issued until the LHD study had been complete.

Mr. Woodruff thanked Ms. Farris noting that it was a good summary of the meeting. Ms. Myers asked Ms. Farris a question about permits being issued. Ms. Farris shared that a colleague in planning had flagged to the appropriate divisions that they needed to ensure that a building or demolition permit was not approved for the site given the circumstances which prompted Ms. Farris to speak with those colleagues as well to ensure there were proper mechanisms in place to prevent these permits from being issued. Mr. Woodruff clarified that it would be an illegal permit issuance if it were issued. Ms. Farris said she wanted to ensure, since the County is large and there are a number of different people involved in the permitting process, that everyone would be on the same page for this project. Mr. Woodruff said it was good that staff were taking those precautions.

Mr. Fackler asked if staff had ever received the report that had been written by the project team for Melwood on the history of the site. Ms. Tawney confirmed that they did receive a copy of it. Ms. Farris

noted that they would use that report to gather information about where to seek sources and other information, but that they recognized that it had been written with a specific client's needs in mind. *[Mr. Handley went off camera at 8:24 PM]*. Mr. Handley said that this was the best outcome they could have hoped for given the delay to HPP staff's study of the project. He noted that having all the permitting agencies agree that they would not do anything further without consultation even if the study were delayed is what they had hoped the letter the HALRB wrote would achieve, in addition to obtaining more funding for the HPP. He hoped that using the new law would allow for the HALRB to make a decision based on the facts presented in the study rather than being caught in the same situations they have had in the past. He recognized the good work that went into this collaboration.

With no other business for the good of the order, the Chair adjourned the meeting at 8:24 pm.

ATTACHMENT A

Search Google Maps



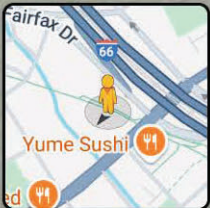
Share



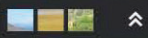
Darren O'Connor



Sep 2022



Google



38°53'15.7"N 77°09'48.5"W



Restaurants

Hotels

Things to do

Transit

Parking

Pharmacies

ATMs



Sign in



Google recommends using Chrome

Try a fast, secure browser with updates built in

Don't Switch

Yes

38°53'15.7"N 77°09'48.5"W



Directions



Save



Nearby



Send to phone



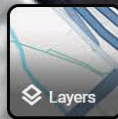
Share

VRQP+3JC Arlington, Virginia

Add a missing place

Add your business

Collapse side panel



Layers

Live traffic

Fast Slow

