

**DEPARTMENT OF HISTORIC RESOURCES**

2801 Kensington Avenue  
Richmond, Virginia 23221

**PRELIMINARY INFORMATION REQUEST**

Historic District

The following constitutes an application for preliminary consideration for the nomination potential of a historic district to the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that a district is being nominated to the registers at this time. Rather it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the Board's actions, in writing, following the meeting.

Please **type** and use 8-1/2" X 11" paper if additional space is needed.

All submitted materials become the property of the Virginia Department of Historic Resources and cannot be returned.

HISTORIC NAME OF PROPERTY (if not known, use current name of area)

Penrose, Arlington County (000-8823)

LOCATION

Street or Route Roughly Bounded by Arlington Boulevard, South Wise Street, South Courthouse Road, Columbia Pike, South Walter Reed Drive, and South Fillmore Street

County or City Arlington County

LEGAL OWNER/S and ADJACENT OWNERS OF ALL PROPERTIES. (Include names and addresses of all owners and adjacent owners. Attach additional sheets as necessary.) **\*SEE NOTE.**

Contact Person: Mr., Mrs., Miss, Ms (Circle One)  
Michael Leventhal (Historic Preservation Coordinator)

Daytime Telephone: Area Code (703) 228 - 3813

Address: 2100 Clarendon Boulevard, Suite 701  
Office of Neighborhood Services

City/State/Zip Code: Arlington, Virginia 22201

CONTACT PERSONS SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

## GENERAL DATA OF DISTRICT

- A. Date or dates of selected buildings: 1882-1948  
B. Approximate acreage: 168 acres  
C. Architects or carpenter/masons (if known): Unknown  
D. Primary Use of Buildings: Domestic and Commercial

## GENERAL DESCRIPTION

Located approximately three miles from Washington, D.C., Penrose is a residential neighborhood in central Arlington County. Penrose is bounded by Arlington Boulevard to the north, Columbia Pike to the south, South Wise Street and South Courthouse Road on the east, and South Fillmore Street and South Walter Reed Drive on the west. The neighborhood includes buildings that date primarily from the 1880s to the 1940s with some infill construction during the latter part of the 20<sup>th</sup> century. A total of 107 historic properties erected prior to 1936 have been documented to date in Penrose, which consists today of over 490 properties.

The domestic buildings, constructed of both wood frame and masonry, are set back from the road with wide sidewalks buffering them from the public roadways. Many properties incorporate driveways and freestanding garages. The residential lots vary in size with the standard lot fifty feet by approximately 100 feet. The streets run in a slightly irregular grid pattern between Arlington Boulevard, Columbia Pike, South Fillmore Street and South Courthouse Road. Mature shade trees and decorative lighting fixtures line many of the streets. A landscaped median defines the wide avenue of Sixth Street South. Penrose, which is primarily a residential neighborhood, is also home to a number of multiple dwellings, a church, some commercial development along Columbia Pike, and two landscaped parks, the Butler-Holmes Park, named after the neighborhood's founders and the Arlington Heights Park.

Single-family dwellings built prior to 1948, primarily in the vernacular, Bungalow/Craftsman and Colonial Revival styles, dominate the neighborhood. Most of these buildings date from the last quarter of the 19<sup>th</sup> century to the second quarter of the 20<sup>th</sup> century, displaying the fashionable architectural styles of the period in which they were constructed. The dominant forms and styles, albeit vernacular, include 19<sup>th</sup> century interpretations of the Queen Anne, Italianate, Bungalow/Craftsman, Colonial Revival, Tudor Revival, and Cape Cod styles. A notable number of these dwellings are prefabricated kit or mail-order houses from companies including Sears Roebuck, Aladdin Homes, the Hodgson Company, Montgomery Ward, and the Ray H. Bennett Lumber Company, among others.

Early examples of building types in Penrose include the late-19<sup>th</sup>-century vernacular dwellings that dominated the neighborhood during its early more rural years. Significant examples of this type include the 1879-1889 home of William Butler at 2407 2<sup>nd</sup> Street

South (000-1916) and the 1885-1895 house at 2505 1<sup>st</sup> Street South, once belonging to Dr. Charles Drew. The Butler House and the Drew House are wood-framed, two-story dwellings clad in weatherboard with overhanging eaves, full-width front porches with turned-post supports, and double-hung sash windows with square-edged wood surrounds. The Butler House features a wrap-around porch and exposed porch rafters, while the Drew House features a boxed wood cornice with returns. Other late-19<sup>th</sup>-century dwellings include the Queen Anne-style houses at 419 South Adams Street (000-1879) and 401 South Edgewood Street (000-1904). The house at 401 South Edgewood Street features gable-peak decorative vergeboard and turned porch posts with decorative spindlework brackets. The dwelling at 2415 1<sup>st</sup> Street South (000-1932) stands as one of the few Italianate-style dwellings in Penrose. The two-story brick dwelling, constructed between 1870 and 1885, presents a rectangular block with elongated window openings, a segmental-arched transom, and wide stone lintels and sills. This modestly adorned dwelling does not incorporate the stylistic detailing often associated with the style such as decorative brackets, but instead draws from traditional stylistic trends such as the Greek Revival style of the Antebellum Period. The wood-frame dwellings at 22 South Fillmore Street, 2321 and 2317 2<sup>nd</sup> Street South (000-1887 and 000-1914), among others, are significant examples of the vernacular buildings constructed in the early years of Penrose's history. Another early vernacular building in the neighborhood is the Hunter Station/Finklestein Store at 2312 2<sup>nd</sup> Street South (000-1923). Constructed between 1890-1905, the station served the Washington-Virginia Company's streetcar line, which extended from Rosslyn to Nauck. The wood-frame building's footprint echoes the path of the streetcar rails that ran diagonally from northeast to northwest. With the increase of the automobile and the demise of the streetcar line, the building was rehabilitated for use as a delicatessen. Largely devoid of applied ornament, the building was rehabilitated a second time as a single-family dwelling.

One of the most prevalent building forms noted in Penrose was the bungalow. Like most of the modest bungalows of the 20<sup>th</sup> century, these dwellings are often trimmed with decorative woodwork, half-timbering, exposed rafter tails, multi-light windows, and massive bungalow porch supports, thus, melding the bungalow form with the Craftsman style. This is illustrated, for example, on the bungalow at 2803 2<sup>nd</sup> Street South, the second home of Dr. Henry Louis Holmes (000-1940), erected in 1918. Stylistic elements typical of the style presented on this dwelling include the rock-faced concrete block foundation, overhanging eaves, concrete block porch posts, overhanging eaves, a full-width one-story front porch, and paired 2/2 and six-light casement window openings. The bungalow dwelling at 308 South Cleveland Street (000-1896) features a central gabled wall dormer, wood shingle cladding, and exposed rafters, while the bungalow at 802 South Barton Street (000-1850) features banked windows, exposed rafters, and a central eyebrow dormer. As the popularity of the form was heightened during the second quarter of the 20<sup>th</sup> century, the bungalow form of Arlington County was equally embellished with Queen Anne and Colonial Revival-style detailing.

Another of the building forms of the early 20<sup>th</sup> century noted in Penrose was the American foursquare, which was commonly ornamented with Colonial Revival and

Craftsman-style detailing. The two-story, four-room-per-floor house plan without a hall is a much-used concept that refers to the hall/parlor plan of the 18<sup>th</sup> century. One illustration of the several American foursquares constructed in the early part of the 20<sup>th</sup> century is the house at 721 South Wayne Street (000-1842). This freestanding dwelling was constructed between 1910 and 1925. The building has the characteristically distinguished two-story height, hipped or pyramidal roof, and a large full-width front porch. The overall shape is cubical with the main entry opening located off-center. Minimally detailed, the building lacks any specific reference to stylistic trends, representing the many affordable dwellings constructed in Penrose between 1910-1930s.

A surge in residential construction between 1933 and 1940 in Penrose prompted the addition of numerous brick Colonial Revival-style buildings on the neighborhood's remaining unimproved lots. The Colonial Revival style, one of the most popular architectural styles in Penrose, was adapted to meet the housing needs of many suburban neighborhoods in Arlington County in the middle part of the 20<sup>th</sup> century. Consequently, the larger high-style dwellings were reduced to three-bay-wide rectangular structures, often with projecting porticos, cornice returns, open pediments, and Tuscan columns. The circa 1940 two-story dwelling 2501 2<sup>nd</sup> Street South in Penrose is an excellent example of this in form and ornamentation. The brick dwelling has an off-center entry with Colonial Revival surround featuring fluted pilasters, a dentil course and a closed pediment. This structure has a side-gable roof and a brick soldier course beneath the wood cornice. The 6/6 and 8/8 double-hung sash windows have brick rowlock sills and soldier-coursed lintels. Other Colonial Revival dwellings include the buildings at 824 and 832 South Courthouse Road, among others.

Similarly, the one-and-a-half-story "Cape Cod" cottages of the 1930s and 1940s exhibit the familiar detailing and form commonly associated with the Colonial Revival style. This form provided an adequate and affordable housing mode for the growing population of working- and middle-class residents of Arlington County, while mimicking the fashionable style of the period. A form identified numerous times throughout the survey area, the Cape Cod buildings are typically constructed of brick with side gable roofs and front gable dormers. The examples identified in Penrose are typically three-bays-wide, two-bays-deep, and have a central-passage plan. Detailing of the Cape Cod includes Colonial Revival door surrounds with Tuscan pilasters supporting a slightly projecting entablature, Tuscan porch posts, and rectangular 6/6 double-hung, wood sash windows with brick rowlock sills.

Multiple dwellings also comprise part of the domestic housing stock in Penrose, particularly near the perimeter of the neighborhood. These multiple dwellings include both low-rise garden apartments and twin dwellings. Many of these twin and multiple dwellings display references to the Colonial Revival style as frequently seen in buildings that were constructed during the middle of the 20<sup>th</sup> century. Twin dwellings are present primarily along the 100 and 200 blocks of South Veitch and South Wayne Streets and along the 200 and 300 blocks of South Courthouse Road. The similar styles and proximity of the dwellings suggests that a single developer may have constructed them.

The twin dwellings constructed circa 1940 feature Colonial Revival entrance surrounds with pilasters, entablatures, and pediments. Constructed between 1943-1948, Fillmore Garden Apartments on South Walter Reed Drive is a prime example of the low-rise garden apartments in Arlington County. The sixteen brick apartment buildings that comprise Fillmore Garden range from two to three stories in height and five to seventeen bays in width. Colonial Revival-style detailing is largely confined to the entries, which have fluted pilasters and pedimented porticos with brackets, though a cupola and a shallow gable caps the central building. The design of Fillmore Garden applied the pioneering principles of garden city planning which included the use of low-density superblocks, curving streets, the separation of automobiles and pedestrians, shallow building plans, and landscaped common spaces.

Arlington Boulevard and Columbia Pike, major transportation corridors through Arlington County, bound the Penrose community on the north and south. As such, there is modern commercial development along Columbia Pike that provides services to the neighborhood and passing automobile traffic. Some resources constructed during the second quarter of the 20<sup>th</sup> century remain. Many of these are automobile-related, stressing the importance of the car on the development of the suburban neighborhood. The commercial building located at 2601-2705 Columbia Pike (000-2195) at the intersection of South Walter Reed Drive, constructed in 1948, is an example of commercial buildings that were often associated with garden apartment complexes. The one-story Fillmore Garden Shopping Center features Moderne stylistic detailing with its simple massing, horizontal emphasis, articulated cornice motifs, and curvilinear corners. The building consists of seven storefronts with display windows, in which services and materials are advertised.

## **HISTORY**

### **Summary Statement**

Penrose in Arlington County, Virginia, was first platted and subdivided in 1882 by William H. Butler and Henry Louis Holmes, prominent leaders in the African American community. Because of its close proximity to Freedman's Village and the lack of restrictive covenants applied to many of the surrounding communities, Penrose was initially home to a vast number of African Americans including renowned medical researcher, Dr. Charles Drew. Penrose, also known as Central Arlington, experienced significant growth after the turn of the 20<sup>th</sup> century with the arrival of the commuter railways, the advent of the automobile, and the need for housing to support the burgeoning population flocking to the nation's capital. This population surge overwhelmed the largely rural neighborhood of Penrose, altering the demographic make-up and transforming it into a commuting suburb. Commercial development, limited to the southern boundary along Columbia Pike, was historically associated with the adjacent garden apartment complex known as Fillmore Garden, which was developed between 1941 and 1948 to meet the ever-increasing housing needs. Today, the neighborhood of Penrose displays late-19<sup>th</sup> and early-20<sup>th</sup>- century vernacular buildings associated with its initial development as an African American community, as well as the suburban residential and commercial architecture of the 20<sup>th</sup> century.

Penrose is recognized for its association with the settlement patterns of prominent Freedman's Village residents, such as William H. Butler and Henry Louis Holmes in 1882, and Dr. Charles Drew, an African-American who gained international acclaim for his scientific advances in the field of blood plasma transfusion research. Further, Penrose is significant for its architectural resources and community planning/development, its dependence on various modes of local transportation, and its transformation from a rural neighborhood into a suburban community of Washington, D.C. by 1948. Eligible under Criterion A, B and C of the National Register of Historic Places, the proposed district of Penrose has a period of significance extending from 1882 to 1948 within the areas of architecture, community planning/development, and ethnic heritage.

### **Historical Background**

#### **The Evolution of the Penrose Neighborhood**

The first impetus for growth in Penrose from its rural farming setting occurred when Henry Louis Holmes and William H. Butler purchased parcels of land west of Fort Meyer. Holmes and Butler were respected African-American community leaders as well as farmers and laborers residing in nearby Freedman's Village. The men relocated to the future site of Penrose with their families about 1879, improving it with substantial freestanding dwellings.<sup>1</sup> The neighborhood was ultimately platted in 1882 as the Butler-

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<sup>1</sup> Arlington Magisterial District Register, circa 1874.

Holmes subdivision. It was bounded by what is currently Arlington Boulevard to the north, Wise Street to the west, Second Street South (Shelley Street) to the south, and Fillmore Street (Bingham Road) to the east. The Butler-Holmes community, together with neighboring Nauck, Johnston's Hill, East Arlington, Queen City, and South Washington, formed the majority of the communities that catered to the residents of the Freedman's Village.

Freedman's Village was established in March of 1865 by the United States Congress and the Bureau of Refugees, Freedmen, and Abandoned Lands to help African-American citizens make the transition from servitude to freedom and from wartime to peace. Beyond the provision of assistance to African Americans, the Bureau maintained a number of settlements throughout the South and bordering states. These settlements began under the wartime supervision of the Union army and were managed by the Quartermaster's Department. Perhaps the most famous of the Freedman's Villages was the community founded in 1863 on the grounds of Arlington House. This village superseded several temporary camps, including Duff Green's Row and Camp Barker in the District of Columbia, becoming a magnet for freed people throughout the area. As a model camp, Freedman's Village attracted widespread attention and support from both the federal government and 19<sup>th</sup>-century reformers.<sup>2</sup> The village proper is presently the site of Arlington Cemetery, the Pentagon, and the complex system of roads that now transverse the area.

The village originally consisted of approximately 100 wood-frame houses that were to temporarily house African Americans. The freed men were required to work for their wages, saving enough to relocate to permanent housing elsewhere. However, many villagers tended to permanently reside in the community, thus, forcing the government to expand the boundaries and purchase additional acreage outside the village proper. Known as the Arlington Tract, the additional land circumscribed Freedman's Village. Despite attempts to disband the original village, approximately 148 families were documented as residing in the area in 1890. With the eventual phasing out of the village in the 1890s, residents relocated within the nearby central Arlington area.

Two of the Freedman's Village's prominent leaders were William H. Butler and Henry Louis Holmes, who between 1879 and 1882 purchased land west of Fort Meyer between what is now Arlington Boulevard and 2nd Street South. The tracts were platted as the Butler-Holmes subdivision. Each of the prominent African-American leaders held public office in the county prior to their real estate development ventures. Holmes served as Commissioner of Revenue between 1876 and 1903, as well as being one of the first officers of St. John's Baptist Church located at 1905 Columbia Pike at the corner of South Scott Street.<sup>3</sup> In recognition for his community services, the County named a park for him and his real estate partner William Butler in the Penrose neighborhood. An

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<sup>2</sup> "Freedmen's Village Museum: The Black Heritage Museum," (Arlington, VA: Arlington Community Foundation, n.d.), brochure.

<sup>3</sup> Holmes was elected Commissioner of Revenue in 1875, but as he was under 21 years of age he was disqualified and had to run again the following year.

annex to the now demolished county courthouse was also named in his honor. Holmes died in 1905 at age forty-nine. The second home of the Holmes family, erected in 1918, is located at 2803 1<sup>st</sup> Road South (000-1940). Mrs. Henry Holmes occupied the house until her death in the 1960s. William Butler served as Commissioner of Roads in 1879 and later as Surveyor of Roads in Arlington Magisterial District throughout the 1880s, as well as Superintendent of the Poor. In 1879, Butler constructed a wood frame Queen-Anne style dwelling at 2407 2<sup>nd</sup> Street South (000-1916) that continues to be owned by the Butler family.

Despite the subdivision of lots and the expansion of the original tract, the community of Penrose grew slowly during the latter part of the 19<sup>th</sup> century. The area along the Columbia Turnpike, which later became the southern boundary of Penrose, showed increasing development, as it was a major transportation route. By the mid 1800s, a large influx of New Yorkers were settling in the area spurred by the mild climate, proximity to the nation's capital, and increasing land values with the soon to be established streetcar lines.<sup>4</sup> One such pioneer was Sewell B. Corbett of Corbettsville, New York, who purchased large tracts of land along Columbia Pike and constructed a substantial freestanding dwelling at the corner of South Fillmore Street. Other development in the area included the Columbia Schoolhouse, a one-story wood-frame building, was constructed on the corner of what is now South Wayne Street circa 1850. The building served the congregation of the Hunter Chapel, which was decimated by the war, until 1893. In 1871, the schoolhouse was chartered as a public school and served the community until the turn of the 20<sup>th</sup> century.

*G.M. Hopkins Map of 1878* documents the development along the turnpike, including the school and land holdings by Ellen Croker, Maggie Croker, Truman Hull, and J. Bartlett. *Hopkins' 1894 Map* reveals that the Bradburys purchased the Corbett House, while a store and post office and properties held by Bartlett and Hull, among others extend east along the Pike. The county experienced increased growth and access to Washington, D.C. through the opening of the Aqueduct Bridge as a free bridge in 1886 and the establishment of the electric railroad in the 1890s. A map by G.P. Strum in 1900 shows the area south of the Butler-Holmes subdivision and north of Columbia Pike divided into approximately fifteen parcels, though it is unknown how many dwellings occupied them. Occupants included Bertha Bradbury (28.94 acres), Emma Hull, Truman Hull (23.17 acres), Sam Potter, Julia Smith, P.P. Lewis, J.P. Lewis, Emma McConville, and Emma Cothren (10.36 acres), the M.E. Church, a post office, and the Columbia School. The portion located to the east between 2<sup>nd</sup> Street North and Columbia Pike was designated on the map as a part of Arlington Heights.

From the 1890s into the first part of the 20<sup>th</sup> century, the community that became known as Penrose saw a substantial population increase as a result of the introduction of the Fort Meyer Branch of the Washington-Alexandria, and Falls Church commuter railway that

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<sup>4</sup> Eleanor Lee Templeton *Arlington Heritage: Vignettes of a Virginia County*. Avenel Books, NY: 1959. P. 82.

connected the community to Rosslyn, Georgetown, and the District of Columbia. The neighborhood grew into a working-class community with laborers and workers who supported North Arlington and Washington, D.C. The streetcar route cut through Penrose along Fillmore and North Second Streets, providing easy access for commuters into Washington, D.C. Because of the area's easy accessibility by streetcar with Hunter Station for the Washington-Virginia Company's streetcar line located along 2<sup>nd</sup> Street South (Shelley Road) and the nearby Columbia Station at the southeast corner of Columbia Pike and South Fillmore Streets, the community witnessed increased development and construction of a number of single-family dwellings between the late 1890s and 1930. At this time, a number of subdivision additions were made to the area, including the P.P. Lewis and McGowan additions to Arlington Heights in 1890, McConville's addition to Arlington Heights in 1898, the Penrose section in 1909, and McConville and Lewis' 1920 addition.

Because of its accessibility to Washington, D.C., the desirable suburban location, and proximity to commercial and civic facilities in Arlington, the area of Penrose grew steadily in the 20<sup>th</sup> century. The houses during the early part of the community's development included a number of vernacular, Queen Anne, and Italianate-style dwellings constructed primarily of wood frame. During the 1910s-1920s the houses consisted of mainly wood-frame bungalows and vernacular dwelling types. A common building practice in Arlington County was the kit house or mail-order house. It has been documented that Arlington County contained numerous genuine examples of mail-order and catalog houses, particularly in those communities located within close proximity to Washington, D.C. and the rail lines. Examples of identified models include the Clyde, Americus, Mitchell, Conway, Lenox, Roseberry, Windsor, Westly, and #52 models, among others by companies such as Sears Roebuck, Montgomery Ward, Aladdin Homes, and others.<sup>5</sup> Commonly though, builders and real estate developers purchased a plan and proceeded to erect numerous examples of the building based on the original mail-order design. Consequently, positive identification of all mail-order and catalog houses during a reconnaissance survey is nearly impossible. Reconnaissance-level survey in Penrose identified the houses at 720 South Veitch Street (000-1844), 322 South Adams Street (000-1873), 409 South Adams Street (000-1877), 306 South Barton Street (000-1920) and 303 South Barton Street as probable mail-order kits.

A 1925 map shows approximately seventy buildings in what is now Penrose, though the label of Penrose on the 1925 map extends well west of the original plat and the present neighborhood. Despite this increased growth, the rural nature of the community was retained, featuring open green space, reminiscent of the farming community that historically sustained the area. The open landscape was further accented by the rural nature of the adjoining Arlington Cemetery on the original Arlington Estate. This population influx included the continued arrival of prominent African Americans such as Dr. Charles Drew, who was renowned for his scientific medical research that led to blood plasma transfusions. He was the first African-American to receive a Doctor of Science in

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<sup>5</sup> Kathy Holt Springston, "Sears Houses of Arlington," unpublished brochure.

Medicine and won numerous awards for his achievements in blood plasma research. Drew headed the Surgery Department at Howard University, helping to reduce racial barriers for African Americans. Drew resided at 2505 1st Street South between 1920 and 1939. The vernacular wood-frame house was designated a National Historic Landmark in 1976 in recognition of Drew's achievements.

Significant changes occurred in 1930 when Arlington Boulevard was opened along the northern border of the community, creating a major automobile route to Washington, D.C. Coupled with the tremendous World War II-era development needs that arose with the expanded federal government, the construction of many government buildings, including the nearby Pentagon and increased land values, spurred additional population growth. Between 1917 and 1945, the period between World War I and II, central Arlington County saw its greatest phase of development. The federal government was rapidly expanding and many employees of the New Deal program in the 1930s relocated to Arlington. The high land prices caught the eyes of many farmers, who began to sell significant acreage to speculative real estate investors. Additions to Penrose during this period included the Ashton C. Jones subdivision along Arlington Boulevard in 1933, B.M. Smith's additions to Arlington Heights in 1936 and Flowers Gardens in 1942, which was previously the property of Belle Mck. Beem. Additionally, the increased federal government jobs in the area prompted additional housing and garden apartments sprung up throughout Arlington. In Penrose, this increased need for housing is evidenced with Fillmore Garden and Fort Craig Apartments, which were constructed in the 1940s, as well as increased infill single-family housing.<sup>6</sup>

During this period, a shift in population's ethnicity also occurred as the census records indicate that the majority of the area residents were white, with six households of African-Americans, located primarily along Shelly Road (2<sup>nd</sup> Street South) and throughout the original Butler-Holmes subdivision area. Importantly, unlike many of the surrounding early 20<sup>th</sup> century communities, the deeds did not include restrictive covenants forbidding the sale of property to non-Caucasians.

*Sanborn Fire Insurance Maps* of 1936 show approximately 175 dwellings and an auto repair shop along Columbia Pike. Additionally, the Arlington M.E. Church continued to occupy the site on Columbia Pike near the intersection with South Fillmore/South Walter Reed Drive as it had since before the turn of the 20<sup>th</sup> century. Trinity Episcopal Church was constructed in the southeast corner of the Penrose neighborhood. The church is the successor congregation to Arlington's first house of worship, the Chapel of Ease at Arlington Estate, which was constructed by George Washington Parke Custis circa 1825. The building was burned during the Civil War and the congregation constructed a new church at South Wayne Street and Columbia Pike in the first quarter of the 20<sup>th</sup> century. The current building standing on the lot, constructed circa 1952 and therefore non-

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<sup>6</sup> Ashton Jones was also the founder of the nearby Ashton Heights neighborhood, located north of Arlington Boulevard.

historic, is important for its location and long-standing association with the neighborhood.

In 1941, the Fillmore Corporation purchased a large twenty-acre tract of land along South Fillmore Street between Columbia Pike and 6<sup>th</sup> Street South for the construction of Fillmore Garden, a large-scale garden apartment community. Between 1942 and 1948 the Alexandria-based architecture firm of Banks and Lee and Washington, D.C. architect Arthur P. Davis designed garden apartments. The building type gained popularity throughout the county, primarily based on the successful design of Arlington's Colonial Village by Harvey Warwick in 1935-1937. The project included the demolition of the Corbett-Bradbury House and the Arlington M.E. Church, among other various dwellings. The Washington Board of Trade Committee recognized the large-scale development for its architectural merit in 1943 on Municipal Art with its annual architecture award. With the establishment of Fillmore Garden, a commercial section called the Fillmore Garden Shopping Center was constructed along Columbia Pike. Additionally, two schools were located just across South Walter Reed Drive until 1975. The construction of the Fillmore Garden commercial strip firmly connected the community to Columbia Pike. The Fort Craig Apartments, similarly designed, were constructed in 1943 near the corner of South Courthouse Road and 2<sup>nd</sup> Street South. In the late 20th century, they were converted into the Executive Suites hotel.

Most of the commercial buildings lie along the south edge of the neighborhood along or just north of Columbia Pike and were primarily constructed during the mid-to-late 20<sup>th</sup> century, fueled by the increased population between the wars. The main commercial corridor stretches along the southern boundary and beyond and includes restaurants, grocery stores, and other retail establishments that service the Penrose community and the automobile traffic along Columbia Pike. Several of the original storefront buildings remain standing today, including the building historically associated with Fillmore Garden. Permit research reveals that the building, constructed in 1948 by Banks Engineering, originally housed the Giant Food Market. Currently, the Giant chain grocery store occupies the non-historic neighboring building to the east on Columbia Pike. The neighborhood's perimeter, just outside the district boundaries along Columbia Pike and South Courthouse Road, has experienced mid-to-late 20th century non-historic townhouse and apartment development, as well as corporate development with companies such as Canon and near the corner of Arlington Boulevard and South Courthouse Road.

In 1995, the neighborhood of Central Arlington, which included a number of subdivision additions dating from 1882 to 1941, was renamed Penrose drawing on its historic roots. Today, the community of Penrose includes an amalgamation of historic residential enclaves that became united by their shared transportation-related growth patterns and boundaries—Arlington Boulevard to the north, South Wise Street and South Courthouse Road to the east, Columbia Pike to the South, and South Fillmore Street and South Walter Reed Drive to the west.

## **Boundary Justification**

The boundaries of the proposed Penrose Historic District generally follow the outline established by approximately eleven subdivision plats submitted to the Arlington County Land Records Office between 1882 and 1941. Their shared development history and delineation within major transportation routes unite these plats. The boundaries of the historic district exclude the buildings constructed east of South Wise Street, the original boundary of the Butler-Holmes plat, as the area includes non-historic townhouses, office complexes, and modern commercial buildings. South Courthouse Road, a major transportation route, serves as the neighborhood's eastern boundary, except between 2nd Street South and 6<sup>th</sup> Street South where twin dwellings were developed as part of the neighborhood circa 1940. The remainder of the eastern side of South Courthouse Road has been excluded. The U.S. Naval Radio Station occupies much of this property. Although the location of the station and its historic evolution are important, the historic context does contribute to the development of the Penrose neighborhood. Additionally, a circa 1960 high-rise building on the western side of South Courthouse Road and one at the corner of Columbia Pike are non-historic apartment complexes that are not consistent in form, date of construction, style, and type to the contributing resources of Penrose. Along Columbia Pike, the southern boundary, a non-historic church has been included in the district as it occupies the lot where a former church building stood, which had an historic association with the neighborhood. The historic commercial development along Columbia Pike was included due to its association with the Fillmore Garden Apartments. South Water Reed Drive and South Fillmore Street, originally portions of the streetcar line, form the western boundary.

## PHOTOGRAPHS

Black and white photographs and color slides of general views and streetscapes must be provided. Photographs of important buildings in district would also be helpful. The inclusion of photographs is essential to the completion of this application. Without photographs, this application can not be considered.

## MAP

Please include a map showing the location of the proposed district. A sketch map is acceptable but please note street route numbers, addresses, buildings, prominent geographic features, etc. Please include a "north" arrow. This form can not be processed without a map showing the property's exact location.

## ADDITIONAL COMMENTS:

## APPLICANT INFORMATION

NAME: Jennifer J. Bunting, Architectural Historian (E.H.T Tracerics, Inc.)

TELEPHONE: Area Code: (202) 393-1199

ADDRESS: 1121 Fifth Street, N.W.

CITY/STATE/ZIP CODE: Washington, D.C. 20011

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY NAME:** Penrose

**PLEASE SUPPLY THE FOLLOWING NAMES AND ADDRESSES AS APPLICABLE. THIS INFORMATION MUST BE PROVIDED BEFORE YOUR PIF CAN BE CONSIDERED BY THE STATE REVIEW BOARD:**

**Mayor of the City or Town:**

NA  
\_\_\_\_\_  
\_\_\_\_\_

**Chairman of the Board of Supervisors** (for county and town properties):

Christopher E. Zimmerman  
1 Courthouse Plaza, Suite 300  
2100 Clarendon Boulevard  
Arlington, VA 22201

**City or Town Manager or County Administrator:**

Ron Carlee  
1 Courthouse Plaza  
2100 Clarendon Boulevard  
Arlington, VA 22201

**Director of City or Town Planning Department:**

Susan Bell  
1 Courthouse Plaza, Suite 700  
2100 Clarendon Boulevard  
Arlington, VA 22201

**Chairman of City or County Planning Commission:**

Pamela Gillen  
1 Courthouse Plaza, Suite 700  
2100 Clarendon Boulevard  
Arlington, VA 22201

**City Council Member or County Supervisor in whose district the property is located:**

NA  
\_\_\_\_\_  
\_\_\_\_\_

## BIBLIOGRAPHY

### *Books and Other Published Materials*

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VIEW OF: Drew House (National Historic Landmark) 2505 1<sup>st</sup> Street, South  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 1 OF 15

DATE: April 2002  
VIEW OF: Holmes House (000-1940) 2803 2<sup>nd</sup> Street, South  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 2 OF 15

DATE: April 2002  
VIEW OF: Hunter Station (000-1923) 2312 2<sup>nd</sup> Street, South  
View Looking Southwest  
NEG. NO.: 19858  
PHOTO: 3 OF 15

DATE: April 2002  
VIEW OF: Butler House (000-1916) 2407 2<sup>nd</sup> Street, South  
View Looking North  
NEG. NO.: 19858  
PHOTO: 4 OF 15

DATE: April 2002  
VIEW OF: 2300 block 2<sup>nd</sup> Street, South  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 5 OF 15

DATE: April 2002  
VIEW OF: Butler Holmes Park, 101 South Barton Street  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 6 OF 15

DATE: April 2002  
VIEW OF: 2415 1<sup>st</sup> Street, South (000-1932)  
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DATE: April 2002  
VIEW OF: 400 Block of South Barton Street  
View Looking Southeast  
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DATE: April 2002  
VIEW OF: Fillmore Garden Apartments  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 9 OF 15

DATE: April 2002  
VIEW OF: 400 Block of South Garfield Street  
View Looking Southwest  
NEG. NO.: 19858  
PHOTO: 10 OF 15

DATE: April 2002  
VIEW OF: 500 Block South Garfield Street  
View Looking Southwest  
NEG. NO.: 19858  
PHOTO: 11 OF 15

DATE: April 2002  
VIEW OF: 800 Block South Barton Street  
View Looking Southeast  
NEG. NO.: 19858  
PHOTO: 12 OF 15

DATE: April 2002  
VIEW OF: 824 South Courthouse Road  
View Looking West  
NEG. NO.: 19858  
PHOTO: 13 OF 15

DATE: April 2002  
VIEW OF: Trinity Episcopal Church, 2217 Columbia Pike  
View Looking Northeast  
NEG. NO.: 19858  
PHOTO: 14 OF 15

DATE: April 2002  
VIEW OF: Commercial Building, 2811-2801 Columbia Pike  
NEG. NO.: 19858  
PHOTO: 15 OF 15



